MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE & TIME:	**Monday, April 20, 2026 at 7:00 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #:**2551 746 8900** Password: **RGfHMePh684** which can be accessed by phone at 408-418-9388 or by clicking the link below:https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mbac09c1bf900c82b3d4fd86d044402dc
Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to **comments@germantownwi.gov** by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration. Previously recorded Village Board Meeting Videos can be viewed at:
https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ

AGENDA

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

II. **ROLL CALL:**

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

IV. **PRESIDENT'S REPORT:**

A. National Therapy Animal Day Proclamation (PRESENTATION)

B. Trustee Proclamations (PRESENTATION)

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

A. Update on Recent Weather Events (PRESENTATION)

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

VII. **CONSENT AGENDA:**

A. Meeting Minutes: March 16, 2026 (ACTION)

B. Special Meeting Minutes: March 23, 2026 (ACTION)

C. Purchase of a Jacobsen turf mower from Horst Distributing with trade-in value of $10,000.00 for an amount not to exceed $152,950.00. (ACTION)

D. Award of a contract to Visu Sewer to repair storm pipe with cured-in-place pipe liner in Hickory Drive for an amount not to exceed $36,487.50. (ACTION)

E. Consideration of a change order with Great Lakes TV & Seal for additional storm sewer cleaning not to exceed $23,686.00. (ACTION)

F. Authorization of a reduction to the Letter of Credit (LOC) for the Wrenwood North subdivision in the amount of $215,500.00 for a proposed new LOC amount of $181,000.00. (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

A. Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $17,170,000 General Obligation Promissory Notes (ACTION)

B. Kevin H. Behnke, Property Owner and Agent for Apple Works Winery LLC, W179 N12536 Fond du Lac Avenue - Application to amend the conditions of Conditional Use Permit approval for the existing Apple Works Winery, including the expansion of the hours of operation and uses to allow a morning coffee shop from 7:00am to 11:00am (CUP #03-2026). (ACTION)

C. Peter & Donna Maniaci, Property Owners. Conditional Use Permit application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213N11111 Appleton Avenue (CUP #04-2026). (ACTION)

D. Crew Carwash, Property Owner of N96 W17500 County Line Road. Request to grant a 12-month extension for Conditional Use Permit approval for a 4,500 sqft automated car wash facility (CUP #05-2026). (ACTION)

E. Ordinance adopting text amendments to Section 14 (Building Code) and Section 17 (General Zoning Code) of the Village of Germantown Municipal Code. (ACTION)

F. A Resolution Establishing an Occupancy Bond Deposit Schedule Required Under Section 14.065 of the Municipal Code (Building Code). (ACTION)

G. A Resolution Establishing a Schedule of Property Record Maintenance Fees Required Under Section 14.055 of the Municipal Code (Building Code). (ACTION)

H. Award of Architectural Firm contract for Police Department Building construction project (ACTION)

I. Contract with Innovative Public Advisors LLC in an amount not to exceed $9,750 to lead recruitment for the Finance Director position (ACTION)

J. Contract with Innovative Public Advisors LLC in an amount not to exceed $9,750 to lead recruitment for the Village Engineer position (ACTION)

XI. ADJOURNMENT:

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

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

MEETING:	***AMENDED*** **REGULAR MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**Monday, March 16, 2026 7:00 PM**
LOCATION:	**Germantown Village Hall Board Room N112 W17001 Mequon Road**

DRAFT

MINUTES

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

Village President Soderberg called the Village Board meeting to order at 7:10 PM.

II. ROLL CALL:

Present: Trustee Robert Warren (via WebEx), Trustee Meg Cutts, Trustee David Baum, Trustee Jan Miller, Trustee Kristen Borst (via WebEx), Trustee Rick Miller, Trustee Terri Kaminski, Village President Bob Soderberg
Absent: Trustee Pieper
Also Present: Interim Village Administrator Mitch Reynolds, Village Clerk Donna Ott, Village Attorney Brian Sajdak, DPW Superintendent Scott Anderson, Village Engineer Kevin Driscoll, Wastewater Superintendent Tim Zimmerman

III. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:

IV. PRESIDENT'S REPORT:

Village President Soderberg spoke regarding the weekend snow storm and Village operations; his attendance at the Open Meetings Law presentation, the Chamber of Commerce Candidate Forum, and the Leadership Germantown K9 fundraiser; an update on the Flower Source demolition project; and introduced Interim Village Administrator Mitch Reynolds.

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

Trustee Kaminski announced the upcoming Public Works & Highways Committee meeting on Wednesday, April 1, 2026, at 5:30 PM.

Trustee Rick Miller announced the upcoming General Government & Finance Committee meeting on Monday, April 20, 2026, at 5:00 PM.

Trustee Cutts announced that the regular Public Safety Committee meeting on

Monday, April 6, 2026, has been canceled in favor of a Special Public Safety Committee meeting on Thursday, April 9, 2026, at 6:00 PM.

Trustee Jan Miller announced the upcoming Economic Development Commission meeting on Tuesday, April 14, 2026, at 6:00 PM, and also provided an update on Fourth of July events.

Village Clerk Ott announced that the District One polling location has been reestablished at Bethlehem Ev. Lutheran Church ahead of the April 7, 2026, Spring Election, and also shared the start date for in-person absentee voting at Village Hall.

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

No citizens came forth or submitted comments.

VII. **CONSENT AGENDA:**

Motion: Approve Items A-H as presented
Motioned By: Rick Miller
Seconded By: Jan Miller

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

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

A. Meeting Minutes: March 2, 2026 (ACTION)

B. Matteo's Mexican Grill One-Time Temporary Outdoor Entertainment Permit for Cinco de Mayo (05/05/2026) (ACTION)

C. Producer Full-Service Retail Sales Application: Spirits of Norway Vineyard, LLC dba On Cloud Wine, LLC for Hops & Hounds event on July 10, 2026, at Homestead Hollow County Park (ACTION)

D. Contract with Dan Larsen Landscaping for spring tree planting for an amount not to exceed $27,866.00. (ACTION)

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E. Purchasing street lighting fixtures from Graybar for an amount not to exceed $112,226.58. (ACTION)

F. Contract with Clark Dietz for Telecom Permit Reviews and Inspection Services as a pass through cost in amount of $360,000 (ACTION)

G. Agreements with Fiberoptic Telecommunications Companies (ACTION)

H. Contract with Ruekert & Mielke to design Main Street Lift Station and Old Farm Lift Station improvements in amount not to exceed $532,659.00 (ACTION)
Updated Attachment

VIII. UNFINISHED BUSINESS:

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

Motion: Approve as presented
Motioned By: Terri Kaminski
Seconded By: Rick Miller

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

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

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

A. A Resolution Establishing a Fee Schedule for Weights & Measures Devices Required Under Section 12.26 of the Municipal Code. (ACTION)

Motion: Approve as presented
Motioned By: Terri Kaminski
Seconded By: Rick Miller

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

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

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B. A Resolution Disallowing the Claim of Lance Ambrose (ACTION)

Motion: Approve the denial of the claim of Lance Ambrose as presented
Motioned By: David Baum
Seconded By: Rick Miller

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

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

C. Appointment of Director of Public Works. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction, and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

Motion: Enter into Closed Session for Item C
Motioned By: David Baum
Seconded By: Robert Warren

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

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

Motion: Enter into Closed Session for Item D
Motioned By: David Baum
Seconded By: Meg Cutts

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

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

D. Retention bonuses for Certain Key Employees. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has

DRAFT

jurisdiction or exercises responsibility and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

Motion: Reenter into Open Session at 8:36 PM
Motioned By: David Baum
Seconded By: Jan Miller

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

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

Motion: Direct staff to proceed as directed in Closed Session
Motioned By: David Baum
Seconded By: Jan Miller

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

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

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 8:37 PM.

DRAFT

MEETING:	**SPECIAL MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**Monday, March 23, 2026 6:00 PM**
LOCATION:	**Fully Virtual Meeting Via Webex Platform (Details to join meeting below)**

MINUTES

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

Village President Bob Soderberg called the Special Village Board meeting to order at 6:01 PM.

II. ROLL CALL:

Present: Trustee David Baum, Trustee Jan Miller, Trustee Kristen Borst, Trustee Jolene Pieper, Trustee Rick Miller, Trustee Terri Kaminski, Village President Bob Soderberg
Excused: Trustee Robert Warren, Trustee Meg Cutts
Also Present: Village Clerk Donna Ott, Village Attorney Brian Sajdak

III. UNFINISHED BUSINESS:

A. Appointment of Director of Public Works. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction, and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

NOTE: If the Board elects to go into closed session, it will do so utilizing a separate meeting link. The above meeting link will remain open and when the Board returns to open session to take any action, it will return to the above meeting link to do so.

Motion: Enter into Closed Session
Motioned By: Terri Kaminski
Seconded By: Jan Miller

Yes: Jan Miller, Kristen Borst, Rick Miller, Terri Kaminski, Bob Soderberg
No: David Baum, Jolene Pieper
Abstain: None

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Motion Carried by Roll Call Vote (Yes 5, No 2, Abstained 0)

The Village Board returned to Open Session

Motion: Hire Tim Zimmerman as Public Works Director in accordance with his letter of agreement with the Village
Motioned By: Terri Kaminski
Seconded By: David Baum

Yes: David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

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

IV. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 6:31 PM.

DRAFT

BUSINESS OF THE PUBLIC WORKS COMMITTEE & VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: Wednesday, April 1st, 2026

AGENDA ITEM: New Business

ITEM TITLE: 2026 Jacobsen Turf Mower Purchase

SUBMITTED BY: Scott Anderson: Highway, Parks, Building & Grounds Superintendent

SUMMARY EXPLANATION:
Funds were allocated as part of the 2026 Parks Department capital budget in the amount of $150,000.00 for the purchase of a 16' turf mower. This machine is a direct replacement for one of the sidewalk tractors which was originally proposed in the budget. This machine will be utilized 3-4 days per week during the mowing season, and will be responsible for mowing larger areas of turf, not limited to, but primarily in our park system.

Staff solicited bids from two regional vendors, and the pricing is outlined below highlighted in grey. The machine is currently priced at $162,950.00, which leaves a $12,950.00 budget shortfall. The capital line item used to purchase this mower also has the funding for the previously approved parks department pick-up truck. The pick-up truck pricing has come back favorably and there is $4,000.00 remaining in the same capital account. This brings our shortfall down to $8,950.00.

There are two options that can be used to close the remaining shortfall. One would be to auction the old sidewalk tractor and use the funding to close the gap. The average auction sales price for the sidewalk tractor is $10,883.00 The other option is to trade-in our old sidewalk tractor. The vendor has offered the village $10,000.00 in trade-in value. Please see the figures below for clarity.

Total purchase price:	$162,950.00
Trade-in value:	$10,000.00
Final sale price:	$152,950.00
Original budget:	$150,000.00
Shortfall covered in same capital account:	$2,950.00

Horst Distributing:	$162,950.00 Chilton, Wisconsin
TurfWerks:	$179,245.00 Oakdale, Minnesota

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER _____

RECOMMENDATION:
Staff recommends purchasing a Jacobsen HR800 16' turf mower with the trade-in value of $10,000.00, for an amount not to exceed $152,950.00 and to forward this request onto the Village Board with a positive recommendation. If approved, funds shall be allocated from the Park Department capital account: 40564000-592200.

COMMITTEE ACTION:
Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

HORST DISTRIBUTING, INC.

QUOTE

444 N. Madison St. • PO Box 110 • Chilton, Wisconsin 53014
(920) 849-2341 • Fax (920) 849-9576 • www.horstdistributing.com
Turf Equipment Specialists Serving Wisconsin & Upper Michigan

TO: **Village of Germantown**
Attn: Matt Kolbow
Germantown, WI

Date: 3/18/26

Attention: Matt

Your Inquiry: Verbal

QTY	DESCRIPTION	UNIT PRICE	TOTAL
ONE(1)	2026 Jacobsen HR800 "all hydraulic" rotary finish mower, 4WD, 75HP Kubota diesel engine, deluxe seat, 16 foot cutting width, complete with full cab with A/C, heat, lights, amber beacon.		
	Regular Price	$223,000.00	
	Special Price on New Unit *(Ordered from factory–up to6 months for delivery)*		$162,950.00

FOB	DELIVERY	PAYMENT TERMS	SALESMEN
Germantown–Assembled & Ready for operation	Our Truck	Net 30	Dennis Dary

We are pleased to submit this quotation on our interpretation of your requirements. All quoted prices are subject to change after 30 days from date of this quotation. Credit card will not be accepted on equipment sales. All other sales will be subjected to a 3% fee unless cash, check, or ACH is used. Sales and use tax, where applicable, payable by the buyer.

We appreciate the privilege of quoting on your requirements and hope for your favorable consideration.

Sincerely Horst Distributing, Inc.

By: _____

GRANT MORTIMER, PRESIDENT

THANK YOU FOR YOUR BUSINESS!

TurfVerks

Oakdale, MN - Johnston, IA - Omaha, NE - St Louis, MO

Equipment QUOTE

Customer Name	Village of Germantown	*Date*	3/23/26
Account Number		*Ship Address*	
Contact Person	MATT KOLBOW	*City*	GERMANTOWN
Phone Number		*State*	WI
Mobile Number		*Zip Code*	
Fax Number		*Email Address*	

PO Number: *X* _____ *Quote Expires:* _____

Deliver Date: *X* _____ *Special Terms:* _____

MODEL #	*QTY*	*PRODUCT DESCRIPTION*	*UNIT PRICE*	*TOTAL*
	1	2026 JACOBSEN HR800 CAB UNIT		$ 179,245.00
		WITH HEAT/LIGHTS/AMBER BEACON		

Notes

Subtotal	$	179,245.00
Sales Tax	$	-
TOTAL	$	179,245.00

JACOBSEN A Textron Company

BUSINESS OF THE PUBLIC WORKS COMMITTEE & VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: April 1, 2026

AGENDA ITEM: New Business

ITEM TITLE: Storm Sewer Repair with Cured-In-Place Lining in Hickory Drive

SUBMITTED BY: Kevin Driscoll, P.E.- Village Engineer

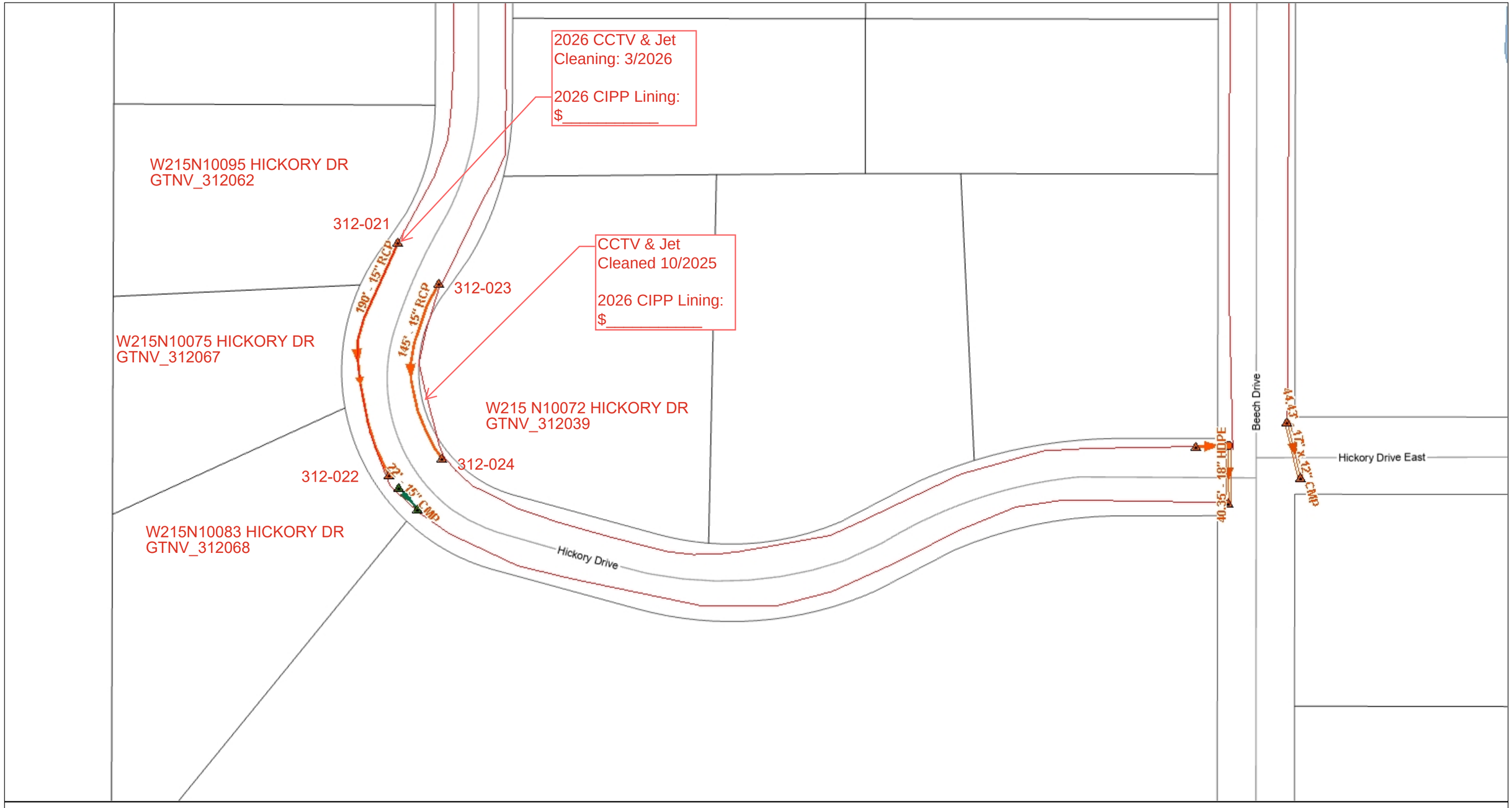
SUMMARY EXPLANATION: Hickory Drive was paved and new shoulder placed in 2024. Following the August 2025 storm event a hole appeared in the shoulder. Staff cleaned the storm sewer pipe and requested pricing repair the storm sewer. Prices were quoted from Visu Sewer and Michels Pipeline company. InSitu-Form did not respond.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER __X___
Exhibits of Location Map and Quotes

RECOMMENDATION: Staff requests the Public Works and Highway Committee recommend that Visu-Sewer, Inc. install the 235-ft of cured-in-place-pipe liner to repair the storm system repair to Visu Sewer in an amount of $36,487.50 to install to the Village Board against account 40561000-541800.

COMMITTEE ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.



Village of Germantown GIS
CIPP Lining 15-inch dia. Storm

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.

Section 31, NW 1/4
W/S Pipe ID: 312-021 - 312-022
E/S Pipe ID: 312-023 - 312-024

SCALE: 1 = 100'

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

Print Date: 12/11/2025

VisuSewer
Inspect. Maintain. Rehabilitate.

Proposal

To: Kevin Driscoll
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4724

From: Mike Olsen
Visu Sewer, LLC.
W230 N4855 Betker Dr.
Pewaukee, WI 53072
262-695-2340

Date: 12/31/2025

Project: Hickory Road Storm Sewer CIPP Installation

Visu-Sewer is pleased to provide the following quotation for CIPP installation:

Item 1 – 312-023-312-024:

Install 145 linear feet of 15" National Liner @ $126.50 per linear foot $18,342.50

Item 2 – 312-21-312-22:

Install 190 linear feet of 15" National Liner @ $95.50 per linear foot $18,145.00

The above listed prices are based on a video inspection dated 11/6/2025 and above ground, visual inspection and assume the current pipe condition is suitable for CIPP installation utilizing air pressure for the inversion and hot air/ steam for curing. Pricing includes:

- Labor, material, and equipment.
- Mobilization and Traffic Control
- Light cleaning (up to two (2) passes) and televising of sewers prior to installation.
- Installation of National Liner per manufacturer's instructions, ASTM 1216.
- Fully Structural CIPP – 6.0 mm finished thickness
- Televising sewers after installation.

NOTES: The above listed prices are based on the assumption that Item 2 will be completed in conjunction with Item 1 or Item 1 will be completed on it's own. Due to the host pipe's condition and configuration, The final CIPP may have defects (e.g., wrinkles, lumps, etc.) and will be accepted "AS IS". Due to volatility in material pricing and availability this proposal is valid for 30 days from the date of origination. If a signed proposal has not been received within 30 days price(s) may be adjusted upon mutual agreement, or the proposal may be withdrawn by either party.

The Village of Germantown shall provide: drivable equipment access to all inlets/outlets, water from nearby hydrants (without charge), a dump site for captured debris, and traffic control beyond cones and signs. If needed, removal of obstructions (e.g., roots, deposits, and protruding taps), and heavy cleaning with vacuum extraction will be completed at a T&M rate of $465.00 per hour. If needed, grouting of active leaks will be quoted separately. If it is determined that current pipe conditions are not suitable for an air inversion and hot air/ steam cure, pricing may be adjusted to reflect alternate installation methods. Mobilization and/ or time on site will be billed at a T&M rate of $465.00 per hour for pipe sections not suitable for CIPP installation. Thank you for the opportunity to quote on this project. Please do not hesitate to call if you have any questions.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to standard practices or specifications submitted. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. The owner to carry fire, tornado, and other necessary insurance. If a collapse of the original pipe results during the lining process, Visu-Sewer, LLC. will not be held liable for costs associated with excavation, repairs, or restoration. Our workers are fully covered by Workmen's Compensation Insurance. Time and material rates are charged "port to port". This proposal may be withdrawn if not accepted within 30 days of issue. Terms - Net 30 days.

Acceptance of Proposal

The above prices / conditions are satisfactory and are hereby accepted. Visu-Sewer, LLC. is authorized to do the work as specified.

Date: _____ Signature: _____

MICHELS®
TRENCHLESS, INC.

Date: 12/19/2025

Attention: Kevin R. Driscoll – Village of Germantown, Village Engineer

Project: Hickory Drive Culvert Cleaning & Lining

Michels Trenchless Inc. (MTI), a MICON Group Company, is pleased to have the opportunity to provided budgetary pricing to supply the labor, supervision, equipment, and materials necessary to complete the items of work as listed below.

Class III Budget Pricing: (-20%/+30%)

Item	Description	Quantity	U/M	Unit	Extension
1	Michels Mobilization	1	LS	$41,616.00	$41,616.00
2	East and West Pipe Cleaning	335	LF	$30.00	$10,050.00
3	East Pipe CIPP	145	LF	330.00	$47,850.00
4	West Pipe CIPP	190	LF	330.00	$62,700.00
5					
				Total	**$162,216.00**

Michels Budgetary Estimate is Based on the Following Assumptions:

1. Above estimate is for 2025 construction, escalations could take affect for future years' construction. Michels has not included winter construction costs.
2. Michels proposal is based on executing all work in one mobilization to and from project site.
3. Owner must provide legal right of way access and physical "drive to" access to both Upstream and Downstream manholes for equipment and personnel to perform all aspects of Clean/CCTV/CIPP operations. This shall include coordinating permission/access/notifications/special permits.
4. Includes televising of pipe prior to CIPP installation. No Sonar inspection included.
5. Includes post-CCTV inspection of pipe after CIPP installation.
6. Estimate is based on working 10-12 hours/day 5-days/week.
7. No bypass and temporary water diversion anticipated. Work to be done in dry weather.
8. Final restoration and erosion control to be provided by others.
9. Water supply to be provided by owner at no cost to MTI.
10. CIPP Samples and Stamped CIPP Designs included in above price.
11. Local traffic control (signs and cones only) included in above pricing.
12. Liner thickness based on assumed based on limited data. Pipe depth variation will increase liner thickness.
13. Cleaning based on light debris depths in pipe.

Thank You,

Vance Rath

Vance Rath
Senior Estimator
Michels Trenchless

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
GERMANTOWN, WI

MEETING DATE: April 1, 2026

AGENDA ITEM: New Business

ITEM TITLE: Change Order with Great Lakes TV & Seal for Additional Storm Sewer Cleaning and Televising Work

SUBMITTED BY: Kevin Driscoll – Village Engineer

SUMMARY EXPLANATION:
In September 2025, the PWHC and VB approved a Contract in amount of $29,975 with Great Lakes TV & Seal to examine storm sewers for the 2026 road program and for a section of large diameter storm sewers following the August 2025 flood event. Great Lakes TV & Seal is a pleasure completed the scope was under budget, as the cleaning items were less than expected. Note that based on the closed-circuit televising (CCTV) of the storm sewer pipes, required repairs were identified and these repairs are included in the 2026 road program to avoid paving over storm sewer that needs repair work.

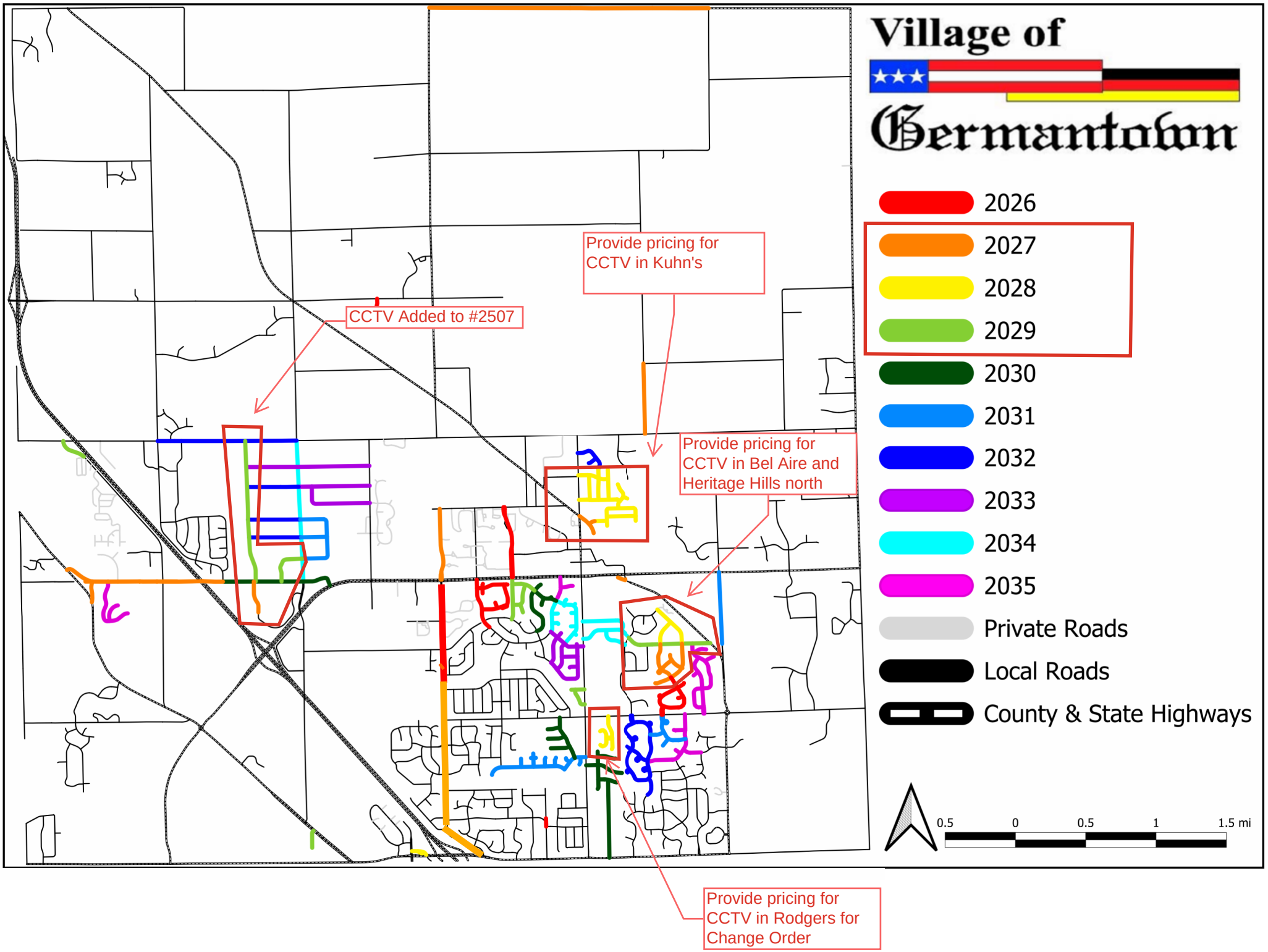
In fall 2025, the PWHC and VB approved the 5-year CIP for 2026-2031 and that included additional CCTV to inventory existing storm sewer as part of the Village's asset management strategy, ahead of paving. Village staff asked the company if they can continue to examine storm sewers within the 2027 & 2028 Road Program areas at the same rates they previously provided, and they agreed. At the time of this item, the cost of the work completed by Great Lakes was approximately $29,500.

An additional CCTV length of 16,918 feet is estimated at $1.40/LF for a change order increase in the amount of $23,686, where this revised scope will include CCTV for the storm sewers in the 2027 and 2028 road program. A map of the additional storm sewers is attached, along with a link to the annual road program webpage: https://www.germantownwi.gov/176/Construction-Projects

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER__X___
Summary Work Map of Change Order

RECOMMENDATION:
Staff requests the Public Works and Highways Committee approve the change order in the amount of $23,686 for Great Lakes TV & Seal (Project #2507) to go against account 40-561000-593100.

COMMITTEE ACTION:
A motion to support authorize staff and a vote "Aye" is in the affirmative to support the contract


Village of
Germantown
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
Private Roads
Local Roads
County & State Highways
0.5
0
0.5
1
1.5 mi
CCTV Added to #2507
Provide pricing for CCTV in Kuhn's
Provide pricing for CCTV in Bel Aire and Heritage Hills north
Provide pricing for CCTV in Rodgers for Change Order

BUSINESS OF THE PUBLIC WORKS COMMITTEE & VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: April 1, 2026

AGENDA ITEM: New Business

ITEM TITLE: Letter of Credit Reduction – Wrenwood North Subdivision

SUBMITTED BY: Kevin Driscoll, P.E.- Village Engineer

SUMMARY EXPLANATION: The Neumann Builders developer of Wrenwood Subdivision has requested a reduction to the Letter of Credit (LOC). The current value of the LOC is $396,500.00. The developer is requesting a reduction in the amount of $215,500.00. The remaining amount is $181,000.00.

The majority of public improvements have been completed and accepted. Asphalt surface pavement, minor curb & gutter replacement and minor punch list items are remaining.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER __X___
Letter dated 3/26/2026 from Neumann Development, Inc.

RECOMMENDATION: Staff requests the Public Works and Highway Committee recommend a reduction to the Letter of Credit for the Wrenwood North subdivision to a remaining amount of $181,000.00, for approval by the Village Board.

COMMITTEE ACTION:

Proper parliamentary procedure to approve a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

March 26, 2026

Kevin Driscoll, Village Engineer
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

RE: Letter of Credit Reduction Request - Revised
Wrenwood North Subdivision

Dear Kevin,

Neumann Developments is submitting this request, on behalf of Wrenwood, LLC, for a reduction to the Letter of Credit for the Wrenwood North subdivision. The current LOC as issued by Midland States Bank included funds for the utility and paving for Phase 3 of the project. As Phase 3 is now substantially complete, with the exception of surface paving, street signs and other ancillary items, we are requesting a reduction to the LOC amount to account for un-completed work as outlined in the Development Agreement.

Current LOC Amount	$396,500.00
Current Reduction Request	($215,500.00)
Proposed New LOC Amount	**$181,000.00**

This reduction is being requested in accordance with the work as completed on the project. Specifically, completion of the Phase 3 roadways and storm water utilities, as highlighted on the attached recap sheet.

Note the recap outlines that funds remain in the LOC to cover surface paving, adjustments prior to surface paving, street lighting, street trees, street signs and finishing the interim storm water inlets prior to paving. Additionally, we have retained some funds for Street Trees in Phase 1 of the project.

If any additional information is required, please feel free to contact me. Please forward a written authorization for the amount of the Replacement Letter of Credit and I will coordinate with the lender as appropriate.

Sincerely,

Neumann Developments

Kevin Anderson
Project Manager

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * FAX: 262-349-9324 * NEUMANNDEVELOPMENTSINC.COM

EXHIBIT "C"

Revised 03/26/26

WRENWOOD-north SUBDIVISION

Residential Single Family Subdivision

Phase # 1 (46 Lots)-- Sanitary, Water, Storm & Roads (include off-site water main)
Phase # 2 (26 Lots)-- Sewer & Water Laterals, Storm Sewer & Roadways
Phase # 3 (23 Lots)-- Sewer & Water Laterals, Storm Sewer & Roadways

ITEM DESCRIPTION	BASIS	ESTIMATED AMOUNT	**COMPLETED AMOUNT**	**REMAINING AMOUNT**	**COMMENTS**
Survey Monuments	1.02	$500.00	$0.00	$500.00	
Site & Pond Grading	1.03 & 1.11	$273,170.00	$273,170.00	$0.00	
Site & Pond Grading_Phase #2	1.03 & 1.11	$65,000.00	$65,000.00	$0.00	
Site & Pond Grading_Phase #3	1.03 & 1.11	$35,000.00	$35,000.00	$0.00	
Gravel Base and Asphalt Binder Coarse__Phase #1	1.05	$299,540.00	$299,540.00	$0.00	
Gravel Base and Asphalt Binder Coarse__Phase #2	1.05	$140,000.00	$140,000.00	$0.00	
Gravel Base and Asphalt Binder Coarse__Phase #3	1.05	$110,000.00	$110,000.00	$0.00	
Curb & Gutter__Phase #1	1.05	$86,660.00	$86,660.00	$0.00	
Curb & Gutter__Phase #2	1.05	$35,000.00	$35,000.00	$0.00	
Curb & Gutter__Phase #3	1.05	$30,000.00	$30,000.00	$0.00	
Asphalt Surface Coarse__Phase #1	1.05	$89,100.00	$89,100.00	$0.00	
Asphalt Surface Coarse__Phase #2	1.05	$45,000.00	$0.00	$45,000.00	
Asphalt Surface Coarse__Phase #3	1.05	$35,000.00	$0.00	$35,000.00	
Freistadt Intersection at East Entrance(Ph2)	1.05	$35,000.00	$35,000.00	$0.00	
Storm Water System & Ponds_ Phase # 1	1.12	$229,319.00	$229,319.00	$0.00	
Storm Water System & Ponds_ Phase # 2 & #3	1.12	$0.00	$0.00	$0.00	(included in grading)
Walk Path (granular base course & Asphalt pave)	1.05	$50,000.00	$50,000.00	$0.00	Paid to Village on Freistadt Rd.
Sanitary Sewer System__Phase #1	1.02	$1,184,581.00	$1,184,581.00	$0.00	
Sanitary Sewer System__Phase #2	1.02	$174,419.00	$144,419.00	$30,000.00	PHASE #2 / finish manholes
Sanitary Sewer System__Phase #3	1.02	$141,000.00	$121,000.00	$20,000.00	PHASE #3 / finish manholes
Water System__Phase #1	1.03	$728,332.00	$728,332.00	$0.00	
Water System__Phase #2	1.03	$166,000.00	$166,000.00	$0.00	
Water System__Phase #3	1.03	$134,000.00	$134,000.00	$0.00	
Off-Site Water System__WaterMain Loop	1.03	$308,000.00	$308,000.00	$0.00	COMPLETED IN 2023
Street Lights__ Phase #1	1.11	$30,000.00	$30,000.00	$0.00	
Street Lights__ Phase #2	1.11	$10,000.00	$10,000.00	$0.00	
Street Lights__ Phase #3	1.11	$5,000.00		$5,000.00	
Street Signs__Phase #1	1.05	$2,000.00	$2,000.00	$0.00	
Street Signs__Phase #2	1.05	$1,500.00		$1,500.00	
Street Signs__Phase #3	1.05	$0.00		$0.00	not in original budget (keep Ph. 2)
Street Trees__ Phase #1 ---Ph 1-117 trees-$40,950	1.1	$68,950.00	$65,450.00	$3,500.00	
Street Trees__Phase #2-55---$19,000	1.1	$19,000.00		$19,000.00	
Street Trees__Phase #3-25--$9,000	1.1	$9,000.00		$9,000.00	
Interim Storm Inlets__Phase #1	1.12	$12,500.00	$12,500.00	$0.00	
Interim Storm Inlets__Phase #2	1.12	$7,500.00		$7,500.00	
Interim Storm Inlets__Phase #3	1.12	$5,000.00		$5,000.00	
SUB-TOTAL___PHASE #1		$3,397,652.00	$4,384,071.00	$4,000.00	
SUB-TOTAL___PHASE #2		$663,419.00	$560,419.00	$103,000.00	
SUB-TOTAL___PHASE #3		$504,000.00	$430,000.00	$74,000.00	
TOTAL PH #1 & PH #2		**$4,565,071.00**	**$5,374,490.00**	**$181,000.00**	

DATA Conversion Fee (record drawings)	4.03	$1,000.00	*
Improvement Review Fee:	4.03	$50,264.88	*
Professional Fee (Attorney)	4.05	$500.00	*
Inspection Fee Estimate (Actual based on construction time	4.05	$150,000.00	*
SUB-TOTAL		**$201,764.88**	

PHASE #1

IMPACT & CONNECTION FEE'S TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE

Sanitary Sewer (46 REC @ $4,469.00 / REC)	4.02	$205,574.00	**
Water (46 REC @ $832 / REC)	4.02	$38,272.00	**
Fire (46 REC @ $171.00 / REC)	4.02	$7,866.00	**
Police (46 REC @ $148.00 / REC)	4.02	$6,808.00	**
Park & Recreation (46 REC @ $736.00 / REC)	4.02	$33,856.00	**
Library (46 REC @ $281.00 / REC)	4.02	$12,926.00	**
SUB-TOTAL		$305,302.00	

* Amount to be Paid at Time of Signing of Development Agreement	**$201,764.88**
** Amount to be Paid at Time of Building Permit Issuance	**$305,302.00**

PHASE #2

IMPACT & CONNECTION FEE'S TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE

Sanitary Sewer (26 REC @ $4,469.00 / REC)	4.02	$116,194.00	**
Water (26 REC @ $832 / REC)	4.02	$21,632.00	**
Fire (26 REC @ $171.00 / REC)	4.02	$4,446.00	**
Police (26 REC @ $148.00 / REC)	4.02	$3,848.00	**
Park & Recreation (26 REC @ $736.00 / REC)	4.02	$19,136.00	**
Library (26 REC @ $281.00 / REC)	4.02	$7,306.00	**
SUB-TOTAL		**$172,562.00**	

** Amount to be Paid at Time of Building Permit Issuance	**$172,562.00**

PHASE #3

IMPACT & CONNECTION FEE'S TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE

Sanitary Sewer (23 REC @ $4,469.00 / REC)	4.02	$102,787.00	**
Water (23 REC @ $832 / REC)	4.02	$19,136.00	**
Fire (23 REC @ $171.00 / REC)	4.02	$3,933.00	**
Police (23 REC @ $148.00 / REC)	4.02	$3,404.00	**
Park & Recreation (23 REC @ $736.00 / REC)	4.02	$16,928.00	**
Library (23 REC @ $281.00 / REC)	4.02	$6,463.00	**
SUB-TOTAL		**$152,651.00**	

** Amount to be Paid at Time of Building Permit Issuance	**$152,651.00**

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Resolution

ITEM TITLE: Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $17,170,000 General Obligation Promissory Notes (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

The attached materials outline the proposed borrowing plan to support several planned capital projects. The projects are grouped by anticipated financing term based on the useful life of the asset, including 5-year, 10-year, and 20-year notes.

The proposed borrowing totals are summarized below:

- **5-Year Notes:** $680,000
  Primarily vehicle replacements and equipment purchases.
- **10-Year Notes:** $3,339,400
  Includes infrastructure improvements, equipment replacements, engineering work, and other mid-life capital assets.
- **20-Year Notes:** $9,500,000
  Includes long-term capital investments such as the Police Department facility design and the renovation of Fire Station #2.

Within the packet are **two resolutions for the Committee's consideration**, each reflecting a different approach to structuring the annual debt service levy.

Scenario 1 – Standard Debt Structuring (No Levy Leveling)
Under this approach, the debt is structured using a traditional amortization schedule without adjusting the annual levy impact. This results in a significant increase in the debt service mill rate in the early years, followed by a gradual decline over time as the principal is paid down. While this structure minimizes long-term interest costs, it produces a more noticeable near-term impact on the tax rate.

Scenario 2 – Mill Rate Leveling Over the First Five Years
The second scenario smooths the tax rate impact by leveling the mill rate effect over the first five years of the borrowing. This approach reduces the immediate increase in the mill rate, allowing taxpayers to experience a more gradual adjustment rather than a large initial spike. While this structure improves year-to-year stability from a taxpayer perspective, it will result in higher interest cost of $1.17 million over the life of the issuance compared to the standard amortization structure

Both resolutions are provided so the Village Board may consider the trade-off between minimizing interest costs and smoothing the tax rate impact on residents.

ATTACHMENT:

1. 2026 Capital - Debt Service Spreadsheet
2. prs plan of finance_germantown vg 031626
3. Germantown, V of - 26 GOPNs - Parameters Resolution (Scenario 1)
4. Germantown, V of - 26 GOPNs - Parameters Resolution (Scenario 2)

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

The General Government & Finance Committee Unanimously Approved Option #2

2026 Capital Projects

5-Year Note

Cost	*Project*
$ 338,000	5 cars, 4 set-ups, 1 car K9(set-up $ by K9)
$ 275,000	New Battalion Chief and Inspection vehicles
$ 6,000	Maintenance shop welder
$ 36,000	2X Zero Turn Mowers
$ 25,000	25 Rifle Suppressors
$ 680,000	**Total**

10-Year Note

Cost	*Project*
$ 17,000	Election Trailer
$ 1,622,400	Annual Road Program
$ 40,000	GIS Upgrade/Transition to ArcGIS Online
$ 75,000	Storm Sewer
$ 275,000	Mequon Rd Resurface Engineering - DOT SMFA
$ 85,000	County Line and Lannon Signal Improvements
$ 25,000	Main Street and 145 Intersection Study
$ 275,000	Maple Rd Bridge Repair - Desing and Const.
$ 10,000	Maple Rd Drainage Improvement - Design
$ 20,000	Equipment - DPW-Engineering GPS Unit Repl.
$ 341,000	Patrol truck (341K)
$ 114,000	Street lighting fixture replacement ($114K)
$ 54,000	Kinderberg south path & drainage (54K)
$ 222,000	Pick-up truck (72K), Sidewalk tractor (272K)
$ 30,000	"No Traffic" signalized intersection detection system
$ 30,000	Trees
$ 16,000	Splash Pad Power Coat and Benches
$ 55,500	Kinderberg Fence and Tennis/Haupt/Alt Bauer
$ 22,500	Senior Center AV Upgrade
$ 10,000	40K Total, Library Study Pods
$ 3,339,400	**Total**
$ 3,000,000	Division Road Reconstruciton
$ 500,000	2024 Ambulance

20-Year Note

Cost	*Project*
$ 3,000,000	PD Design
$ 6,500,000	Fire Station #2 Rennovation
$ 9,500,000	**Total**

Village of Germantown

General Government & Finance Committee Meeting – 2026 Financing Plan

March 16, 2026

Justin A. Fischer, Managing Director

jfischer@rwbaird.com
777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827

Village of Germantown

General Government & Finance Committee Meeting - 2026 Financing Plan

March 16, 2026

Timeline

- GG&F Committee selects Plan of Finance and Parameters Resolution ..... March 16, 2026
- Village Board considers GG&F Committee recommendation and approves Parameters Resolution ..... April 20, 2026
    - Authority for final sign-off of the Notes sale, within designated parameters, is delegated to the Finance Director or Board President
    - Preparations are made for issuance
        - ✓ Official Statement
        - ✓ Bond Rating
        - ✓ Marketing
- If market is strong & meets Board's parameters, sell the Notes (finalizes terms and interest rates) ..... May 4, 2026
- Closing (funds available) ..... May 21, 2026

Borrowing/Structure/Purpose

Estimated Size:	$17,170,000
Issue:	General Obligation Promissory Notes
Purpose:	CIP, Police Department Design & Fire Station #2 Renovation
Structure:	Matures March 1, 2027-2046
First Interest:	March 1, 2027
Callable:	March 1, 2034
Estimated Interest Rate:	4.25%
Parameters Maximum Interest Rate:	4.50%

Village of Germantown

General Government & Finance Committee Meeting - 2026 Financing Plan

March 16, 2026

Hypothetical Financing Illustration – Scenario 1

LEVY YEAR	YEAR DUE	NET EXISTING DEBT SERVICE (Levy Supported)	TOTAL PROJECTS: $17,019,400 $17,170,000 G.O. PROMISSORY NOTES Dated: May 21, 2026 (First Interest: March 1, 2027) PRINCIPAL (3/1)	INTEREST (3/1 & 9/1) TIC= 4.25%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	$680,000 2026 CIP (5 YEARS) NET TOTAL (Levy Supported)	$6,990,000 2026 CIP (10 YEARS) NET TOTAL (Levy Supported)	$9,500,000 2026 PD & FIRE STATION CIP (20 YEARS) NET TOTAL (Levy Supported)	COMBINED DEBT SERVICE (Levy Supported)	COMBINED MILL RATE (A)	FUTURE BORROWINGS (B) (C)	COMBINED DEBT SERVICE (Levy Supported)	COMBINED DEBT MILL RATE (A)	IMPACT OVER PRIOR YEAR	YEAR DUE
2025	2026	Actual Levy $4,908,320								$4,908,320	$1.22		Actual Levy $4,908,320	$1.22		2026
2026	2027	$4,662,120	$1,715,000	$1,145,128	($1,124,661)	$1,735,468	$150,000	$870,000	$715,468	$6,397,588	$1.55		$6,397,588	$1.55	$0.33	2027
2027	2028	$4,495,275	$925,000	$809,569		$1,734,569	$147,025	$871,519	$716,025	$6,229,844	$1.47	$3,077,563	*$9,307,406*	$2.20	**$0.65**	2028
2028	2029	$4,311,225	$980,000	$754,800		$1,734,800	$149,838	$869,894	$715,069	$6,046,025	$1.39	$4,253,844	$10,299,869	$2.37	$0.18	2029
2029	2030	$4,304,038	$1,040,000	$696,725		$1,736,725	$147,219	$871,400	$718,106	$6,040,763	$1.36	$5,985,200	$12,025,963	$2.70	$0.33	2030
2030	2031	$4,278,500	$1,100,000	$635,200		$1,735,200	$149,169	$870,894	$715,138	$6,013,700	$1.32	$6,699,975	$12,713,675	$2.79	$0.08	2031
2031	2032	$3,855,025	$1,015,000	$574,394		$1,589,394		$873,231	$716,163	$5,444,419	$1.16	$7,266,763	$12,711,181	$2.72	($0.07)	2032
2032	2033	$3,374,175	$1,070,000	$514,450		$1,584,450		$868,413	$716,038	$4,958,625	$1.03	$7,815,294	$12,773,919	$2.67	($0.05)	2033
2033	2034	$3,310,425	$1,140,000	$450,913		$1,590,913		$871,294	$719,619	$4,901,338	$1.00	$8,369,556	$13,270,894	$2.70	$0.04	2034
2034	2035	$3,112,900	$1,205,000	$383,494		$1,588,494		$871,588	$716,906	$4,701,394	$0.93	$8,928,313	**$13,629,706**	$2.71	$0.01	2035
2035	2036	$2,467,100	$1,275,000	$312,194		$1,587,194		$869,294	$717,900	$4,054,294	$0.79	$9,485,450	$13,539,744	$2.62	($0.08)	2036
2036	2037	$2,652,200	$455,000	$262,456		$717,456			$717,456	$3,369,656	$0.64	$10,039,944	$13,409,600	$2.54	($0.09)	2037
2037	2038	$2,616,000	$480,000	$237,975		$717,975			$717,975	$3,333,975	$0.61	$9,851,825	$13,185,800	$2.43	($0.10)	2038
2038	2039	$2,582,700	$505,000	$214,581		$719,581			$719,581	$3,302,281	$0.59	$9,229,613	$12,531,894	$2.26	($0.18)	2039
2039	2040	$2,635,400	$525,000	$190,119		$715,119			$715,119	$3,350,519	$0.59	$8,050,275	$11,400,794	$2.00	($0.25)	2040
2040	2041	$2,682,300	$550,000	$164,588		$714,588			$714,588	$3,396,888	$0.58	$7,890,788	$11,287,675	$1.93	($0.07)	2041
2041	2042	$2,723,400	$580,000	$137,750		$717,750			$717,750	$3,441,150	$0.58	$7,890,913	$11,332,063	$1.89	($0.04)	2042
2042	2043		$605,000	$109,606		$714,606			$714,606	$714,606	$0.12	$7,892,325	$8,606,931	$1.40	($0.49)	2043
2043	2044		$635,000	$80,156		$715,156			$715,156	$715,156	$0.11	$7,889,913	$8,605,069	$1.37	($0.03)	2044
2044	2045		$670,000	$49,163		$719,163			$719,163	$719,163	$0.11	$7,893,450	$8,612,613	$1.34	($0.03)	2045
2045	2046		$700,000	$16,625		$716,625			$716,625	$716,625	$0.11	$7,892,713	$8,609,338	$1.30	($0.03)	2046
2046	2047											$7,892,588	$7,892,588	$1.17	($0.14)	2047
		$58,971,103	$17,170,000	$7,739,885	($1,124,661)	$23,785,224	$743,250	$8,707,525	$14,334,449	$82,756,326		$154,296,300	$237,052,626			

(A) Mill rate based on the 2025 Equalized Valuation (TID-OUT) of $4,031,036,300 with annual growth of 2.50% thereafter.

(B) Assumes the following annual CIP borrowings beginning in 2027:

	2027	2028	2029	2030	2031+
Borrowing Amount:	$36,000,000	$9,500,000	$13,855,000	$5,790,000	$4,500,000
Amortization:	10 / 20	10	10	10	10
Est. Interest Rate:	4.25% / 4.50%	4.00%	4.25%	4.00%	4.00%

(C) This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.

Village of Germantown

General Government & Finance Committee Meeting - 2026 Financing Plan

March 16, 2026

Hypothetical Financing Illustration – Scenario 2

LEVY YEAR	YEAR DUE	NET EXISTING DEBT SERVICE (Levy Supported)	TOTAL PROJECTS: $17,019,400 — $17,170,000 G.O. PROMISSORY NOTES Dated: May 21, 2026 (First Interest: March 1, 2027) — PRINCIPAL (3/1)	INTEREST (3/1 & 9/1) TIC= 4.25%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	$680,000 2026 CIP (5 YEARS) NET TOTAL (Levy Supported)	$6,990,000 2026 CIP (10 YEARS) NET TOTAL (Levy Supported)	$9,500,000 2026 PD & FIRE STATION CIP (20 YEARS) NET TOTAL (Levy Supported)	COMBINED DEBT SERVICE (Levy Supported)	COMBINED MILL RATE (A)	FUTURE BORROWINGS (B) (C)	COMBINED DEBT SERVICE (Levy Supported)	COMBINED DEBT MILL RATE (A)	IMPACT OVER PRIOR YEAR	YEAR DUE
		Actual Levy											Actual Levy			
2025	2026	$4,908,320								$4,908,320	$1.22		$4,908,320	$1.22		2026
2026	2027	$4,662,120	$1,845,000	$1,141,774	($1,122,712)	$1,864,062	$200,000	$895,000	$769,062	$6,526,182	$1.58		$6,526,182	$1.58	$0.36	2027
2027	2028	$4,495,275	$790,000	$806,275		$1,596,275	$27,600	$855,513	$713,163	$6,091,550	$1.44	$2,054,147	*$8,145,697*	$1.92	**$0.34**	2028
2028	2029	$4,311,225	$1,000,000	$754,813		$1,754,813	$173,288	$869,319	$712,206	$6,066,038	$1.40	$3,695,681	$9,761,719	$2.25	$0.33	2029
2029	2030	$4,304,038	$1,060,000	$695,588		$1,755,588	$174,375	$870,825	$710,388	$6,059,625	$1.36	$5,319,681	$11,379,306	$2.56	$0.31	2030
2030	2031	$4,278,500	$1,125,000	$632,769		$1,757,769	$174,888	$870,319	$712,563	$6,036,269	$1.32	$6,961,350	**$12,997,619**	$2.85	$0.29	2031
2031	2032	$3,855,025	$1,010,000	$571,388		$1,581,388		$867,800	$713,588	$5,436,413	$1.16	$7,559,769	$12,996,181	$2.78	($0.07)	2032
2032	2033	$3,374,175	$1,070,000	$511,588		$1,581,588		$868,125	$713,463	$4,955,763	$1.03	$8,040,313	$12,996,075	$2.71	($0.07)	2033
2033	2034	$3,310,425	$1,135,000	$448,194		$1,583,194		$871,006	$712,188	$4,893,619	$1.00	$8,102,663	$12,996,281	$2.65	($0.07)	2034
2034	2035	$3,112,900	$1,195,000	$381,206		$1,576,206		$866,444	$709,763	$4,689,106	$0.93	$8,306,900	$12,996,006	$2.58	($0.06)	2035
2035	2036	$2,467,100	$1,270,000	$310,338		$1,580,338		$869,294	$711,044	$4,047,438	$0.78	$8,950,800	$12,998,238	$2.52	($0.06)	2036
2036	2037	$2,652,200	$450,000	$260,888		$710,888			$710,888	$3,363,088	$0.64	$9,633,738	$12,996,825	$2.46	($0.06)	2037
2037	2038	$2,616,000	$475,000	$236,669		$711,669			$711,669	$3,327,669	$0.61	$9,667,919	$12,995,588	$2.40	($0.06)	2038
2038	2039	$2,582,700	$500,000	$213,513		$713,513			$713,513	$3,296,213	$0.59	$9,700,863	$12,997,075	$2.34	($0.06)	2039
2039	2040	$2,635,400	$525,000	$189,169		$714,169			$714,169	$3,349,569	$0.59	$8,827,213	$12,176,781	$2.14	($0.20)	2040
2040	2041	$2,682,300	$550,000	$163,638		$713,638			$713,638	$3,395,938	$0.58	$8,666,538	$12,062,475	$2.07	($0.07)	2041
2041	2042	$2,723,400	$575,000	$136,919		$711,919			$711,919	$3,435,319	$0.57	$8,659,563	$12,094,881	$2.02	($0.04)	2042
2042	2043		$605,000	$108,894		$713,894			$713,894	$713,894	$0.12	$8,574,675	$9,288,569	$1.51	($0.51)	2043
2043	2044		$630,000	$79,563		$709,563			$709,563	$709,563	$0.11	$8,414,863	$9,124,425	$1.45	($0.06)	2044
2044	2045		$665,000	$48,806		$713,806			$713,806	$713,806	$0.11	$8,256,600	$8,970,406	$1.39	($0.06)	2045
2045	2046		$695,000	$16,506		$711,506			$711,506	$711,506	$0.11	$8,109,663	$8,821,169	$1.34	($0.06)	2046
2046	2047											$7,958,938	$7,958,938	$1.18	($0.16)	2047
		$58,971,103	$17,170,000	$7,708,493	($1,122,712)	$23,755,781	$750,150	$8,703,644	$14,301,987	$82,726,883		$155,461,872	$238,188,755			

(A) Mill rate based on the 2025 Equalized Valuation (TID-OUT) of $4,031,036,300 with annual growth of 2.50% thereafter.

(B) Assumes the following annual CIP borrowings beginning in 2027:

	2027	2028	2029	2030	2031+
Borrowing Amount:	$36,000,000	$9,500,000	$13,855,000	$5,790,000	$4,500,000
Amortization:	10 / 20	10	10	10	10
Est. Interest Rate:	4.25% / 4.50%	4.00%	4.25%	4.00%	4.00%

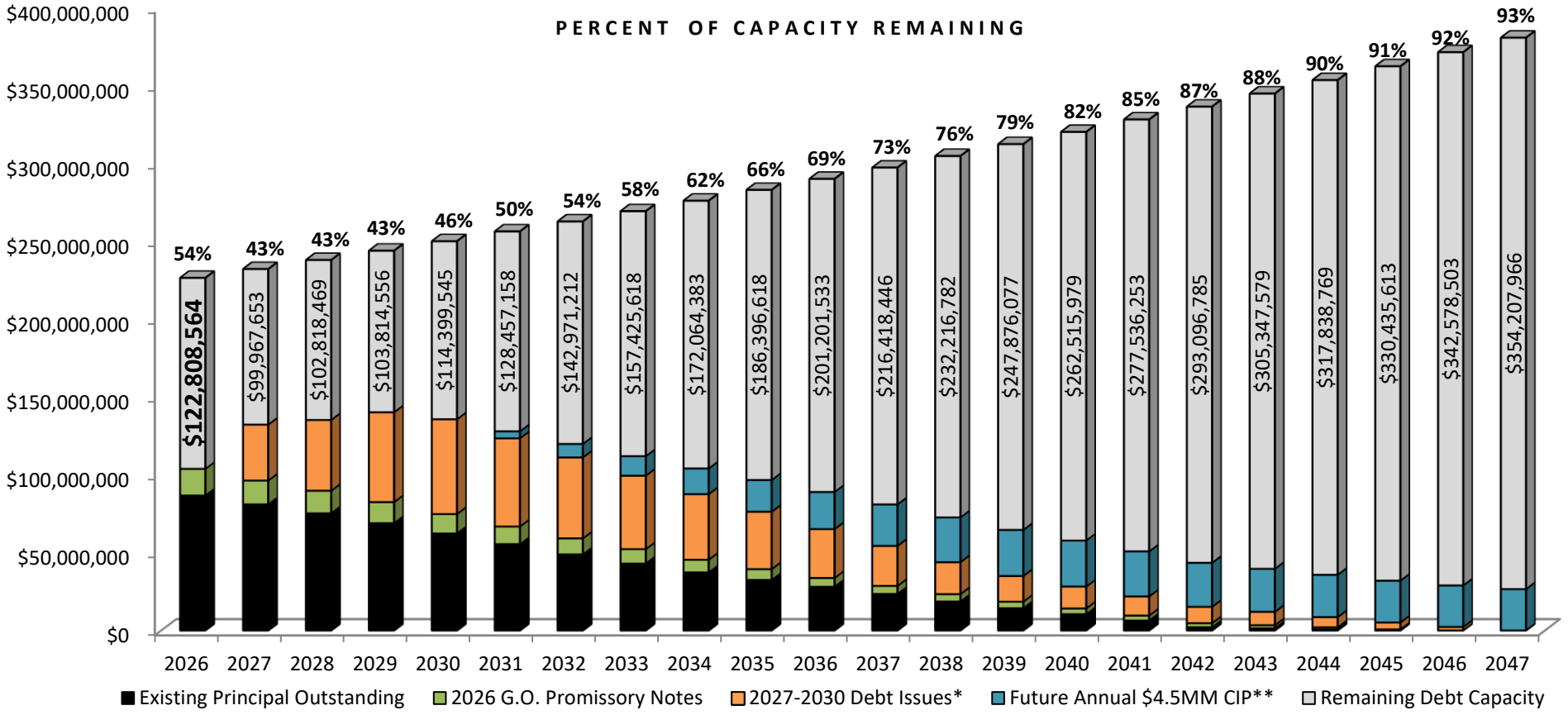
(C) This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.

Village of Germantown

General Government & Finance Committee Meeting - 2026 Financing Plan

March 16, 2026

G.O. Debt Capacity (with future hypothetical issues)



Note: Future capacity based on the 2025 Equalized Valuation (TID-IN) of $4,424,654,900 with annual growth of 2.50%.

*Assumes the following annual CIP borrowings beginning in 2027 per Village:

	2027	2028	2029	2030
Borrowing Amount:	$36,000,000	$9,500,000	$13,855,000	$5,790,000
Amortization:	10 / 20	10	10	10
Est. Interest Rate:	4.25% / 4.50%	4.00%	4.25%	4.00%

**Assumes annual $4.5 million CIP borrowings beginning in 2031 amortized over 10 years at an estimated interest rate of 4.00%.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND ESTABLISHING PARAMETERS FOR THE SALE OF NOT TO EXCEED $17,170,000 GENERAL OBLIGATION PROMISSORY NOTES

WHEREAS, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village of Germantown, Washington County, Wisconsin (the "Village") to raise funds for public purposes, including paying the cost of street improvement projects, storm sewer projects, street lighting and signals, park projects, facility improvements including improvements to the police department and fire station, vehicles and equipment (collectively, the "Project");

WHEREAS, the Village Board hereby finds and determines that the Project is within the Village's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Village is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes (the "Notes") for such public purposes;

WHEREAS, it is the finding of the Village Board that it is in the best interest of the Village to direct its financial advisor, Robert W. Baird & Co. Incorporated ("Baird"), to take the steps necessary for the Village to offer and sell the Notes at public sale and to obtain bids for the purchase of the Notes; and

WHEREAS, in order to facilitate the sale of the Notes in a timely manner, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village to delegate to either the Finance Director or President (each, an "Authorized Officer") the authority to accept on behalf of the Village the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, the Village is authorized to borrow pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed SEVENTEEN MILLION ONE HUNDRED SEVENTY THOUSAND DOLLARS ($17,170,000) upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 15 of this Resolution, the President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal (the "Purchaser") for, on behalf of and in the name of the Village, Notes aggregating the principal amount of not to exceed SEVENTEEN MILLION ONE HUNDRED SEVENTY THOUSAND

DOLLARS ($17,170,000). The purchase price to be paid to the Village for the Notes shall not be less than 100.00% of the principal amount of the Notes.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes"; shall be issued in the aggregate principal amount of up to $17,170,000; shall be dated as of their date of issuance; shall be in the denomination of $5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be increased or decreased by up to $1,000,000 per maturity or mandatory redemption amount, and provided that a maturity or mandatory redemption payment may be eliminated if the amount of such maturity or mandatory redemption payment set forth in the schedule below is less than or equal to $1,000,000; and that the aggregate principal amount of the Notes shall not exceed $17,170,000. The schedule below assumes the Notes are issued in the aggregate principal amount of $17,170,000.

Date	Principal Amount
03-01-2027	$1,715,000
03-01-2028	925,000
03-01-2029	980,000
03-01-2030	1,040,000
03-01-2031	1,100,000
03-01-2032	1,015,000
03-01-2033	1,070,000
03-01-2034	1,140,000
03-01-2035	1,205,000
03-01-2036	1,275,000
03-01-2037	455,000
03-01-2038	480,000
03-01-2039	505,000
03-01-2040	525,000
03-01-2041	550,000
03-01-2042	580,000
03-01-2043	605,000
03-01-2044	635,000
03-01-2045	670,000
03-01-2046	700,000

Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2027, or on such other date approved by an Authorized Officer in the Approving Certificate. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 4.50%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall be subject to optional redemption as set forth on the Approving Certificate. If the Proposal specifies that certain of the Notes shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on

an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the Village shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in each year during the term of the Notes in such amounts as are sufficient to meet the principal and interest payments due on the Notes in the following year, which amounts are to be set forth in the Approving Certificate. The amount of tax levied in the year 2026 shall be the total amount of debt service due on the Notes in the years 2026, if any, and 2027; provided that there is debt service due on the Notes in 2026 and that the amount of such tax carried onto the tax rolls shall be abated by any amounts appropriated pursuant to subsection (D) below which are applied to payment of principal of or interest on the Notes in the year 2026.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. To the extent necessary, the Village hereby appropriates from proceeds of the Notes or other funds of the Village on hand a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay interest on the Notes coming due in 2026, if any, as may be set forth on Schedule III of the Approving Certificate.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and

distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes - 2026" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the Village above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the Village and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the

Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Village, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and

directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Associated Trust Company, National Association, which is hereby appointed as the Village's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The Village hereby authorizes the President and Village Clerk or other appropriate officers of the Village to enter into a Fiscal Agency Agreement between the Village and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 12. Persons Treated as Owners; Transfer of Notes. The Village shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Village at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Village Clerk or other authorized representative of the Village is authorized and directed to execute and deliver to DTC on behalf

of the Village to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Village Clerk's office.

Section 15. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 16. Official Statement. The Village Board hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The Village Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 17. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the President and Village Clerk, or other officer of the Village charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 18. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 19. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the Village are authorized to take all actions

necessary to obtain such municipal bond insurance. The President and Village Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the President and Village Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 20. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded April 20, 2026.

_____
Bob Soderberg
President

ATTEST:

_____
Donna Ott
Village Clerk

(SEAL)

EXHIBIT A

APPROVING CERTIFICATE

The undersigned [Finance Director] [President] of the Village of Germantown, Washington County, Wisconsin (the "Village"), hereby certifies that:

1. Resolution. On April 20, 2026, the Village Board of the Village adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed $17,170,000 General Obligation Promissory Notes of the Village (the "Notes") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

3. Proposal; Terms of the Notes. On the date hereof, the Notes were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, _____ (the "Purchaser") offered to purchase the Notes in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal"). Robert W. Baird & Co. Incorporated recommends the Village accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of $_____, which is not more than the $17,170,000 approved by the Resolution, and shall mature on March 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Notes is not more than $1,000,000 more or less per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

Date	Resolution Schedule	Actual Amount
03-01-2027	$1,715,000	$_____
03-01-2028	925,000	_____
03-01-2029	980,000	_____
03-01-2030	1,040,000	_____
03-01-2031	1,100,000	_____
03-01-2032	1,015,000	_____
03-01-2033	1,070,000	_____
03-01-2034	1,140,000	_____
03-01-2035	1,205,000	_____

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Date	Resolution Schedule	Actual Amount
03-01-2036	$1,275,000	$_____
03-01-2037	455,000	_____
03-01-2038	480,000	_____
03-01-2039	505,000	_____
03-01-2040	525,000	_____
03-01-2041	550,000	_____
03-01-2042	580,000	_____
03-01-2043	605,000	_____
03-01-2044	635,000	_____
03-01-2045	670,000	_____
03-01-2046	700,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 4.50%, as required by the Resolution.

4. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of $_____, plus accrued interest, if any, to the date of delivery of the Notes, which is not less than 100.00% of the principal amount of the Notes, as required by the Resolution.

5. Redemption Provisions of the Notes. The Notes maturing on March 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the Village, on March 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Village and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [The Proposal specifies that [some of] the Notes are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.]

6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the Village have been irrevocably pledged and there has been levied on all of the taxable property in the Village, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

COPY

7. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes and the direct annual irrepealable tax levy to repay the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2026 pursuant to the authority delegated to me in the Resolution.

[_____
Matthew Uselding
Finance Director]

[_____
Bob Soderberg
President]

COPY

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Certificate.

(See Attached)

COPY

[SCHEDULE MRP

Mandatory Redemption Provision

The Notes due on March 1, ____, ____ and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on March 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on March 1, 20__

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20__

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20__

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20__

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)]

COPY

EXHIBIT B

(Form of Note)

	UNITED STATES OF AMERICA	
REGISTERED	STATE OF WISCONSIN	DOLLARS
	WASHINGTON COUNTY	
NO. R-___	VILLAGE OF GERMANTOWN	$_____
	GENERAL OBLIGATION PROMISSORY NOTE	

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
March 1, _____	_____	____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS ($_____)

FOR VALUE RECEIVED, the Village of Germantown, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2027 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Associated Trust Company, National Association (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of street improvement projects, storm sewer projects, street lighting and signals, park projects, facility improvements including improvements to the police department and fire station, vehicles and equipment, as authorized by a resolution adopted on April 20, 2026 as supplemented by an Approving Certificate, dated

COPY

_____, 2026 (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Village Board for said date.

The Notes maturing on March 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the Village, on March 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Approving Certificate, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the Village appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the

Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and Village may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of $5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

COPY

IN WITNESS WHEREOF, the Village of Germantown, Washington County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

By: _____
Bob Soderberg
President

(SEAL)

By: _____
Donna Ott
Village Clerk

COPY

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the Village of Germantown, Washington County, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION

By_____
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

(e.g. Bank, Trust Company or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

_____

(Authorized Officer)

COPY

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND ESTABLISHING PARAMETERS FOR THE SALE OF NOT TO EXCEED $17,170,000 GENERAL OBLIGATION PROMISSORY NOTES

WHEREAS, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village of Germantown, Washington County, Wisconsin (the "Village") to raise funds for public purposes, including paying the cost of street improvement projects, storm sewer projects, street lighting and signals, park projects, facility improvements including improvements to the police department and fire station, vehicles and equipment (collectively, the "Project");

WHEREAS, the Village Board hereby finds and determines that the Project is within the Village's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Village is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes (the "Notes") for such public purposes;

WHEREAS, it is the finding of the Village Board that it is in the best interest of the Village to direct its financial advisor, Robert W. Baird & Co. Incorporated ("Baird"), to take the steps necessary for the Village to offer and sell the Notes at public sale and to obtain bids for the purchase of the Notes; and

WHEREAS, in order to facilitate the sale of the Notes in a timely manner, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village to delegate to either the Finance Director or President (each, an "Authorized Officer") the authority to accept on behalf of the Village the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, the Village is authorized to borrow pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed SEVENTEEN MILLION ONE HUNDRED SEVENTY THOUSAND DOLLARS ($17,170,000) upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 15 of this Resolution, the President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal (the "Purchaser") for, on behalf of and in the name of the Village, Notes aggregating the principal amount of not to exceed SEVENTEEN MILLION ONE HUNDRED SEVENTY THOUSAND

DOLLARS ($17,170,000). The purchase price to be paid to the Village for the Notes shall not be less than 100.00% of the principal amount of the Notes.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes"; shall be issued in the aggregate principal amount of up to $17,170,000; shall be dated as of their date of issuance; shall be in the denomination of $5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be increased or decreased by up to $1,000,000 per maturity or mandatory redemption amount, and provided that a maturity or mandatory redemption payment may be eliminated if the amount of such maturity or mandatory redemption payment set forth in the schedule below is less than or equal to $1,000,000; and that the aggregate principal amount of the Notes shall not exceed $17,170,000. The schedule below assumes the Notes are issued in the aggregate principal amount of $17,170,000.

Date	Principal Amount
03-01-2027	$1,845,000
03-01-2028	790,000
03-01-2029	1,000,000
03-01-2030	1,060,000
03-01-2031	1,125,000
03-01-2032	1,010,000
03-01-2033	1,070,000
03-01-2034	1,135,000
03-01-2035	1,195,000
03-01-2036	1,270,000
03-01-2037	450,000
03-01-2038	475,000
03-01-2039	500,000
03-01-2040	525,000
03-01-2041	550,000
03-01-2042	575,000
03-01-2043	605,000
03-01-2044	630,000
03-01-2045	665,000
03-01-2046	695,000

Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2027, or on such other date approved by an Authorized Officer in the Approving Certificate. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 4.50%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall be subject to optional redemption as set forth on the Approving Certificate. If the Proposal specifies that certain of the Notes shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on

an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the Village shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in each year during the term of the Notes in such amounts as are sufficient to meet the principal and interest payments due on the Notes in the following year, which amounts are to be set forth in the Approving Certificate. The amount of tax levied in the year 2026 shall be the total amount of debt service due on the Notes in the years 2026, if any, and 2027; provided that there is debt service due on the Notes in 2026 and that the amount of such tax carried onto the tax rolls shall be abated by any amounts appropriated pursuant to subsection (D) below which are applied to payment of principal of or interest on the Notes in the year 2026.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. To the extent necessary, the Village hereby appropriates from proceeds of the Notes or other funds of the Village on hand a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay interest on the Notes coming due in 2026, if any, as may be set forth on Schedule III of the Approving Certificate.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and

distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes - 2026" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the Village above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the Village and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the

Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Village, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and

directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Associated Trust Company, National Association, which is hereby appointed as the Village's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The Village hereby authorizes the President and Village Clerk or other appropriate officers of the Village to enter into a Fiscal Agency Agreement between the Village and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 12. Persons Treated as Owners; Transfer of Notes. The Village shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Village at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Village Clerk or other authorized representative of the Village is authorized and directed to execute and deliver to DTC on behalf

of the Village to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Village Clerk's office.

Section 15. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 16. Official Statement. The Village Board hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The Village Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 17. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the President and Village Clerk, or other officer of the Village charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 18. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 19. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the Village are authorized to take all actions

necessary to obtain such municipal bond insurance. The President and Village Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the President and Village Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 20. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded April 20, 2026.

_____
Bob Soderberg
President

ATTEST:

_____
Donna Ott
Village Clerk

(SEAL)

EXHIBIT A

APPROVING CERTIFICATE

The undersigned [Finance Director] [President] of the Village of Germantown, Washington County, Wisconsin (the "Village"), hereby certifies that:

1. Resolution. On April 20, 2026, the Village Board of the Village adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed $17,170,000 General Obligation Promissory Notes of the Village (the "Notes") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

3. Proposal; Terms of the Notes. On the date hereof, the Notes were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, _____ (the "Purchaser") offered to purchase the Notes in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal"). Robert W. Baird & Co. Incorporated recommends the Village accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of $_____, which is not more than the $17,170,000 approved by the Resolution, and shall mature on March 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Notes is not more than $1,000,000 more or less per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

Date	Resolution Schedule	Actual Amount
03-01-2027	$1,845,000	$_____
03-01-2028	790,000	_____
03-01-2029	1,000,000	_____
03-01-2030	1,060,000	_____
03-01-2031	1,125,000	_____
03-01-2032	1,010,000	_____
03-01-2033	1,070,000	_____
03-01-2034	1,135,000	_____
03-01-2035	1,195,000	_____

COPY

Date	Resolution Schedule	Actual Amount
03-01-2036	$1,270,000	$_____
03-01-2037	450,000	_____
03-01-2038	475,000	_____
03-01-2039	500,000	_____
03-01-2040	525,000	_____
03-01-2041	550,000	_____
03-01-2042	575,000	_____
03-01-2043	605,000	_____
03-01-2044	630,000	_____
03-01-2045	665,000	_____
03-01-2046	695,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 4.50%, as required by the Resolution.

4. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of $_____, plus accrued interest, if any, to the date of delivery of the Notes, which is not less than 100.00% of the principal amount of the Notes, as required by the Resolution.

5. Redemption Provisions of the Notes. The Notes maturing on March 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the Village, on March 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Village and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [The Proposal specifies that [some of] the Notes are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.]

6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the Village have been irrevocably pledged and there has been levied on all of the taxable property in the Village, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

COPY

7. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes and the direct annual irrepealable tax levy to repay the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2026 pursuant to the authority delegated to me in the Resolution.

[_____
Matthew Uselding
Finance Director]

[_____
Bob Soderberg
President]

COPY

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Certificate.

(See Attached)

COPY

[SCHEDULE MRP

Mandatory Redemption Provision

The Notes due on March 1, ____, ____ and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on March 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on March 1, 20__

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20__

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20__

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20__

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)]

COPY

EXHIBIT B

(Form of Note)

	UNITED STATES OF AMERICA	
REGISTERED	STATE OF WISCONSIN	DOLLARS
	WASHINGTON COUNTY	
NO. R-___	VILLAGE OF GERMANTOWN	$_____
	GENERAL OBLIGATION PROMISSORY NOTE	

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
March 1, _____	_____	____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS ($_____)

FOR VALUE RECEIVED, the Village of Germantown, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2027 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Associated Trust Company, National Association (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of street improvement projects, storm sewer projects, street lighting and signals, park projects, facility improvements including improvements to the police department and fire station, vehicles and equipment, as authorized by a resolution adopted on April 20, 2026 as supplemented by an Approving Certificate, dated

COPY

_____, 2026 (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Village Board for said date.

The Notes maturing on March 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the Village, on March 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Approving Certificate, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the Village appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the

Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and Village may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of $5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

COPY

IN WITNESS WHEREOF, the Village of Germantown, Washington County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

By: _____
Bob Soderberg
President

(SEAL)

By: _____
Donna Ott
Village Clerk

COPY

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the Village of Germantown, Washington County, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION

By_____
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

(e.g. Bank, Trust Company or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

_____

(Authorized Officer)

COPY

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Action Item

ITEM TITLE: Kevin H. Behnke, Property Owner and Agent for Apple Works Winery LLC, W179 N12536 Fond du Lac Avenue - Application to amend the conditions of Conditional Use Permit approval for the existing Apple Works Winery, including the expansion of the hours of operation and uses to allow a morning coffee shop from 7:00am to 11:00am (CUP #03-2026). (ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

Kevin Behnke, Owner/operator of the Apple Works Winery on Fond du Lac Avenue, is requesting amendments to Conditional Use Permit #05-22 that will allow the transfer of the CUP to another non-family owner/operator subject to review by the Village, allow the sale & service of hard liquor, expand the hours of operation, expand the hours for indoor music, remove the requirement for installing/operating an outside sound monitoring system, and allow the tasting room to be used as a morning coffee shop from 7:00 to 11:0am daily on the 10.8 acre Apple Works property located at W179 N12536 Fond du Lac Avenue.

Public Hearing comments received in person: Two (2) residents spoke opposed to the proposed CUP amendments.
Public Hearing comments received by e-mail: One (1) resident emailed in favor and one (1) resident emailed opposed to the proposed CUP amendments.

ATTACHMENT:

1. CUP #03-2026-Amendment to CUP05-22-Apple Works LLC-REVISED
2. PC Minutes 3-9-26-APPLEWORKS WINERY
3. STAFF REPORT-3-9-26-Behnke-CUP Amendment
4. 2-APPLICATION-Apple Works Winery CUP 3-9-26
5. 3-EXISTING CUP #05-22
6. 4-SITE PLAN-Apple Works-11-22-2022
7. 5-Apple Works Winery-CUP PH Notice 3-9-26
8. 6-PC Meeting Minutes-11-14-22
9. 7-VB Meeting Minutes-12-5-22

STAFF RECOMMENDATION:

APPROVE some of the proposed amendments to CUP#05-2022 as detailed in the Staff Report & Recommendation provided that all other existing conditions in CUP#05-2022 remain in full force and effect where all existing and amended conditions be incorporated into a new CUP document recorded as a restriction on the property if approved by the Village Board:

ACTION BY COMMITTEE:

PLAN COMMISSION:
Recommendation to **APPROVE** some of the proposed amendments to CUP#05-2022 as detailed in the Staff Report & Recommendation except that Condition #18 in CUP#05-22 shall be deleted [which is the requirement for installation & operation of an outdoor sound monitoring system]. The Proposed CUP document reflects the revisions to certain conditions recommended by the PC.

CUP # 03–2026 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas the Applicant:

Kevin Behnke, Property Owner, Apple Works Winery LLC & Behnke Estates

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

This Conditional Use Permit replaces CUP#05-2022 ~~01-13 (recorded as Document #1328018 on 2/4/2013)~~

Now, therefore, this permit is issued to the Applicant to permit the operation of a winery, coffee shop, event venue, and short-term rental from the property located at W179 N12536 Fond du Lac Ave in the A-2: Agricultural Zoning District pursuant to Section 17.13 and 17.07(3)(a)2. of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 161-976

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

A 10.81-acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.
Tax Key No: 161-976
Address: W179 N12536 Fond du Lac Avenue

Pursuant to the following condition(s):

General Conditions and Provisions:

1. This permit authorizes limited uses and activities as set forth in the original application for CUP# 01-13, in the application for the amendments approved in CUP#-5-22, and in the application for amendments dated January 16, 2026, including use of the Tasting Room building for a "morning coffee shop" and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.

2. For purposes of administration and enforcement of this CUP, the following terms are defined:
    a. “Event” or “events” is/are an organized or spontaneous party, meeting, dinner, wine tasting, celebration, ceremony, wedding, reception, workshop, conference, corporate function, or other similar activity held for the benefit of and attended by persons in addition to and/or other than the property owner for a common purpose that occurs on the property on an irregular, periodic or one-time basis. This definition does not include uses or activities that are typical and customary accessory uses to a single-family residential use, such as private parties, gatherings and similar activities conducted by and for the benefit of the property owner and his/her immediate family (spouse, domestic partner, child/stepchild, parent/stepparent). This definition does not include regular activities uses or activities that are typically and customarily associated with the daily operation of a café, restaurant, or bar/tavern.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
5. Site improvements, buildings, signage, exterior lighting, and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.
7. Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements that may result from the expanded use of the renovated barn and overall property for public and private events and uses.
8. Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any events held on the property.
9. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.
10. A pre-occupancy inspection of the renovated barn by the Village Building Inspector and Fire Chief is required prior to commencing use of the renovated barn for winery events.

11. This Conditional Use Permit shall be transferable ~~to an immediate family member only~~ provided that any change in the operator and/or property owner is reported to the Community Development Department along with any proposed changes to the operation, permitted uses & activities, and extent of the operation on the property. In the event there are any changes, Village staff shall work cooperatively with the new operator/owner to evaluate the need to enforce Condition #3 herein. ~~In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.~~
12. The sale and dispensing of hard liquor shall be allowed on the winery premises subject to applicable Village and WI Department of Revenue licensing requirements and limitations. ~~There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.~~
13. The property owner shall record a deed restriction for the subject property that limits access from STH145 to the existing driveway only and prohibits any new or additional access driveways unless approved by the WisDOT and Village of Germantown. Said deed restriction shall be recorded prior to or concurrent with Village approval of the Site Plan for the event venue project or six (6) months after the date of recording of this CUP, whichever comes first.
14. Not including service staff, the maximum property capacity shall not exceed 175 persons at any one time.
15. Outdoor music is allowed only on/from the outdoor patios north/northwest of the tasting room building. Outdoor music shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday, and from 12:00pm until 9:00pm on Friday and Saturday. Outdoor music shall be limited to low impact acoustic-type instruments (e.g. string instruments, piano, woodwind instruments) with small, low wattage amplifiers or personal-sized PA system speakers by solo artists or small ensembles.
16. Indoor music is allowed only in the tasting room building and the renovated barn ~~and shall be permitted~~ and only ~~between~~ during the hours from 10:00am to 10:00pm Sunday through Saturday~~12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 9:00pm on Friday and Saturday~~.
17. The hours of operation for the winery shall be between 6:00am to 11:00pm Sunday through Saturday ~~10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays.~~ Only clean-up type activities may take place between 10:00pm and 11:00pm ~~on Friday and Saturdays~~.
18. ~~A sound monitoring and notification system shall be installed and operational on the property at all times while the winery is operating from the property.~~
19. The short-term rental can only operate if the owner of the dwelling also resides permanently on the property and serves as caretaker for the short-term rental;

20. If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;
21. The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.
22. Prior to commencing operation of the short-term rental, the owner/operator shall provide a detailed plan of operation to the Community Development Department.
23. Pursuant to Section 12.03 of the Germantown Municipal Code, and subject to the same restrictions and limitations set forth herein, the owner/operator of the winery shall obtain an outdoor entertainment permit for any outdoor music or entertainment provided on the property.
24. Use of the tasting room building and associated outdoor seating areas shall be allowed to be used as a "morning coffee shop" during the hours of 7:00am to 11:00am. The preparation and sale of food items from the morning coffee shop and winery shall be allowed subject to the terms and limitations of any food license issued by the Washington-Ozaukee County Health Department.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 20th day of April, 2026.

_____
Robert A. Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2026, the above named Robert A. Soderberg and Donna Ott, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As property owner and agent for the Apple works Winery LLC, I, Kevin H. Behnke, hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2026

_____
Print Name on this line

_____
Signature on this line (Kevin H. Behnke)

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2026, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

Expires: _____

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Zoning Administrator
Village of Germantown, Wisconsin

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, March 9, 2026 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

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

Chairman Soderberg called the meeting to order at 6:31pm.

II. ROLL CALL:

Committee Members Soderberg, Warren, Tarantino, Williams, Henk and Ewert were all present. Committee Member Shadid was absent excused. Also present were Community Development Director Retzlaff and Associate Planner Yanke.

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

Citizens that spoke included:
Lynn Bednarz who lives on Pawnee Court.
Archie Reeder who lives on Fond du Lac Avenue.
Jeralyn Schuster who lives on Fond du Lac Avenue.
Peggy Reeder who lives on Fond du Lac Avenue.
Melanie Smythe who lives on Cedar Lane.

IV. MEETING MINUTES:

A. PC Minutes 2-9-26

Motion: Approve as presented
Motioned By: Robert Williams
Seconded By: Robert Warren
Yes: Robert Warren, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: Bob Soderberg, Bridget Henk
Motion (Yes 4, No 0, Abstained 2)

V. NEW BUSINESS:

A. Kevin H. Behnke, Property Owner and Agent for Apple Works Winery, W179 N12536 Fond du Lac Avenue - Application to amend the conditions of approval in Conditional Use Permit (CUP) No. 05-2022 that apply to the operation of the

Apple Works Winery LLC, including the expansion of the hours of operation and uses to allow a morning coffee shop from 7:00am to 11:00am. (PUBLIC HEARING & ACTION)

Director Retzlaff went over the history of the property and the original CUP along with several amendments that were made to it over the years. The 6 proposed amendments include: Delete Condition 11 that restricts the transferability of the CUP to only family members, Delete Condition 12 that prohibits the sale or service of hard liquor, Revise Condition 16 to expand hours for indoor music in the Tasting Room & Barn, Revise Condition 17 to expand the hours of operation for winery activities, Delete Condition 18 that requires installation/operation of a sound monitoring system and Add new use of the Tasting Room as a "Morning Coffee Shop" to the list of permitted activities with hours of operation from 7am-11am daily. The property owner has taken steps to mitigate sound levels to limit the noise impact on the neighbors. There have been no noise complaints received to date about the winery.

Staff recommends approval of the proposed amendments to CUP#05-2022 in part as specified below for the Apple Works Winery. Unless revised below, all existing conditions in CUP#05-2022 shall remain in full force and effect. All existing, revised, and additional conditions specified below shall be incorporated into a new CUP document recorded as a restriction on the property if approved by the Village Board:

1. Condition #11 in CUP#05-2022 shall be revised as follows:

This Conditional Use Permit shall be transferable to an immediate family member only provided that any change in the operator and/or property owner is reported to the Community Development Department along with any proposed changes to the operation, permitted uses & activities, and extent of the operation on the property. In the event there are any changes, Village staff shall work cooperatively with the new operator/owner to evaluate the need to enforce Condition #3 herein. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.

2. Condition #12 in CUP#05-2022shall be revised as follows:

The sale and dispensing of hard liquor shall be allowed on the winery premises subject to applicable Village and WI Department of Revenue licensing requirements and limitations. There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.

3. Condition #16 in CUP#05-2022 shall be revised as follows:

Indoor music is allowed only in the tasting room building and the renovated barn and shall be permitted and only between during the hours from 10:00am to 10:00pm

Sunday through Saturday12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 9:00pm on Friday and Saturday.

4. Condition #17 shall be revised as follows:

The hours of operation for the winery shall be between 6:00am to 11:00pm Sunday through Saturday 10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays. Only clean-up type activities may take place between 10:00pm and 11:00pm on Friday and Saturdays.

5. Condition #18 in CUP#05-2022 shall be revised as follows:

A sound monitoring and notification system shall be installed and operational on the property during all hours of operation at all times while the winery is operating from the property. The owner/operator of the winery shall continuously monitor and keep records of sound levels during all hours of operation and implement whatever measures may be necessary to limit sound levels at or below 65dbA. In the event complaints are received concerning sound levels that may be in excess of 65dbA, the owner/operator shall make the sound level data collected on the date of said complaint(s) available for inspection by the Village.

6. Pursuant to Section12.03of the Germantown Municipal Code, and subject to the same restrictions and limitations set forth herein, the owner/operator of the winery shall obtain an outdoor entertainment permit for any outdoor music or entertainment provided on the property. [This is a new condition recommended by staff]

7. Use of the tasting room building and associated outdoor seating areas shall be allowed to be used as a“morning coffee shop” during the hours of 7:00am to 11:00am. The preparation and sale of food items from the morning coffee shop and winery shall be allowed subject to the terms and limitations of any food license issued by the Washington-Ozaukee County Health Department. [This is a new condition recommended by staff]

Chairman Soderberg opened the Public Hearing at 6:46pm.
Residents who spoke included:
Kirk Will who lives on Apple Blossom Lane was opposed to several of the amendments, including the serving of hard liquor, deleting the condition for transfer of the CUP to family members and deleting the sound monitoring system requirement. He feels this will be a noise nuisance and thinks this business is becoming too big for this location.
Dan Roeming who lives on Apple Blossom Lane is opposed changing the same amendments and wants the area to remain rural and quiet and doesn't want to live next door to a bar.
Associate Planner Yanke stated that 1 email came in that supported the proposal and 1 letter was submitted that opposed the proposal. Copies of both were given to all Plan Commission members.
Chairman Soderberg closed the Public Hearing at 7:04pm.

Director Retzlaff went over the conditions along with recommended changes as listed above. Discussion Followed.
Commissioners asked for confirmation that the CUP could now transfer to anyone if/when the business sells as long as they follow the same rules and conditions. Property owner, Behnke came forward to discuss the liquor license that he acquired from the State of Wisconsin in 2024 and why he did so and stated that he has not been selling hard liquor on the property so far as he has not needed to. That has changed recently, as when he gets calls to book events on the property, he loses revenue/bookings because he cannot offer hard liquor. He stated that he is adapting to the market as necessary for the business. An outdoor music permit would have to be obtained through the Clerk's Department. There was some concern from neighbors that the coffee shop operates at a peak traffic time, and it would impact neighbors' ability to leave their driveways. A sign maybe 20 feet past the driveways to direct traffic into the winery, so cars wouldn't turn into neighboring driveways by accident when kids are waiting for the school bus was suggested. Commissioners and Mr. Behnke discussed the noise monitoring system and whether it should be a requirement or not. Mr. Behnke said he had no problem with installing a new working system so he could provide noise data when needed on his own accord.

Motion 1: Approve all conditions EXCEPT for #11 & #18 as presented
Motioned By: Robert Warren
Seconded By: Russell Ewert
Yes: Robert Warren, Robert Williams, Bridget Henk, Josh Tarantino, Russell Ewert
No: None
Abstain: Bob Soderberg
Motion Passed (Yes 5, No 0, Abstained 1)

Motion 2: Eliminate condition #11 from the CUP
Motioned By: Robert Warren
Seconded By: Russell Ewert
Yes: Robert Warren, Russell Ewert
No: Robert Williams, Bridget Henk, Josh Tarantino
Abstain: Bob Soderberg
Motion Failed (Yes 2, No 3, Abstained 1)

Motion 3: Approve condition #11 as written
Motioned By: Bridget Henk
Seconded By: Robert Williams
Yes: Robert Williams, Bridget Henk, Josh Tarantino
No: Robert Warren, Russell Ewert
Abstain: Bob Soderberg
Motion Passed (Yes 3, No 2, Abstained 1)

Motion: Eliminate condition #18
Motioned By: Robert Warren
Seconded By: Russell Ewert
Yes: Robert Warren, Robert Williams, Bridget Henk, Josh Tarantino, Russell Ewert
No: None

Abstain: Bob Soderberg
Motion Passed (Yes 5, No 0, Abstained 1)

[redacted]

CONDITIONAL USE PERMIT AMENDMENT

3/9/26 Plan Commission Meeting

Apple Works Winery LLC / Kevin Behnke

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Kevin Behnke, property owner, is requesting approval of an amendment to Conditional Use Permit #05-22 to: remove CUP transfer restriction, allow the sale & service of hard liquor, expand the hours of operation, expand the hours for indoor music; remove the external sound monitoring requirement, and allow the tasting room to be used as a morning coffee shop from 7:00 to 11:0am daily on the 10.8 acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue.

Location: W179 N12536 Fond du Lac Avenue

Property Owner: Kevin Behnke
W179 N12536 Fond du Lac Avenue
Germantown, WI 53022

Current Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Agricultural	A-1
East	Residential	Rs-1
West	Agricultural	A-1



Background

The original Apple Works Orchard was an early version of an "agri-tourism" operation that started in the early 1990's through 2000 that included the on-site sale of apple products, pumpkins, Christmas trees and other locally produced crafts and baked goods. Kevin Behnke purchased the property in 2002 and began restoring the property and buildings. In 2002, Behnke was granted a conditional use permit (CUP #12-02) for vehicle, boat, and equipment storage from the three (3) accessory buildings on the property. In 2004, the property was divided with a 15-acre portion rezoned for residential development with three (3) dwellings since constructed.

In 2013, CUP #01-13 was granted to Behnke for the operation of a winery and tasting room on the property with the intent that it would, once again, become a local agri-tourism operation. The current winery comprised of a 1,585 sqft tasting room/retail store, 2,880 sqft barn for events, and an outdoor patio permitted to operate 7 days per week.

In 2020, Behnke proposed an amendment to CUP #01-13 to expand the winery operation to include an event venue. The proposal included the following site and building improvements that would be added to the operation and CUP:

- Renovate Existing 2,880 sqft barn into wedding & event venue
    - 1536-square foot addition, a 512-square foot covered drive-through, and a 256-square foot enclosed entry to be added to the existing building
    - Catering Prep Kitchen
    - Indoor restrooms
    - Overhead garage doors on north and east elevations
    - Sound Safe Acoustic Barrier to be installed in the banquet hall walls
- Construct 35-50 vehicle gravel parking lot
    - installed north of outdoor patio and existing tasting room building
    - possibly paved in future

Although the proposed amendment received a positive recommendation from the Plan Commission subject to ten (10) conditions, the CUP request was denied by the Village Board in February, 2021 (meeting minutes attached).

In 2022, CUP #01-13 was amended and re-approved under CUP #05-22. The amendments approved at that time include:

- Expanded hours of operation for winery activities from 10:00am-9:00pm to 10:00am-11:00pm (2 extra hours in the evening);
- Expanded the winery operation to include a renovated 2,880 sqft barn with seating capacity up to 125 persons;
- Allow construction of a 35-50 vehicle gravel parking area north of the outdoor patio and tasting room building;
- Allow conversion of the existing dwelling on property into a "bed & breakfast" short-term rental (concurrent with construction of a new and separate single-family dwelling on the property for the owner).

Proposal

At this time, Behnke is requesting approval of six (6) amendments to Conditional Use Permit #05-22 that include the following:

1. Delete Condition #11 that restricts transferability of the CUP to only family members;

2. Delete Condition #12 that prohibits the sale or service of hard liquor without first obtaining approval from the Village to amend the CUP;

3. Condition #16. Expand the hours for indoor music in the Tasting Room & Barn:
    a. Current: 12:00pm to 6:00pm Sunday to Thursday &
       12:00pm to 10:00pm Friday & Saturday
    b. Proposed: 10:00am to 10:00pm Sunday to Saturday

4. Condition #17. Expand the hours of operation for winery activities:
    a. Current: 10:00am to 9:00pm Sunday to Thursday &
       10:00am to 11:00pm Friday & Saturday
    b. Proposed: 6:00am to 11:00pm Sunday to Saturday

5. Delete Condition #18 that requires installation and operation of a sound monitoring system at all times when the winery is operational.

6. Add use of the Tasting Room as a “morning coffee shop” to the list of permitted activities with hours of operation from 7:00am to 11:00am daily.

Staff Comments

General Comments

Although “winery” is not specified in the A-2 District as either an allowable or conditional use, the Apple Works Winery operation was processed and approved with under the conditional use permit provisions as an “unspecified use” specified in Section 17.07(3)(a)2. of the Zoning Code:

> ***17.07(3)(a)2. Unclassified or Unspecified Uses.***
> *Unclassified or unspecified uses may be permitted by the Plan Commission, provided that such uses are similar in character to the principal uses permitted in the district. If the Plan Commission determines that an unclassified or unspecified use is similar in character to a conditional use specified for that zoning district, the unclassified or unspecified use will require review and approval by both the Plan Commission and the Village Board in accordance with the procedures established in section 17.42 of this chapter [i.e. the Conditional Use Permit requirements].*

The “bed & breakfast” short-term rental is specifically listed as a conditional use in the A-2 District. Therefore, it was processed as a conditional use permit but incorporated into one overall condition use permit CUP #05-22; copy attached).

Given the history of this property and popularity of the winery operation, the proposed amendments constitute an expansion of the operation that is a characterized by Behnke as being necessary to remain competitive and meet current market changes and trends. As was the case in 2022 when the last amendments were approved, staff supports this operation because it is consistent with the overall desirability of agri-business and tourism uses in the Village's Rural Preservation District as expressed in the 2050 Comprehensive Plan. As far as staff is concerned, the underlying issue or question at hand is: to what extent should the overall operation be allowed to expand in terms the hours of operation, uses and activities allowed, and how much of the property is involved in the operation? At what point, if any, does the operation become too much or too big to remain compatible with the surrounding properties and rural character?

With that said, staff continues to have concerns regarding the compatibility of an expanded winery and large event space with the surrounding residential properties to the east and north. In 2013, commitments were made to the neighbors that the winery operation would be quiet, serve no hard alcohol, and only operate until 9:00pm. Although initially denied in 2020, the approved amendments in 2022 expanded the hours of operation, expanded the "footprint" of the overall operation by adding the renovated barn for larger events, adding additional parking spaces, and adding a short-term rental "bed & breakfast" option, has changed the character of the winery operation. As the winery operation expands in terms of operational hours, activities allowed, and overall footprint on the property, the type and number of events and patrons will be greater and more diverse. All of which has the potential for increased negative impacts on the surrounding neighborhood, e.g. noise, traffic.

Condition #11 (CUP Transferability)

This condition was added in 2022 when the CUP was last amended. Limits on the transferability of CUP's is a relatively new concept that started sometime around the Year 2000 but is/was not been included in all CUPs approved since then. In those instances where a condition limiting/prohibiting the transfer of A CUP has been included, it's generally been for those CUP's that involve an operation that, while said operation was considered acceptable under the specific terms and commitments of one operator, it may not be operated (nor acceptable) in the same manner under a different operator or owner. It has also been used where/when the operator or owner makes specific commitments that may be unique to that particular operator (e.g. voluntarily deploying a sound level metering system). Prohibiting and/or limiting the transferability of a CUP is one way in which the Village can ensure the operation continues to operate as committed to by the original operator when the CUP was initially granted.

With respect to the granting of conditional use permits, Wis. Stats. Section 62.23(7) generally provides that, once issued, a CUP runs with the land except that a municipality may include conditions of approval that specify the terms or conditions under which a CUP becomes invalid, such as upon the sale of the business or property for which the CUP was granted.

With that said, Staff agrees that a modification to the wording may be in order to address the owners concern regarding the substantial and long-term (and possibly generational) investment this type of operation involves while providing the Village the assurance that the operation would continue operating as permitted in the event of a sale of the property and/or Apple Works Winery operation. The following modifications to Condition #11 are proposed as an alternative to simply deleting this condition altogether:

11. This Conditional Use Permit shall be transferable ~~to an immediate family member only~~ provided that any change in the operator and/or property owner is reported to the Community Development Department along with any proposed changes to the operation, permitted uses & activities, and extent of the operation on the property. In the event there are any changes, Village staff shall work cooperatively with the new operator/owner to evaluate the need to enforce Condition #3 herein. ~~In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.~~

Condition #12 (Sale & Service of Hard Liquor)

This condition was added to the CUP in 2022. At that time, the owner held a Class "B" Liquor License to serve beer and wine. The owner indicated that the winery may apply for a hard liquor license in the future but was not interested at that time. While Condition #12 prohibits the sale or dispensing of hard liquor, it also provides a path for the owner to obtain permission to sell and serve hard liquor that includes obtaining an amendment to the CUP first and prior to obtaining the necessary liquor license.

Since 2022, the process for obtaining liquor licenses for wineries has changed. Liquor licenses for wineries are obtained directly from the Department of Revenue (DOR) and no longer through the Village Clerk's Office. The owner indicates that he went ahead and obtained a full-service liquor license from the DOR back in July, 2024, before his Village-issued license expired. While the owner acted prematurely when obtaining a license from the DOR before seeking an amendment to the CUP, he is now requesting that the CUP be amended to allow the sale of hard liquor as part of the winery operation.

Condition #16 (Indoor Music Hours) & Condition #17 (Winery Hours of Operation)

Proposed revisions to the hours allowed for indoor music extend the current time period by additional 6 hours each day Sunday to Thursday (morning and evening) and an additional 2 hours each day Friday and Saturday (morning only). Similarly, proposed revisions to the overall hours of operation extend the current time period an additional 6 hours each day Sunday to Thursday (morning and evening) and an additional 4 hours on Friday and Saturday (morning only). As expressed earlier, staff's concern with these proposed amendments is that the extended hours have the potential for negative impacts on the surrounding neighborhood, e.g. noise, traffic, that are greater in the amount and/or spread out over a longer period of time.

Condition #18 (Sound Level Monitoring System)

With respect to the issue of increased sound levels (i.e. noise impact), to address the public comments about noise that were received by the Plan Commission and Village Board when previous amendment proposals were denied in 2021 and then approved in 2022, Behnke took proactive steps to address potential noise impacts.

First, Behnke agreed to restrict outdoor music and other entertainment to the outdoor patio area west/northwest of the tasting room building. No outdoor music is allowed from or around the renovated barn. Indoor music is allowed in the tasting room and the renovated barn.

Second, Behnke voluntarily restricted music at events to low impact acoustic-type instruments (typically a guitar) with low wattage amplifiers and PA system speakers performed by soloists or small ensembles. Pre-recorded “piped in” music is not amplified or played outdoors.

Third, Behnke installed a “NoiseAware” sound level monitoring and notification system on the property www.noiseaware.com . Sensors are mounted east of the renovated barn near the east property line near the closest residential area. In 2022, sound level data collected for a random sample of dates from June through September were provided that showed higher sound levels associated with background noise (primarily highway noise from STH145) than the sound levels measured when live music was played on a particular date. Staff’s review of the NoiseAware data provided at that time revealed that the sound level measured near the east property line on certain event dates when live music was played did not exceed a decibel level of 60dbA. These results, albeit limited, were consistent with the analysis and conclusions of the sound level analysis prepared for the Winery by Craig Schaefer, Acoustical Engineer, with Reidel & Associates. At that time, the consultant generally concluded that sound created by a music source located in or near the tasting room would be undifferentiated from the sound resulting from other background sources in the surrounding area (primarily vehicle and tire noise from STH145).

With that said, it is not unreasonable that the winery be required to implement a minimal amount/type of measures necessary to limit or mitigate potential noise impacts associated with winery activities and special events. Such measures may include limits on the days and hours music is allowed to be played, limits on the level of sound that is allowed to occur, and requirements on if and where speakers and amplifiers are allowed to be mounted and/or directed. Although the Village has general restrictions on noise disturbances that are enforced through the nuisance provisions in the Municipal Code, there are no prescribed decibel (dB) thresholds or criteria that are used to determine violations between the hours of 6:00am and 10:00pm. Because the Apple Works Winery is located in the rural area of the Village, it’s understandable that surrounding residents and property owners are concerned about and sensitive to changes in the type, timing and level of sounds created in the area. At the same time, however, different sounds that have are not typical or customary for the rural area are not automatically a public nuisance or code violation simply because those sounds are new or different for the area, particularly if they occur between the acceptable hours of 6:00am to 10:00pm.

For this reason, the continued use of a sound level system seems a reasonable cost-effective approach to monitoring the most significant concern of surrounding property owners (i.e. noise) and, in turn, be used as the basis for future enforcement action if/when deemed necessary.

According to Behnke, the sound level monitoring system that was installed back in 2022 has become antiquated and no longer supported by the manufacturer. The system has not been updated and is apparently no longer in use. Condition #18 requires a sound monitoring and notification system be installed on the property and operational at all times while the winery is operating. Apparently, this condition has not been satisfied for some period of time. Consequently, rather than update the system or install a different one, Behnke is requesting that this requirement be deleted from the CUP.

Addition of Morning Coffee Shop Use to Permitted Uses/Activities
Behnke is requesting that the list of permitted uses and activities be expanded to include a morning coffee shop that would be open from 7:00am to 11:00am Sunday to Saturday. Additional food (beyond the current frozen/pre-packaged items currently allowed to be sold) would also be sold to the extent allowed under the existing Food License issued by Washington County.

In 2022, Behnke stated that he had no intention of expanding the menu of food items served in the winery because he didn't want the business to become/include a restaurant. Behnke indicated that the catering kitchen in the barn was limited for catered events only. In support of his request, Behnke indicates that there is no desire for the business to become a full restaurant but wants flexibility serve a larger variety of food items prepared and sold on-site.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed amendments to CUP#05-2022 in part as specified below for the Apple Works Winery located at W179 N12536 Fond du Lac Avenue. Unless revised below, all existing conditions in CUP#05-2022 shall remain in full force and effect. All existing, revised, and additional conditions specified below shall be incorporated into a new CUP document recorded as a restriction on the property if approved by the Village Board:

1. Condition #11 in CUP#05-2022 shall be revised as follows:
   This Conditional Use Permit shall be transferable ~~to an immediate family member only~~ provided that any change in the operator and/or property owner is reported to the Community Development Department along with any proposed changes to the operation, permitted uses & activities, and extent of the operation on the property. In the event there are any changes, Village staff shall work cooperatively with the new operator/owner to evaluate the need to enforce Condition #3 herein. ~~In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.~~

2. Condition #12 in CUP#05-2022 shall be revised as follows:
   The sale and dispensing of hard liquor shall be allowed on the winery premises subject to applicable Village and WI Department of Revenue licensing requirements and limitations. ~~There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.~~

3. Condition #16 in CUP#05-2022 shall be revised as follows:
   Indoor music is allowed only in the tasting room building and the renovated barn ~~and shall be permitted~~ and only ~~between~~ during the hours from 10:00am to 10:00pm Sunday through Saturday~~12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 9:00pm on Friday and Saturday~~.

4. Condition #17 shall be revised as follows:
   The hours of operation for the winery shall be between 6:00am to 11:00pm Sunday through Saturday ~~10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays.~~ Only clean-up type activities may take place between 10:00pm and 11:00pm ~~on Friday and Saturdays~~.

5. Condition #18 in CUP#05-2022 shall be revised as follows:
   A sound monitoring and notification system shall be installed and operational on the property during all hours of operation ~~at all times~~ while the winery is operating from the property. The owner/operator of the winery shall continuously monitor and keep records of sound levels during all hours of operation and implement whatever measures may be necessary to limit sound levels at or below 65dbA. In the event complaints are received concerning sound levels that may be in excess of 65dbA, the owner/operator shall make the sound level data collected on the date of said complaint(s) available for inspection by the Village.

6. Pursuant to Section 12.03 of the Germantown Municipal Code, and subject to the same restrictions and limitations set forth herein, the owner/operator of the winery shall obtain an outdoor entertainment permit for any outdoor music or entertainment provided on the property. *[This is a new condition recommended by staff]*

7. Use of the tasting room building and associated outdoor seating areas shall be allowed to be used as a “morning coffee shop” during the hours of 7:00am to 11:00am. The preparation and sale of food items from the morning coffee shop and winery shall be allowed subject to the terms and limitations of any food license issued by the Washington-Ozaukee County Health Department. *[This is a new condition recommended by staff]*

Village of Germantown ...Willkommen

Fee must accompany application

~~$1460~~ $1680 Paid Chk 1366 Date 1/16/26

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

KEVIN H BEHNKE
W179 N12536 FOND DU LAC
GERMANTOWN, WI 53022

Phone (262) 677-1000
Fax ( )
E-Mail RELAXEDKHB@HOTMAIL.COM

PROPERTY OWNER

KEVIN H BEHNKE
W179 N12536 FON DU LAC
GERMANTOWN, WI 53022

Phone (262) 677-1857

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

KEVIN H BEHNKE / APPLE WORKS WINERY LLC

3 PROPERTY ADDRESS

W179 N12536 FOND DU LAC AVE

TAX KEY NUMBER

GTNV-161-976

4 DESCRIPTION OF EXISTING OPERATION

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

SEE ATTACHED

5 DESCRIPTION OF PROPOSED OPERATION

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

CUP #05-22

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

SEE ATTACHED

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

W179 N12536 Fond Du Lac Ave, Germantown, Wisconsin 53022
A 10.81 acre parcel being Lot 4 of Certified Survey Map No. 5843
and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16,
Township 9 North, Range 20 East in the Village of Germantown,
Washington County, Wisconsin

7 SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ Photos of existing use and/or proposed use operating elsewhere
- ☐ SEE ATTACHED
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

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

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

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

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant _____ 1/13/26 Date

Owner _____ 1/13/26 Date

Apple Works Winery at Behnke Estates LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

For your consideration

I am submitting the Conditional Use Permit Application for modifications for your review. We have been open for almost 10 years and we feel we need to make some changes to our current CUP to be more in line with current market changes and needs so we can be more competitive with the current market conditions and trends in the community.

Proposal CUP Modifications.

Cup Item #11 This Conditional Use Permit shall be transferable to an immediate family member only. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.

Removal of this condition completely.
Reason: We feel that this restriction doesn't entertain the true complexity of the operation.
I voiced my concerns with this clause and the Board refused to discuss it.
I have said from the beginning that the operation of a Winery is a generational type business which is a long term operation that could outlive the original owner / founder.
The substantial financial investment and the long term aging required for most of the wines is between 3-5 years.
The operation has invested a substantial amount of cost in permits and improvements over the years and it has literally become part of the community.
How many other businesses with this type of operation have this clause?
Our original Cup #01-13 for the Winery Operation doesn't have this restriction.
Our original Cup #12-02 for the Equipment Storage doesn't have this restriction.

Cup Item #12 There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.

Removal of this condition completely
The Village via mail, which I received on April 27th 2024, advised us that our licenses with the Village would be void as of May 1st 2024. Which was two months before the actual termination date.
Germantown said that our business information was sent to the State and we would need a state permit and not to contact the Village.
So that is the avenue we took, and the state was very helpful and we were advised that we qualified for a Retail Full Service Liquor License.
We currently hold a Full Service Retail Sales License dated July 30th 2024 to July 31st 2026.

Apple Works Winery at Behnke Estates LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

We have treaded lightly with this permit as not to create any type of issues.
Remember when we first approached Germantown with opening the Winery, all the liquor licenses had been allocated.
This Full Service Retail Liquor License is a complement to our Event Space and remember we make and sell wine.
I believe that Old Germantown has a similar type of License.

Cup Item #16 Indoor music is allowed only in the tasting room building and in the renovated barn and shall be permitted between 12:00 pm and 6:00 pm only on Sunday through Thursday and from 12:00 pm until 10:00 pm on Friday and Saturday.

Modification to this restriction

Standardize indoor Music to 10:00 am to 10:00 pm in the Tasting Room and Renovated Barn

Cup Item #17 The hours of operation shall be between 10:00 am and 9:00 pm Sunday through Thursday, and between 10:00 am and 11:00 pm on Fridays and Saturdays. Only cleanup type activities may take place between 10:00 pm and 11:00 pm on Friday and Saturdays.

Modification to this restriction

Standardize hours of operation to 6:00 am to 11:00 pm for the Winery Operation and Equipment Storage
Cup #12-02 as reference

Cup Item #18 A sound monitoring and notification system shall be installed and operational on the property at all times while the winery is operating from the property.

Removal of this condition completely

We have never had a formal complaint to my knowledge since opening in 2016.
The original Monitor Business has been sold and the system needs to be updated and at this point we just do not see the need to maintain this system.
We can always shop for another system if the need arises.
Is there another business in Germantown with a lot line sound monitor service?
This system was installed to prove a point that the road noise is louder than any noise from the Winery.

New Cup Item

We currently have a Food License from Ozaukee / Washington County.
Over the last 40 years this property has had the following permits for food:
(Apple Sales, Farmers Market, Delicatessen, Bakery, Winery Events)
We want to expand the food offering available to include the following:
Morning Coffee Shop when Winery is not open. 7:00 AM to 11:00 AM
Expand our food offering per our Food License approval during open hours.

Apple Works Winery at Behnke Estates LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

Both the Tasting Room and Event Space kitchens get inspected by the Germantown Fire Department (6 month) and Ozaukee / Washington County (Yearly)
We do not desire to become a full restaurant but need some flexibility to make a larger variety of what we can offer.

Google Maps



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft

Village of

Germantown

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

01/19/2026 08:54AM PRAVINA P
001055-0029
Payment effective date 01/16/2026

MISCELLANEOUS	
CONDITIONAL USE PERMITS	
(GENCON)	
2026 GENCON	
1 @ $1680.00	$1,680.00
	$1,680.00
Subtotal	**$1,680.00**
Total	**$1,680.00**
Tenders	
CHECK	$1,680.00
Check Number1366	
Change due	**$0.00**

Thank you for your payment

CUSTOMER COPY

CUP # 05 – 22 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Document # **1573292**
WASHINGTON COUNTY WISCONSIN
2022-12-22 9:27:00 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Return via EMAIL
Pages: **5**

5

Whereas the Applicant:

Kevin Behnke, Property Owner, Apple Works Winery LLC & Behnke Estates

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

This Conditional Use Permit replaces CUP#01-13 (recorded as Document #1328018 on 2/4/2013)

Now, therefore, this permit is issued to the Applicant to permit the operation of a winery, event venue, and short-term rental from the property located at W179 N12536 Fond du Lac Ave in the A-2: Agricultural Zoning District pursuant to Section 17.13 and 17.07(3)(a)2. of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 161-976

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

A 10.81-acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.
Tax Key No: 161-976
Address: W179 N12536 Fond du Lac Avenue

Pursuant to the following condition(s):

General Conditions and Provisions:

1. This permit authorizes limited uses and activities as set forth in the original application for CUP# 01-13 and the amendment application dated August 5, 2022, including special "events" and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.

2. For purposes of administration and enforcement of this CUP, the following terms are defined:
    a. "Event" or "events" is/are an organized or spontaneous party, meeting, dinner, wine tasting, celebration, ceremony, wedding, reception, workshop, conference, corporate function, or other similar activity held for the benefit of and attended by persons in addition to and/or other than the property owner for a common purpose that occurs on the property on an irregular, periodic or one-time basis. This definition does not include uses or activities that are typical and customary accessory uses to a single-family residential use, such as private parties, gatherings and similar activities conducted by and for the benefit of the property owner and his/her immediate family (spouse, domestic partner, child/stepchild, parent/stepparent). This definition does not include regular activities uses or activities that are typically and customarily associated with the daily operation of a café, restaurant, or bar/tavern.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
5. Site improvements, buildings, signage, exterior lighting, and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.
7. Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements that may result from the expanded use of the renovated barn and overall property for public and private events and uses.
8. Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any events held on the property.
9. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.
10. A pre-occupancy inspection of the renovated barn by the Village Building Inspector and Fire Chief is required prior to commencing use of the renovated barn for winery events.

11. This Conditional Use Permit shall be transferable to an immediate family member only. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.
12. There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.
13. The property owner shall record a deed restriction for the subject property that limits access from STH145 to the existing driveway only and prohibits any new or additional access driveways unless approved by the WisDOT and Village of Germantown. Said deed restriction shall be recorded prior to or concurrent with Village approval of the Site Plan for the event venue project or six (6) months after the date of recording of this CUP, whichever comes first.
14. Not including service staff, the maximum property capacity shall not exceed 175 persons at any one time.
15. Outdoor music is allowed only on/from the outdoor patios north/northwest of the tasting room building. Outdoor music shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday, and from 12:00pm until 9:00pm on Friday and Saturday. Outdoor music shall be limited to low impact acoustic-type instruments (e.g. string instruments, piano, woodwind instruments) with small, low wattage amplifiers or personal-sized PA system speakers by solo artists or small ensembles.
16. Indoor music is allowed only in the tasting room building and in the renovated barn and shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 10:00pm on Friday and Saturday.
17. The hours of operation shall be between 10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays. Only clean-up type activities may take place between 10:00pm and 11:00pm on Friday and Saturdays.
18. A sound monitoring and notification system shall be installed and operational on the property at all times while the winery is operating from the property.
19. The short-term rental can only operate if the owner of the dwelling also resides permanently on the property and serves as caretaker for the short-term rental;
20. If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As property owner and agent for the Apple works Winery LLC, I, Kevin H. Behnke, hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this 15 day of December, 2022

KEVIN H BEHNKE
Print Name on this line

Signature on this line (Kevin H. Behnke)

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 15 day of December, 2022, being the above named Kevin H Behnke, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Angela M. Henke
{type or print name of Notary on this line}

{signature of Notary on this line}

A.M. HENKE NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin
My Commission Expires: 12/17/2024

Expires: _____

NOTARY ID: 239206

Drafted by - Village of Germantown

21. The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.
22. Prior to commencing operation of the short-term rental, the owner/operator shall provide a detailed plan of operation to the Community Development Department.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 20 day of December, 2022.

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 20th day of December, 2022, the above named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

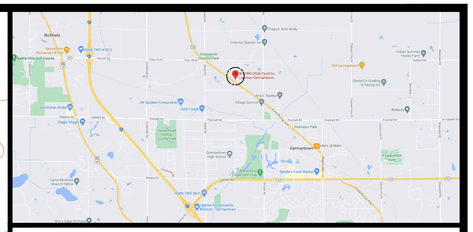
DEBORAH J. REMICH NOTARY PUBLIC STATE OF WISCONSIN

Deborah J. Remich
{type or print name of Notary on this line}

Deborah J. Remich
{signature of Notary on this line}

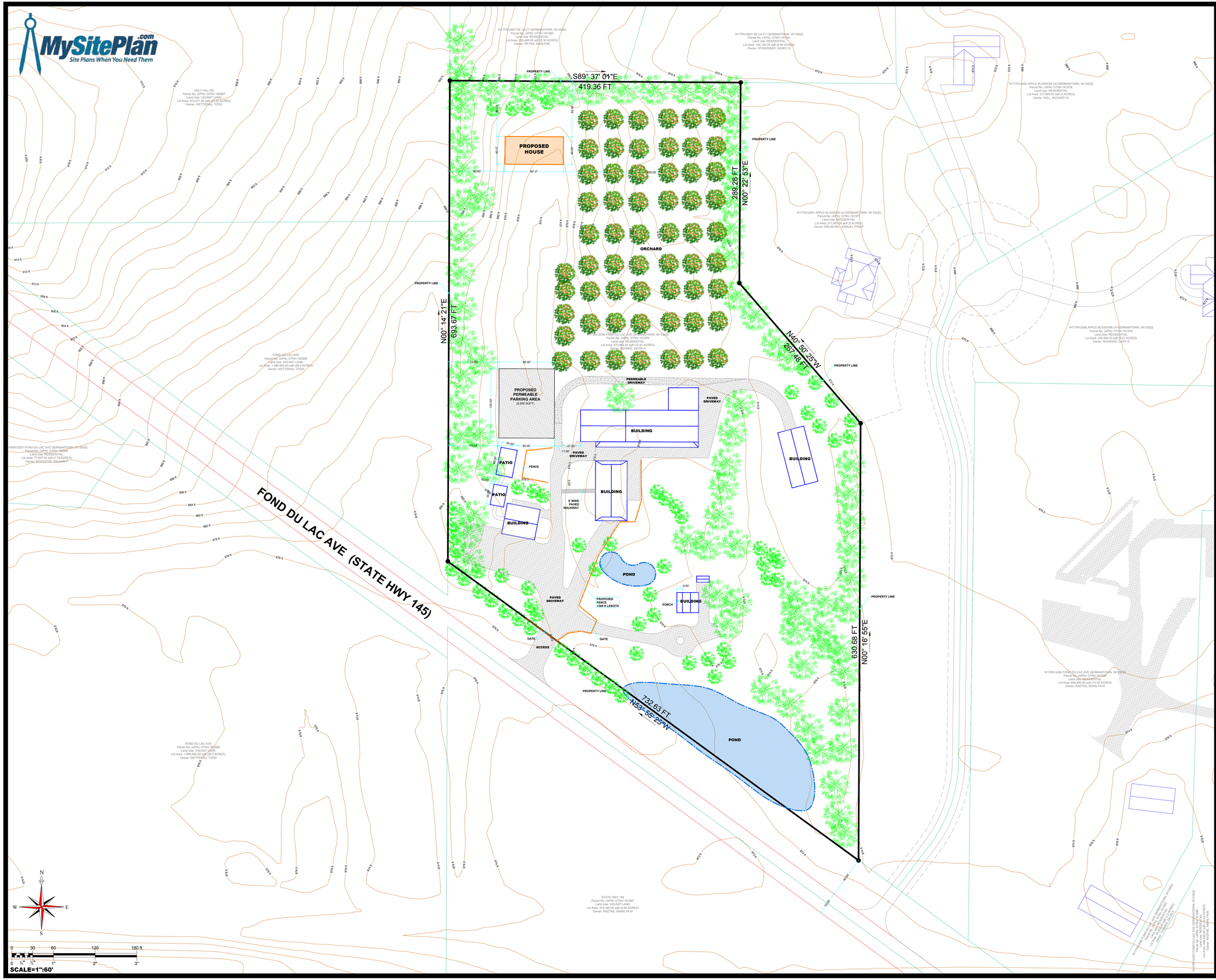
Notary Public, State of Wisconsin
My Commission Expires: 11/7/23

MySitePlan.com
Site Plans When You Need Them



VICINITY MAP

PROPOSED SITE PLAN
W179N12536 FOND DU LAC AVE
GERMANTOWN, WI 53022
PARCEL #:GTNV-161976
AREA:470,884.00 sqft (10.81 acres)



W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022
PARCEL #:GTNV-161976
AREA:470,884.00 sqft (10.81 acres)

LEGAL INFORMATION:**PT OF W1/2 NE CSM 5843 LOT 4 DOC 934451**
SUBDIVISION: **-**
LEGAL LOT: **4** LEGAL BLOCK: **-**
ZONING: **A2**
LAND USE CATEGORY: **AGRIBUSINESS**
LAND USE DESCRIPTION: **SINGLE FAMILY RESIDENCE**
OWNER NAME: **BEHNKE, KEVIN H**
OWNER ADDRESS:
W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022

DESIGNED BY: MySitePlan.com

SCALE:1":60'
DATE: NOVEMBER 2,022

REVISION #:	SHEET #:
1	2

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 9th, 2026
TIME: 6:30 pm or later

The purpose of said hearing will be to hear all parties, their attorneys or agents, for or against the following application to amend Conditional Use Permit No. 05-2022 issued to Kevin Behnke, property owner, and Apple Works Winery LLC, to permit the operation of a winery, event venue, and short-term rental from the property described below. In this application, the owner is requesting that certain existing conditions of approval be revised and/or removed and that the permitted hours of operation and uses be expanded to allow a morning coffee shop from 7:00am to 11:00am.

Applicant: Kevin H. Behnke, Property Owner
Property Address: W179N12536 Fond du Lac Avenue (GTNV_161976)

Property Description:
W179N12536 Fond Du Lac Ave, Germantown, Wisconsin 53022. A 10.81 acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown; Washington County, Wisconsin.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall.

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

Donna Ott, Village Clerk
Dated this 11th day of February 2026

To Be Published On: February 18th and February 25th, 2026

PLAN COMMISSION MINUTES
November 14, 2022

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Peter Nilles, Bill Shadid, Bob Williams and Josh Tarantino were present. Commissioner Tony Laszewski was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

- Melanie Smythe, N140 W17938 Cedar Lane – said she has nothing against developers but she has a passion for this community and the quality of life and is saddened to see more of our green spaces and farm land disappearing by large warehouses. Her concern is for the quality of life for the people who have been here. She mentioned the referendum and that it passed by less than 5 percent.

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the minutes from October 10, 2022.
MOTION carried unanimously.

TID No. 9 Boundary Amendment and Project Plan - Tax Incremental District No. 9 (TID#9) is a 38.15-acre "industrial" TID located at the Donges Bay Road @ Wasaukee Road intersection. TID#9 was created in June 2022 under Village Board Resolution No. 23-2022. The purpose for TID#9 was to provide infrastructure financing necessary to support the creation of a new industrial district in the southeast corner of the Village and the public infrastructure needed for the construction of the Village's planned Department of Public Works facility. Associate Planner Zandt summarized the proposal. Phil Cosson, Ehlers, reviewed the proposed Amendment and Project Plan.

Public Hearing Opened 6:51 pm.

- Scott Hefle, W159 N10514 Old Farm Road, cautioned the Plan Commission that a TID uses tax payer dollars and they should carefully weigh what is going on and make good decisions. He asked if anyone had talked to Mequon residents about their concerns.
- Ryan Evans, N108 W12729 Coneflower Circle, asked for consideration with light pollution and the number of trucks. Put some berms up in consideration for the neighborhood.
- Luke Korth, 12122 W. Shawnee Pass, Mequon, had concerns with light and noise pollution and wetland filling. He asked if there are plans to install berms to help reduce noise and light pollution.

Public Hearing Closed 7:01 pm.

MOTION Baum second Shadid to Approve the amendments to the boundary map and Resolution 03-2022.

Discussion followed. Commissioner Williams asked a question on cash flow related to the tax value and asked if a sensitivity analysis was done. Mr. Cosson said it was not included in the packet but he could get a revised packet back to staff. Chairman Wolter questioned if the Developers agreement will be finalized at the time it goes before the Village Board. Village Administrator Steve Kreklow said the agreement would not be available at that point, but most of the terms that were laid out were included in the sale agreement. The bulk of what was negotiated on the initial parcel has nothing to do with the amendment. He said the sale on the Krause property is not final yet but the developer agreement will probably be much smaller since those other issues were already addressed.

MOTION carried unanimously.

Kevin Behnke, Apple Works Winery – W179 N12536 Fond du Lac Avenue. The property owner, is requesting approval of an amendment to Conditional Use Permit #01-13 to revise the hours of operation and expand the existing winery operation to include an existing 2,880 sqft renovated barn with a seating capacity of 125 persons, additional on-site vehicle parking, and use of the existing dwelling as a "bed & breakfast" type short-term rental on the 10.8 acre Apple Works Winery property. Director Retzlaff summarized the proposal.

Public Hearing opened at 7:19 pm.

- Adam Forstner, W190 N12705 Deerwood Circle, commented it's a very low-key place, small Business like this is sought after, he supports the changes.
- Jan Miller, W151 N10297 Windsong Circle West, spoke in favor of the proposal, classy, low-key business, has been in the community, checks off all the questions from the past, family owned business, should support bed and breakfast.
- Deborah Hembrook, N128 W17358 Holy Hill Road, supports the expansion, said it's a lovely place, owner greets everyone, barn is gorgeous place, very impressed when there, owners into safety and regulations.
- Bob Warren, W168 N10766 Juniper Drive, supports and is impressed with the operation, Behnke wants to work with neighbors and Village, put extra insulation in the barn, sound limits are proactive, confident concerns from abutting neighbors would be addressed
- Sam Kruschell, W177 N12581 Apple Blossom Lane, biggest concern is noise, sound monitoring system is great but questioned if it was done when there were 125 people there. Traffic comes down private driveway all the time, not super for it, for the winery but expanding is snowballing it.
- Kirk Will, W177 N12604 Apple Blossom Lane, Chairman Wolter read comments into the record. He is opposed, greatly increased traffic and noise if approved, owner doesn't follow through with promises, 2050 Plan falls under rural preservation district, asked to deny the proposal.

Public Hearing closed at 7:32 pm.

MOTION Baum second Shadid to Approve a conditional use permit amendment to CUP#01-13 for the 10.8-acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue subject to the following conditions (these conditions are inclusive of the conditions that apply to use of the property for the winery operation and associated activities; these conditions replace those adopted in the original permit #01-13:

1. ***This permit authorizes limited uses and activities as set forth in the original application for CUP# 01-13 and the amendment application dated August 5, 2022, including special "events" and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.***
2. ***For purposes of administration and enforcement of this CUP, the following terms are defined:***
    a. ***"Event" or "events" is/are an organized or spontaneous party, meeting, dinner, wine tasting, celebration, ceremony, wedding, reception, workshop, conference, corporate function, or other similar activity held for the benefit of and attended by persons in addition to and/or other than the property owner for a common***

purpose that occurs on the property on an irregular, periodic or one-time basis. This definition does not include uses or activities that are typical and customary accessory uses to a single-family residential use, such as private parties, gatherings and similar activities conducted by and for the benefit of the property owner and his/her immediate family (spouse, domestic partner, child/stepchild, parent/stepparent). This definition does not include regular activities uses or activities that are typically and customarily associated with the daily operation of a café, restaurant, or bar/tavern.

3. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
4. ***In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.***
5. ***Site improvements, buildings, signage, exterior lighting, and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.***
6. ***Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.***
7. ***Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements that may result from the expanded use of the renovated barn and overall property for public and private events and uses.***
8. ***Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any events held on the property.***
9. ***All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.***
10. ***A pre-occupancy inspection of the renovated barn by the Village Building Inspector and Fire Chief is required prior to commencing use of the renovated barn for winery events.***
11. ***This Conditional Use Permit shall be transferable to an immediate family member only. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required in order for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.***
12. ***In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.***
13. ***Applicant to obtain all required liquor licenses and/or permits from the State and***

Village.

14. ***There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.***
15. ***The property owner shall record a deed restriction for the subject property that limits access from STH145 to the existing driveway only and prohibits any new or additional access driveways unless approved by the WisDOT and Village of Germantown. Said deed restriction shall be recorded prior to or concurrent with Village approval of the Site Plan for the event venue project or six (6) months after the date of recording of this CUP, whichever comes first.***
16. ***Not including service staff, the maximum property capacity shall not exceed 175 persons at any one time.***
17. ***Operational hours for the winery and events are permitted to be 10:00 am to 9:00 pm Sunday through Saturday.***
18. ***Outdoor music is allowed only on/from the outdoor patios north/northwest of the tasting room building. Outdoor music shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday, and from 12:00pm until 9:00pm on Friday and Saturday. Outdoor music shall be limited to low impact acoustic-type instruments (e.g. string instruments, piano, woodwind instruments) with small, low wattage amplifiers or personal-sized PA system speakers by solo artists or small ensembles.***
19. ***Indoor music is allowed only in the tasting room building and the renovated barn shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 9:00pm on Friday and Saturday.***
20. ***The hours of operation shall be between 10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays. Only clean-up type activities may take place between 10:00pm and 11:00pm on Friday and Saturdays.***

Discussion followed. Mr. Behnke said he's held true to the 2013 proposal that the operation would be quiet but he can't control people driving on the private driveway. He said he does not serve hard alcohol and there are no police reports. He is asking for 2 additional hours and the bed and breakfast. The home was built by German immigrants and it would be nice to preserve that history. There have been no problems with the winery and people come from all over, it is a destination business. He explained the sound analysis equipment can produce sound data on any day and he monitors it 24/7. He stated he will keep the sound analysis system in. Mr. Behnke said he had a problem with Condition #11 as it relates to the CUP may transfer to a family member only.

Discussion continued. Mr. Behnke said the business expansion is 75-100 feet of area. He said he had remodeled the barn for his daughter to get married in. Director Retzlaff explained the new shed and renovated barn are not part of the current winery operation. He also explained the intent of Condition #11 is to require a non-family owner to get a permit and state what their intention is. Chairman Wolter stated a new owner would need to resubmit their application and if the business is the same the permit would be reissued to them or anything additional could be approved. Mr. Behnke asked if Old Germantown has that condition. He confirmed no hard alcohol would be served and is not included in this proposal. Trustee Baum commented that Plan Commission approved the last proposal but Village Board shot it down. He said he supported the proposal then and supports it now adding that

more neighbors came out to the last meeting. Chairman Wolter commented the Village Board did not want to mix the business with residential. But the Board is now changed with new members. He said the proposal is not much different than the last time and he supports it. Mr. Behnke added the proposal is a lot smaller. He said he has no intention to expand the menu past the frozen stuff he offers; he does not want to be a restaurant. He mentioned the catering kitchen is for catered events such as bridal showers that he has held there.

MOTION to Amend Baum second Williams to add Condition #21 that the sound measuring system be operational while the business is operational.
MOTION to Amend carried unanimously.

MOTION to Amend Shadid second Baum to revise Condition #19 that indoor music is permitted until 10 pm.
MOTION to Amend carried unanimously.

MOTION to Approve as amended carried unanimously.

MOTION Baum second Shadid to Approve the proposed "bed & breakfast" style short-term rental, staff recommends adding the following conditions:

22. ***The short-term rental can only operate if the owner of the dwelling also resides on the property and serves as caretaker for the short-term rental;***
23. ***If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;***
24. ***The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.***
25. ***Prior to commencing operation of the short-term rental, the owner/operator shall provide a detailed plan of operation to the Community Development Department.***

Trustee Baum commented he had the privilege of working on a farm style venue similar to this and it has been a hit of that facility. He said this would not be a detriment to the area.

MOTION carried unanimously.

Heritage Park – Keith Kindred, SEH, agent for Home Path Financial LP, property owner, is requesting approval of a final subdivision plat for "Heritage Park North" (35 single-family lots), a 32.98-acre residential development located east of Division Road and north of Revere Lane.

MOTION Baum second Nilles to Approve the final subdivision plat for the 35-lot Heritage Park North residential subdivision located east of Division Road and north of Revere Lane subject to the following conditions:

1. ***A Letter of "no objection" from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.***
2. ***As-built (record) drawings shall be submitted and accepted by the Public Works Department prior to the issuance of any building permits.***
3. ***All technical issues and corrections identified by the Village Surveyor (see September 16, 2022 memo) shall be addressed and reflected in the revised plat submitted and approved by Village Staff prior to the recording of the final plat.***
4. ***The Declaration of Covenants, Conditions and Restrictions of the Heritage Park North Subdivision shall be submitted prior to Village Board review. The document shall include the items specified under Section 9.11 of the Development Agreement.***

Chairman Wolter added his property backs up to this subdivision and said many of the people along Larkspur Lane were concerned about runoff and drainage. He commented when the big rain event happened that no water came across and flooded any of the properties. The drainage ditches worked to design and the retention ponds were full but not overflowing. He applauded the developer for the drainage and grading plan.

MOTION carried unanimously.

Associate Planner Zandt summarized the proposed subdivision sign.

MOTION Baum second Shadid to Approve the permanent real estate sign Heritage Park North residential subdivision subject to the following conditions:

1. ***Electrical permits shall be obtained from SafeBuilt prior to installation of any/all electrical components.***
2. ***The uplighting shall be shielded to reduce glare visible from Division Road and Tanglewood Drive by locating behind landscaping and/or with side shields.***

MOTION carried unanimously.

Mike Faber, Capstone Development Company – N128 W20955 Holy Hill Road. Site Plan Consultation for Phase II of the Capstone 41 Business Park and 294,600 sqft multi-tenant industrial building. Director Retzlaff summarized the proposal to for discussion. Mike Faber spoke on Phase II. He explained an opportunity opened up to receive precast concrete panels and to take advantage of they needed to have everything ready by May 2023. So footings and foundations would need to be done this fall, but they did not have enough time to fully design the building and go through the normal Plan Commission process. He explained they will put in the footings and foundation in December at their risk before Plan Commission approval. He is looking for discussion on any aspects of the plan. The building will feel like a close sibling to the other building with architecture in the same family. They know the expectation of the Village is to extend the exact same berm and landscaping that was approved for Phase 1 continuing along Holy Hill Road to the east and the grading of the site will probably provide better protection from the truck court. Both of the storm ponds were already constructed with Phase I.

Trustee Baum commented the plan looks like a bigger brother to the existing building, details and color are the same. Commissioner Shadid agreed. Chairman Wolter asked if the landscaping plan was similar. Director Retzlaff confirmed it was but asked about the color scheme. Trustee Baum suggested changing to more of an earthtone color pallet. Mr. Faber stated he currently has 2 interested users.

Taco Bell – N96 W17802 County Line Road. Lemberg Electric, agent for Michael Schmitz - Taco Bell, property owner, is requesting approval for ground, wall, and digital menu board for the new Taco Bell building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Williams to Approve the proposed sign package for Taco Bell at N96W17801 County Line Road subject to the following conditions:

1. ***The applicant shall work with Planning Staff to modify the proposed pylon sign to meet the current requirements for ground signs as identified in Section 17.46 to include a masonry base (to match the masonry column of the building), 5" address coordinates, and a maximum height of 10'.***
2. ***Electrical permits shall be obtained from SafeBuilt prior to installation of any/all electrical components.***

MOTION carried 5-1 (Baum).

Raymond Company – N102 W19300 Willow Creek Way. Marilyn Renard, FastSigns, agent for Raymond (Stoffel Equipment Company, Inc) and Ryan Companies US, Inc property owner, is requesting approval for one (1) new wall sign. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign for Raymond located at N102W19300 Willow Creek Way, Suite B.

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said anyone interested in the 2023 Budget should attend the Village Board meeting on 11/21/22.

ADJOURNMENT: There being no further business the meeting was adjourned at 8:35 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
DECEMBER 5, 2022

CALL TO ORDER: The meeting was called to order at 7:30 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, Kaminski, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Also present: Administrator Kreklow (Webex), Braunschweig, Manager Uselding, Director Standridge, Director Ratayczak, and Manager Hirn.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

No Report.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

Tr. Pieper reported on the new Department of Public Works Building and the ground breaking ceremony.

Tr. J. Miller reported on the luminary night in the Windsong Circle neighborhood and thank you to the Police Department for their traffic assistance.

President Wolter reported on the upcoming Breakfast with Santa.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

Melanie Smythe of Cedar Lane came to the podium. She commented on the agenda items of real estate purchase and suggested to wait on the items and made comments on the Village making this purchase. She commented she is against the purchase and a TID.

Scott Hefle of Old Farm Road came to the podium and commented on the find a way to streamline process for neighbor or resident requests. He commented on the Village Centre, TID, and purchase of properties. He commented on the 2021 audit.

Debra Hembrook of Holy Hill Road came to the podium. She made comments in support of the Apple Works Winery expansion.

Jerry Schuster of Fond du Lac Avenue came to the podium. She made comments in support of the Apple Works Winery expansion. She lives across the street; noise has not been issue.

Bert Ehlert of Stonewall Drive of Jackson came to the podium. He is in support of the Apple Works Winery Expansion.

Jena Krushell of Apple Blossom Lane came to the podium. Her property is the closest to the winery. She is opposed to the Apple Works Winery Expansion.

Kurt Will of Apple Blossom Lane came to the podium. He is the second closest to the Apple Works Winery Expansion. He took a vacation day to make the meeting tonight. He is opposed to the Apple Works Winery Expansion and is against a wedding venue.

The email from Carol and Bill Schneider, entitled raises, cable channel, close meetings was on the dias for the Village Board.

CONSENT AGENDA:

A. Approval of Minutes November 21, 2022 Meeting.

B. Accounts payable/payroll:

1.	November 22, 2022	Payroll	$ 256,705.42
2.	November 23, 2022	Payroll-Election	$ 18,705.20
3.	November 21, 2022	Accounts Payable	$ 1,546,222.75
4.	November 25, 2022	Accounts Payable	$ 434,206.32

The following items were forwarded from the **General Government and Finance Committee** with a unanimous recommendation

C. Insurance Renewal.

Motion (Myers/Pieper) to approve consent agenda items A-C. Motion carried unanimously.

UNFINISHED BUSINESS:

A. None.

PUBLIC HEARING:

A. None.

NEW BUSINESS:

A. Keith Kindred, SEH Inc, Agent for Home Path Financial LP, Property Owner, Lot 6 Heritage Park and Outlot CSM 4988. Final Subdivision Plat for Heritage Park North, a 35-lot Residential Single-Family Subdivision.

Assistant Planner Zandt came to the podium and introduced the item. The preliminary plat and proposed final plat were shown. The Plan Commission recommended approval subject to four conditions.

Motion (Myers/Baum) to approve Keith Kindred, SEH Inc, Agent for Home Path Financial LP, Property Owner, Lot 6 Heritage Park and Outlot CSM 4988. Final Subdivision Plat for Heritage Park North, a 35-lot Residential Single-Family Subdivision. Larkspur Lane, Bittersweet Trail, and Guns Splint and Division will be connected.
Ken Frank of Home Path Financial expects to hear from the DOA in the next couple weeks. President Wolter reported that there have been no issues of drainage. He lives very close to the development. Motion carried unanimously.

B. Kevin H. Behnke, Agent and Property Owner of the Apple Works Winery LLC, W179 N12536 Fond du Lac Avenue. Application to Amend Conditional Use Permit No. 01-13 to Conditional Use Permit No. 05-2022 to revise the hours and expand the existing winery use to include a 2,880 square foot building with a seating capacity of 125 persons, additional on-site vehicle parking and use of the existing dwelling as a short-term bed & breakfast type rental on the property.

Director Retzlaff came to the podium. The site location map and property buildings map were shown. Director Retzlaff presented history and background to the request. The current proposal was reviewed. The property owners noise monitoring was reported on. The Bed and Breakfast is allowed as an accessory use, if the property owner builds his own house and lives on the property. The new conditional use has 22 conditions. Mr. Behnke came to the podium and on the noise and gave history to the business. The vineyard has not been planted yet. He brings grapes in from Chili and California.

Discussion ensued of the 2050 plan and if desirable. The use involves the use of a product, that is produced on the site. The vines do not exist but the apples do. The 2050 plan was adopted to be more flexible.

Mr. Behnke commented not looking for hard liquor at this time.

Discussion ensued of the capacity and hours of operation. Discussion ensued of the location of noise monitoring. Mr. Behnke pointed out the location of the noise monitoring devices are at the end of the property between the property to the residents.

Discussion ensued that the Conditional Use Permit can be revisited and reviewed at a later time if not followed. Discussion ensued that Mr. Behnke has made the investment for buildings that could be done. Discussion ensued of the hours of operation, parking, size of property, allowance for music and expanded hours of music, and capacity of 50 in the wine tasting and 125 in the venue. Discussion ensued of planting of trees or berms for noise buffer. The nearest house is 380 feet from the Northwest corner of the barn.

Motion (Baum/J. Miller) to approve Kevin H. Behnke, Agent and Property Owner of the Apple Works Winery LLC, W179 N12536 Fond du Lac Avenue. Application to Amend Conditional Use Permit No. 01-13 to Conditional Use Permit to No. 05-2022 with 22 conditions including to revise the hours and expand the existing winery use to include a 2,880 square foot building with a seating capacity of 125 persons, additional on-site vehicle parking and use of the existing dwelling as a short-term bed & breakfast type rental on the property.

Discussion ensued of the installation of a berm and buffer.

Amendment Motion (Pieper/Myers) to add condition number 23 and install 20, 6-8 feet sound barrier trees between the winery and Krushell property. Mr. Behnke commented that there are black walnut trees on the property that will limit the type of plantings. There is a large electrical wire there as well. The barn is built for four seasons and insulated. Motion failed.

Motion (Pieper/Myers) to amend to outdoor music until 8 pm. Motion failed.

Motion (Pieper/Baum) to amend with additional condition 23, and review the Conditional Use permit in six months by this board and then annually by this board separately. If there are not any concerns then would not review annually.

Discussion ensued to review during the license renewal time period. Discussion ensued that there are not any businesses with an annual conditional use review.

Discussion ensued of item #3 that is in place. An annual review would make this formal. Discussion ensued of how sound travels.

Discussion ensued of six months is too soon.

Amendment motion fails.

Motion (Neureuther/Pieper) to send the item back to Plan Commission. Motion failed.

Original Motion Carries. Baum, Kaminski, R. Miller, J. Miller, Myers, Neureuther voted aye.

Motion (Baum/Kaminski) to approve the bed and breakfast and four conditions. Motion pulled approved under Conditional Use Permit 05-2022.

Motion (Myers/Hudson) to reconsider the question/vote.

Discussion ensued of the placement of winery in rural preservation area. Can be acceptable under conditional use.

Motion to reconsider failed.

C. Denial of Operator's License for Katherine Rizer.

Motion (Baum/Neureuther) Denial of Operator's License for Katherine Rizer. Chief snow commented that this based on a theft felony from 2009. Public Safety recommended approval of the license. Motion carried.

D. 2023 Non-Union Merit Pool.

This comes from General Government and Finance without recommendation. Approval of merit pay for the end of 2022 to take effect in 2023. The budget approved 2% pool of salary base increases. Allocation from 2021 surplus for the one-time merit increases.

Tr. Myer was excused from the meeting 10:30 p.m.

The scale is the same as used last year and reduced the maximum. Limit on the percent for a bonus. Baker Tilley is schedule to come on site for 2021 close.

The 2% is approved with the budget.

Motion (Hudson/Kaminski) to approve Non-Union Base Pay Merit for the first two columns and the bonus to be determined in the first quarter of 2023.

Motion (Kaminski/Baum) with the bonus to be determined within the first quarter of next year. Motion carried Neureuther voted no.
Motion as amended carried. Neureuther, Baum, Pieper voted no.

E. Discussion of potential negotiating strategy relating to a potential intergovernmental agreement with MMSD with respect to that parcel of land located along the Goldendale Creek on the west side of Maple Road (Tax Id No. GTNV-174-992). The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

F. Acquisition of Properties at N116W15843 Main Street and W157N11593 Fond du Lac Avenue. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

G. Administrator Performance Review – Process and Criteria. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and then may reconvene into open session to take such action as it deems appropriate.

Motion (Pieper/Baum) to Convene into closed session at 10:05 pm and include the Village Board, Village Administrator, Village Attorney, Director Retzlaff and Director Standridge for Item E; include the Village Board, Village Administrator, Village Attorney, and Director Retzlaff for Item F; and include the Village Board and Village Attorney for Item G. Roll Call Vote Carried Unanimously.

ADJOURNMENT.
ADJOURNMENT: There being no further business, the meeting adjourned at 10:40 p.m.

The next regular meeting of the Village Board will be on Monday, December 19, 2022, at 7:00 p.m.

Respectfully Submitted,
Deanna Braunschweig

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Action Item

ITEM TITLE: Peter & Donna Maniaci, Property Owners. Conditional Use Permit application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213N11111 Appleton Avenue (CUP #04-2026). (ACTION)

SUBMITTED BY: Jordan Yanke, Associate Planner

SUMMARY EXPLANATION:

Peter & Donna Maniaci, Property Owners. Conditional Use Permit (CUP) application to convert/expand an existing detached accessory structure (garage) into a “Mother-In-Law Suite” accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue.

ATTACHMENT:

1. CUP# 04-2026-MANIACI-4-20-26
2. STAFF REPORT_MANIACI (MILS)_CUP
3. PC Minutes 3-9-26-MANIACI
4. APPLICATION
5. PROJECT NARRATIVE
6. CERTIFIED SURVEY MAP (CSM)
7. SITE PLAN (EXISTING)
8. SITE PLAN (PROPOSED)
9. BUILDING PLANS
10. AERIAL PROPERTY IMAGES
11. SITE PHOTOS
12. 2050 PLAN_MEEKER HILL NEIGHBORHOOD
13. PUBLIC HEARING NOTICE

STAFF RECOMMENDATION:

APPROVE a Conditional Use Permit application to convert/expand an existing detached accessory structure (garage) into a “Mother-In-Law Suite” accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue, subject to (6) conditions as listed in the draft CUP ordinance.

ACTION BY COMMITTEE:

Plan Commission recommended to **APPROVE** a Conditional Use Permit application to convert/expand an existing detached accessory structure (garage) into a “Mother-In-Law Suite” accessory dwelling unit and modify the provisions under Section 17.08(64)

of the Zoning Code, for property located at W213 N11111 Appleton Avenue, subject to (6) conditions as listed in the draft CUP ordinance.

CUP # 04-2026 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas:
Peter and Donna Maniaci, Property Owners

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to allow for the development and operation of a “Mother-In-Law Suite” from the property located at W213N11111 Appleton Avenue pursuant to Section 17.08(64) of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV_302-967

On the following described property located in the Village of Germantown, Washington County, Wisconsin:
PARCEL 2, CERTIFIED SURVEY MAP NO. 1708, RECORDED ON AUGUST 10, 1977, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, ON PAGES 12-13, AS DOCUMENT NO. 391553, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/2 OF SECTION 30, TOWN 9 NORTH, RANGE 20, EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN. EXCEPTING THEREFROM THAT PORTION CONVEYED TO WASHINGTON COUNTY AS DESCRIBED IN WARRANTY DEED RECORDED ON AUGUST 26, 1924, IN VOLUME 97 OF DEEDS, ON PAGE 302, AS DOCUMENT NO. 136354. FURTHER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN AWARD OF DAMAGES EXECUTED BY THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 3, 2014, AND RECORDED ON JUNE 2, 2014, AS DOCUMENT NO. 1360421.

Tax Key No: 302-967
Address: W213N11111 Appleton Avenue

Pursuant to the following condition(s):

1. The MILS shall be constructed consistent with the building/floor plan dated November 13, 2024, as presented to the Village Plan Commission and Village Board, and as specified in Exhibit A attached.
2. The MILS shall comply with MILS requirements *d, g, h, i, and j* as defined in Section 17.08(64) of the Zoning Code on an ongoing basis. The MILS shall not be subject to MILS requirements *a, b, c, e, and f* as defined by the same code section.
3. The property owner shall notify the Community Development Director/Village Zoning Administrator if/when use of the detached accessory structure changes or ceases to be used as a “Mother-In-Law Suite” accessory dwelling.

4. This Conditional Use Permit (CUP) shall be non-transferable to a subsequent owner unless said owner is a member of the Maniaci family. In the event there is a change in the owner, this CUP shall become null and void, and a new CUP would have to be obtained pursuant to Sections 17.08(64) and 17.42 of the Zoning Code.
5. If the use, activities, and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
6. Prior to recording of the Conditional Use Permit (CUP) and issuance of building permits from the Village for the conversion/expansion work, the owner shall obtain necessary well and on-site sanitary (i.e. septic) permits from Washington County to ensure the proposed MILS accessory dwelling unit complies with all applicable plumbing code requirements.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2026.

_____
Robert A. Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2026, the above-named Robert A. Soderberg, Village President, and Donna Ott, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2026

_____
Peter Maniaci, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2026, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2026

_____
Donna Maniaci, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2026, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

This instrument was drafted by:

Jordan Yanke
Associate Planner
Village of Germantown, Wisconsin

EXHIBIT A

Uses/Activities – Conditional Use Permit in Rs-1: Single-Family Residential District

- Detached “Mother-In-Law Suite” (MILS) Accessory Dwelling Unit
  - 2,590 sqft.
  - 2-story structure; maximum height 24’.
  - 4 bedrooms, 2 bathrooms, laundry room, dining room, kitchen, and great room.
  - Separate utilities from principal dwelling (electric meter, well, septic).
- The MILS shall comply with MILS requirements *d, g, h, i, and j* as defined in Section 17.08(64) of the Zoning Code on an ongoing basis. The MILS shall not be subject to MILS requirements *a, b, c, e, and f* as defined by the same code section and listed below:

  17.08(64) Mother-In-Law Suite:

  a. *The "mother-in-law suite" cannot have a separate entry arranged so as to be used as the principal and exclusive means of access to the "mother-in-law" suite;*
  b. *The "mother-in-law suite" must share the main entry that provides the principal means of access to the principal dwelling;*
  c. *The "mother-in-law suite" can have separate rooms within the single-family dwelling such as a living room, bedroom, bathroom, kitchen and laundry room but shall also have one or more rooms or areas that are shared in common with the principal dwelling;*
  d. *The "mother-in-law suite" cannot be used or occupied by a non-family member or for rental purposes;*
  e. *The "mother-in-law suite" cannot be served by a separate electric, water or other utility connection or meter;*
  f. *The "mother-in-law suite" cannot have a separate mailing address;*
  g. *The owner of the single-family dwelling must live in the principal dwelling;*
  h. *The "mother-in-law suite" cannot occupy more than 50% of the total dwelling unit floor area;*
  i. *The principal dwelling cannot be constructed or modified such that the scale or appearance is different than a typical and customary dwelling or the single-family dwellings on surrounding properties;*
  j. *Additional restrictions and/or limitations may be adopted as part of a conditional use permit granted by the Village Board.*

CONDITIONAL USE PERMIT (CUP)

04/20/26 Village Board Meeting

Peter & Donna Maniaci

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

SUMMARY

Peter & Donna Maniaci, Property Owners. Conditional Use Permit (CUP) application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue.

Property Location: W213 N11111 Appleton Avenue

Property Owner: Peter & Donna Maniaci
W213 N11111 Appleton Avenue
Germantown, WI 53022

Zoning: Rs-1: Single-Family Residential District

Adjacent Land Uses		Zoning
North	Business/Residential	B-3
South	Agricultural/Residential	A-2
East	Business/Residential	B-3/Rs-3
West	Agricultural/Residential	A-2/Rs-2



Background

Peter & Donna Maniaci, Property Owners. Conditional Use Permit (CUP) application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue.

The subject property is approximately 6.5 acres in size and was created in 1977 as part of Certified Survey Map 1708. Currently, the property contains a principal single-family dwelling, two (2) detached accessory structures, and a private recreational pond. The property owners, Peter & Donna Maniaci, purchased the property in 2022 with the intention of turning the property into a "generational legacy" as indicated in the submitted project narrative. As stated, the owners intend to reside on the property themselves and build a separate home for their son (Justin) and his family.

In January 2025, the owners submitted a building permit application proposing a conversion/expansion of an existing detached accessory structure (garage) on the property into a single-family dwelling. Because the property's zoning designation is Rs-1: Single-Family Residential District and zoning laws stipulate that only one (1) dwelling unit is allowed on the property, the building permit was denied. After informing the owners of this, Village staff met with the owners to discuss a path forward. In consultation with the Village Attorney, staff deemed that a Conditional Use Permit (CUP) application for a "Mother-In-Law Suite" (MILS) could be filed by the owners for their proposal. While this determination was conveyed to the owners and a formal CUP application has since been submitted, staff also indicated that the proposal could/would not meet the standard criteria for an MILS (see following page) under the Village's Zoning Code. Thus, staff advised the owners that they would need to request certain criteria to be modified by the Plan Commission and Village Board as part of their CUP proposal.

Proposal

As shown in the application materials, Peter & Donna Maniaci are proposing a conversion/expansion of an existing detached accessory structure (garage) into a second dwelling unit for their son and his family. The existing garage is approximately 1,400 sqft in size, and if approved the structure would increase to approximately 2,590 sqft. As proposed, the MILS includes the following features:

- 2-story structure; maximum height 24' (per permit records for original structure)
- 4 bedrooms
- 2 bathrooms
- Laundry room, dining room, kitchen, and great room
- Separate utilities from primary home (electric meter, well, septic)
- *NOTE: Existing principal dwelling is approximately 3,000 sqft*

As indicated in the application, the owners state that their request for a second dwelling (MILS) and modifications to the standard provisions above are due to physical, agricultural, and construction limitations associated with the property. The project narrative mentions the challenges that the existing conditions (retaining walls, vegetation, slope constraints) of the property create when attempting to design an MILS that would meet the standard MILS code provisions.

The owners also indicate that the detached MILS would better serve the needs of their son, Justin, who is a disabled honorably discharged Marine combat veteran who suffers from PTSD and other related factors (refer to submitted narrative for full details).

Staff Comments

Community Development: Planning and Zoning

As specified in the Zoning Code, a single-family dwelling may include a "Mother-In-Law Suite" provided it meets the minimum requirements established under Section 17.08(64), as summarized below:

17.08(34) DWELLING, SINGLE-FAMILY. *A detached building designed, arranged, used for and occupied by one family. A single-family dwelling may include a "mother-in-law suite" as provided for and defined herein subject to the granting of a* ***conditional use permit*** *by the Village Board.*

17.08(64) MOTHER-IN-LAW SUITE. *One or more rooms within the principal dwelling that are designed, arranged, and occupied by one or more members of the same family occupying the principal dwelling provided that such rooms do not constitute a separate dwelling unit. Further, for purposes of this provision, and unless otherwise provided for as a condition of approval in a* ***conditional use permit****, a "mother-in-law suite" shall meet the following minimum requirements and limitations:*

a. *The "mother-in-law suite" cannot have a separate entry arranged so as to be used as the principal and exclusive means of access to the "mother-in-law" suite;*
b. *The "mother-in-law suite" must share the main entry that provides the principal means of access to the principal dwelling;*
c. *The "mother-in-law suite" can have separate rooms within the single-family dwelling such as a living room, bedroom, bathroom, kitchen and laundry room but shall also have one or more rooms or areas that are shared in common with the principal dwelling;*
d. *The "mother-in-law suite" cannot be used or occupied by a non-family member or for rental purposes;*
e. *The "mother-in-law suite" cannot be served by a separate electric, water or other utility connection or meter;*
f. *The "mother-in-law suite" cannot have a separate mailing address;*
g. *The owner of the single-family dwelling must live in the principal dwelling;*
h. *The "mother-in-law suite" cannot occupy more than 50% of the total dwelling unit floor area;*
i. *The principal dwelling cannot be constructed or modified such that the scale or appearance is different than a typical and customary dwelling or the single-family dwellings on surrounding properties;*
j. *Additional restrictions and/or limitations may be adopted as part of a conditional use permit granted by the Village Board.*

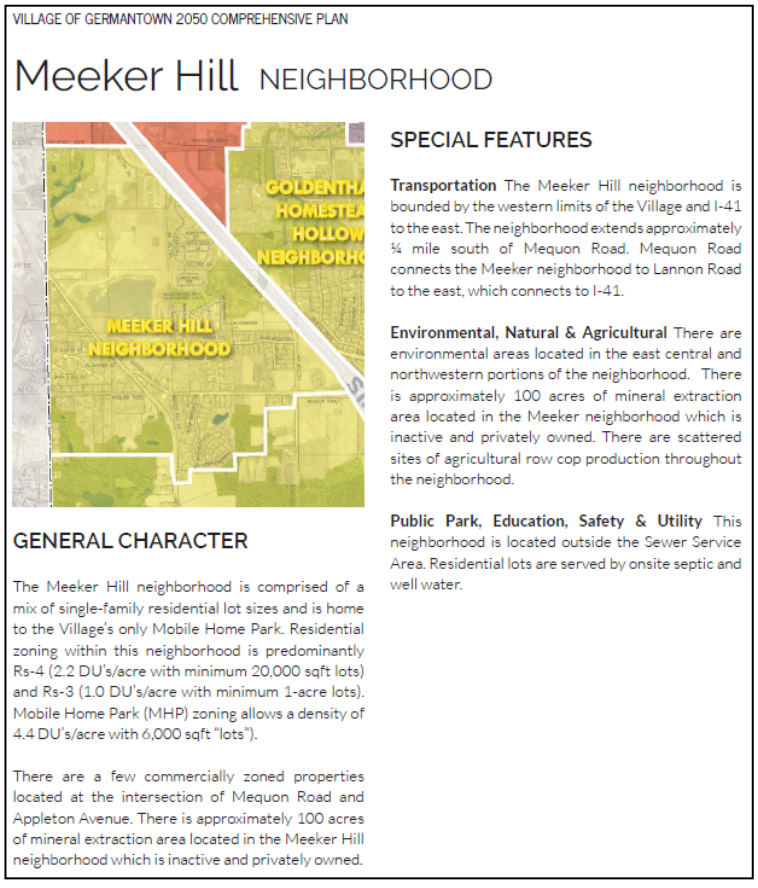
As part of this CUP application, the owners understand that their proposal requires modifications to the minimum requirements under 17.08(64). Each requirement (a, b, c, e, f) that cannot be met by the Maniaci proposal that would have to be “removed/deleted” by the Plan Commission and Village Board, is shown in red text above.

Arguably, the primary limitation for an MILS under the zoning ordinance is that it cannot constitute a separate dwelling unit from a principal dwelling. The Village created the MILS provisions in 2008, and its intent was to grant property owners the ability to create a designated living area (bedrooms, kitchen, bathroom, etc.) for family member(s) within a principal dwelling where the owner resides. In other words, a living area that acts as a separate space but is not technically a separate dwelling with separate entrance, utilities,

and address, as you commonly see with duplex units or in this specific CUP proposal, a detached MILS.

In consultation with the Village Attorney, staff determined the language in the Zoning Code provides the Village with an opportunity to grant an MILS Conditional Use Permit (CUP) but with modifications to the list of standard criteria. Consequently, the owners are requesting approval of a CUP for an MILS provided the Village modifies/removes minimum requirements under Section 17.08(64), including items *a, b, c, e, and f*.

It's important to note that Peter & Donna Maniaci do not have other alternatives in terms of applications that could be filed for their detached accessory dwelling unit (MILS) proposal. After a thorough review of the existing property, it became clear that a land division, rezoning, or variance are not feasible based on the property's current size (6.5 acres), lack of municipal water and sewer utility access, its Rs-1: Single-Family Residential Zoning District classification, and its location within the Meeker Hill Neighborhood as described by the Village's 2050 Comprehensive Plan (attached). Quite simply, properties within the Meeker Hill Neighborhood without access to municipal water and sewer can only be developed at a density of 1 du/5 acres. Since the subject site does not have access to municipal water or sewer and is 6.5 acres with an existing dwelling, a land division application to create another parcel for another dwelling unit is not possible. A rezoning to a district that allows multiple dwellings on one parcel is not supported by the 2050 Plan designation nor provided for under zoning policy, as those districts are intended to be served by municipal utilities. Finally, a variance application is not appropriate as the Zoning Code states "use variances shall not be granted" under Section 17.52.



VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN

Meeker Hill NEIGHBORHOOD

GENERAL CHARACTER

The Meeker Hill neighborhood is comprised of a mix of single-family residential lot sizes and is home to the Village's only Mobile Home Park. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-3 (1.0 DU's/acre with minimum 1-acre lots). Mobile Home Park (MHP) zoning allows a density of 4.4 DU's/acre with 6,000 sqft "lots").

There are a few commercially zoned properties located at the intersection of Mequon Road and Appleton Avenue. There is approximately 100 acres of mineral extraction area located in the Meeker Hill neighborhood which is inactive and privately owned.

SPECIAL FEATURES

Transportation The Meeker Hill neighborhood is bounded by the western limits of the Village and I-41 to the east. The neighborhood extends approximately ¼ mile south of Mequon Road. Mequon Road connects the Meeker neighborhood to Lannon Road to the east, which connects to I-41.

Environmental, Natural & Agricultural There are environmental areas located in the east central and northwestern portions of the neighborhood. There is approximately 100 acres of mineral extraction area located in the Meeker neighborhood which is inactive and privately owned. There are scattered sites of agricultural row cop production throughout the neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

While this request departs from past "Mother-In-Law Suite" CUPs the Village has approved under the aforementioned criteria, there is no indication that it would cause adverse impacts to the surrounding neighborhood or alter the character of the property in a substantially different manner than if the owners constructed an MILS meeting all provisions in the Zoning Code (i.e. incorporated/attached to principal dwelling). In fact, given the "lay of the land" around the principal dwelling which presents a combination of topographical constraints, adjacent hard surface walks and flatwork, retaining walls, and vegetation, and limited space between the principal dwelling and rear property line, it's arguable that

the proposed detached MILS location may be the most feasible alternative to trying to construct an addition on the existing principal dwelling.

The owners understand they will need to comply with all necessary building code provisions under the Uniform Dwelling Code (UDC) for the conversion/expansion of the detached garage into an MILS dwelling unit. Further, the owners will be required to obtain all necessary well and on-site sanitary (i.e. septic) permits from Washington County Land Resources. A condition of approval has been added that the owners provide these permits from Washington County prior to recording of the Conditional Use Permit (CUP) and issuance of a building permit from SAFEBuilt Inspection Services for construction.

NOTE: In October 2025, Senate Bill 473 was introduced at the State level, which relates to local regulation of accessory dwelling units (ADU). SB 473 would require communities to allow at least one (1) ADU per parcel that is zoned for residential use on which an existing single-family dwelling is located. SB 473 includes language that an ADU can be attached or detached with complete independent living facilities and separate entrance from an existing single-family residence (principal). While SB 473 also stipulates that an ADU can be allowed without a conditional use permit or variance approval from a local authority, it does provide the opportunity for local municipalities to enact an ordinance regulating certain size, height, and locational standards for ADUs. Finally, SB 473 was passed by the respective Senate and Assembly committees, but the current legislative session has ended without scheduled floor votes in the Senate or Assembly, so it's not expected that the Bill will be enacted this session. If this ADU legislation that pre-empts local authority is brought back for consideration in the future and is enacted, the Village will have to amend our local MILS regulations accordingly.

VILLAGE STAFF RECOMMENDATION

APPROVE the Conditional Use Permit (CUP) application for Peter & Donna Maniaci to convert/expand an existing detached accessory structure into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue, subject to the following conditions:

1. The MILS shall be constructed consistent with the building/floor plan dated November 13, 2024, as presented to the Village Plan Commission and Village Board.
2. The MILS shall comply with MILS requirements *d, g, h, i, and j* as defined in Section 17.08(64) of the Zoning Code on an ongoing basis. The MILS shall not be subject to MILS requirements *a, b, c, e, and f* as defined by the same code section.
3. The property owner shall notify the Community Development Director/Village Zoning Administrator if/when use of the detached accessory structure changes or ceases to be used as a "Mother-In-Law Suite" accessory dwelling.
4. This Conditional Use Permit (CUP) shall be non-transferable to a subsequent owner unless said owner is a member of the Maniaci family. In the event there is a change in the owner, this CUP shall become null and void, and a new CUP would have to be obtained pursuant to Sections 17.08(64) and 17.42 of the Zoning Code.
5. If the use, activities, and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
6. Prior to recording of the Conditional Use Permit (CUP) and issuance of building permits from the Village for the conversion/expansion work, the owner shall obtain necessary well and on-site sanitary (i.e. septic) permits from Washington County to ensure the proposed MILS accessory dwelling unit complies with all applicable plumbing code requirements.

[redacted]

B. Peter & Donna Maniaci, Property Owners. Conditional Use Permit (CUP) application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213N11111 Appleton Avenue. (PUBLIC HEARING & ACTION)

Associate Planner Yanke went over the background on the property and the detached "mother-in-law suite" (MILS) accessory dwelling unit proposal. The new MILS dwelling (converted/expanded detached garage) would be used to house the property owner's son and his family while the property owners would continue to reside in the principal dwelling. He also stated that there are no other alternatives (land division, rezoning, use variance) for the property owner to petition for the second dwelling (MILS) given current property characteristics, zoning code provisions, lack of municipal utility access, and the 2050 Plan designation.

Staff recommends approval of the Conditional Use Permit (CUP) application for Peter & Donna Maniaci to convert/expand an existing detached accessory structure (garage) into a “Mother-In-Law Suite” accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213 N11111 Appleton Avenue, subject to the following conditions:

1. The MILS shall be constructed consistent with the building/floor plan dated November 13, 2024, as presented to the Village Plan Commission and Village Board.
2. The MILS shall comply with MILS requirements d, g, h, i, and j as defined in Section 17.08(64) of the Zoning Code on an ongoing basis. The MILS shall not be subject to MILS requirements a, b, c, e, and f as defined by the same code section.
3. The property owner shall notify the Community Development Director/Village Zoning Administrator if/when use of the detached accessory structure changes or ceases to be used as a “Mother-In-Law Suite” accessory dwelling.
4. This Conditional Use Permit (CUP) shall be non-transferable to a subsequent owner unless said owner is a member of the Maniaci family. In the event there is a change in the owner, this CUP shall become null and void, and a new CUP would have to be obtained pursuant to Sections17.08(64) and 17.42 of the Zoning Code.
5. Prior to recording of the Conditional Use Permit (CUP) and issuance of building permits from the Village for the conversion/expansion work, the owner shall obtain necessary well and on-site sanitary (i.e. septic) permits from Washington County to ensure the proposed MILS accessory dwelling unit complies with all applicable plumbing code requirements.

Chairman Soderberg opened the public hearing at 8:10pm.
No residents came forward to speak.
Chairman Soderberg closed the public hearing at 8:11pm.

Motion: Approve as presented

Motioned By: Robert Warren
Seconded By: Bridget Henk
Yes: Bob Soderberg, Robert Warren, Robert Williams, Bridget Henk, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)



Village of
Germantown
...Willkommen

Fee must accompany application

X $1460 Paid Chk# 5199 Date 1/7/26

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Donna + Peter Maniaci
W213 N 11111 Appleton Ave
Germantown WI
53022

Phone (414) 915-2839

Fax ( )

E-Mail maniacip@live.com

PROPERTY OWNER

Same as applicant

Phone ( )

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

Donna + Peter Maniaci

3 **PROPERTY ADDRESS**

W213 N 11111 Appleton Ave Germantown WI 53022

TAX KEY NUMBER

302967

4 **DESCRIPTION OF EXISTING OPERATION**

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

See attached

5 **DESCRIPTION OF PROPOSED OPERATION**

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

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

See attached

RECEIVED
JAN - 7 REC'D
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

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

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

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[signature] 1/29/2025		[signature] 1/29/2025	
Donna Manicci	1/29/25	Donna Manicci	1/29/25
Applicant	Date	Owner	Date

4. DESCRIPTION OF EXSITING OPERATION

The property is currently zoned as RS-1 and is used as a single-family residence which includes an approximately 1400 square foot outbuilding which is the subject of the proposed CUP. Adjacent zoning is a mix of RS-3, B-3, and AG-2.

Overall property is 6.5acres. Design and layout of property is slightly convoluted.

There is one driveway onto the property from HWY 175.

Along the driveway there are 2 &1/2 foot retaining walls and mass vegetation.

The entire property consists of mass vegetation, pine trees, stone etc.

The main house, including garage is about 3000sq ft. It is a mid-hill raised ranch style house. Brick exterior construction with stone siding. It is set back and is surrounded by concrete retaining walls as well as natural vegetation and landscape.

5. DESCRIPTION OF PROPOSED OPERATION

We are seeking a Conditional Use Permit for a “Mother-In-Law Suite” per Germantown Municipal code.

Based on the existing character of the lot stated above, it would be extremely costly to modify the principal dwelling and doing so would not properly fit the needs of our son and his family. Therefore, we are requesting CUP to flex or modify the stipulations under (51a) specifically (j). Also, with consideration the statute being 15-20 years old.

Being able to flex or modify would still serve the overall initial purpose of a MILS.

We wish to convert a portion of the existing outbuilding into a MILS pursuant to Ord. #12-08, attached hereto for reference. This proposal will directly serve a family member and be non-rental but will not be standard MILS in the sense that the building will be detached from the existing single-family residence.

As part of the renovation, approximately 620 sq. ft. would be added to the building footprint, as well as adding some additional bedrooms on 2nd floor of approximately 570 sq. ft. Utilities already exists in the outbuilding and we are aware we may need to inspect and potentially replace the existing utilities in the event they are found not to be code compliant.

Attaching the Mother-in-law suite on the adjacent outbuilding will allow for an open concept design and for the master bedroom to be located on the 1st floor. This will make it easily accessible to Justin. Something that can't easily, and cost effectively be done with the existing setup due to many limitations previously listed. Having the CUP to alter/modify the MILS provision in the village code due to all the physical, agricultural/construction limitations with the property and being cost prohibitive.

Our son Justin is 100% disabled honorably discharged Marine combat vet. He suffers from multiple physical issues that we anticipate will worsen with time and age. We want to make sure any modifications/additions will meet his needs now and into the future.

Justin also suffers from PTSD and other related factors that by providing an open concept space would be calming and help alleviate stress and undue hardships.

Our family is asking that the Village of Germantown family help us make this a reality.

We moved to Germantown on this property about 4 years ago with the intent of providing our son and his family with a safe place where we can coexist and build a generational legacy.

Unfortunately, our realtor did not fully research what it would take to make this happen. We were under the impression it was feasible to build a separate home for our son and his family. We understand that is not the case. We also understand this is a unique situation and appreciate your support in finding a way forward to ensure our son and his family have the safe space they need and deserve as a family.

Just a little more about us-

Our grandchildren Ashton & Nolan attend Amy Belle elementary school.

Their mother Maria works at Aurora.

Justin has finally found a career that is fulfilling for him as a Loss Prevention Public Safety Supervisor for Aurora that works well with his specific needs.

Our daughter Gianna attends UWM and is in her final semester for a business/human resource degree.

Donna has 30 years with Walgreens as a Store Manager in Brookfield and

I, Pete, am part owner of H&H mechanical located in Menomonee Falls.

We love what Germantown has to offer, and we look forward to having a positive impact to our community for years to come.

Thank you for your time & consideration,

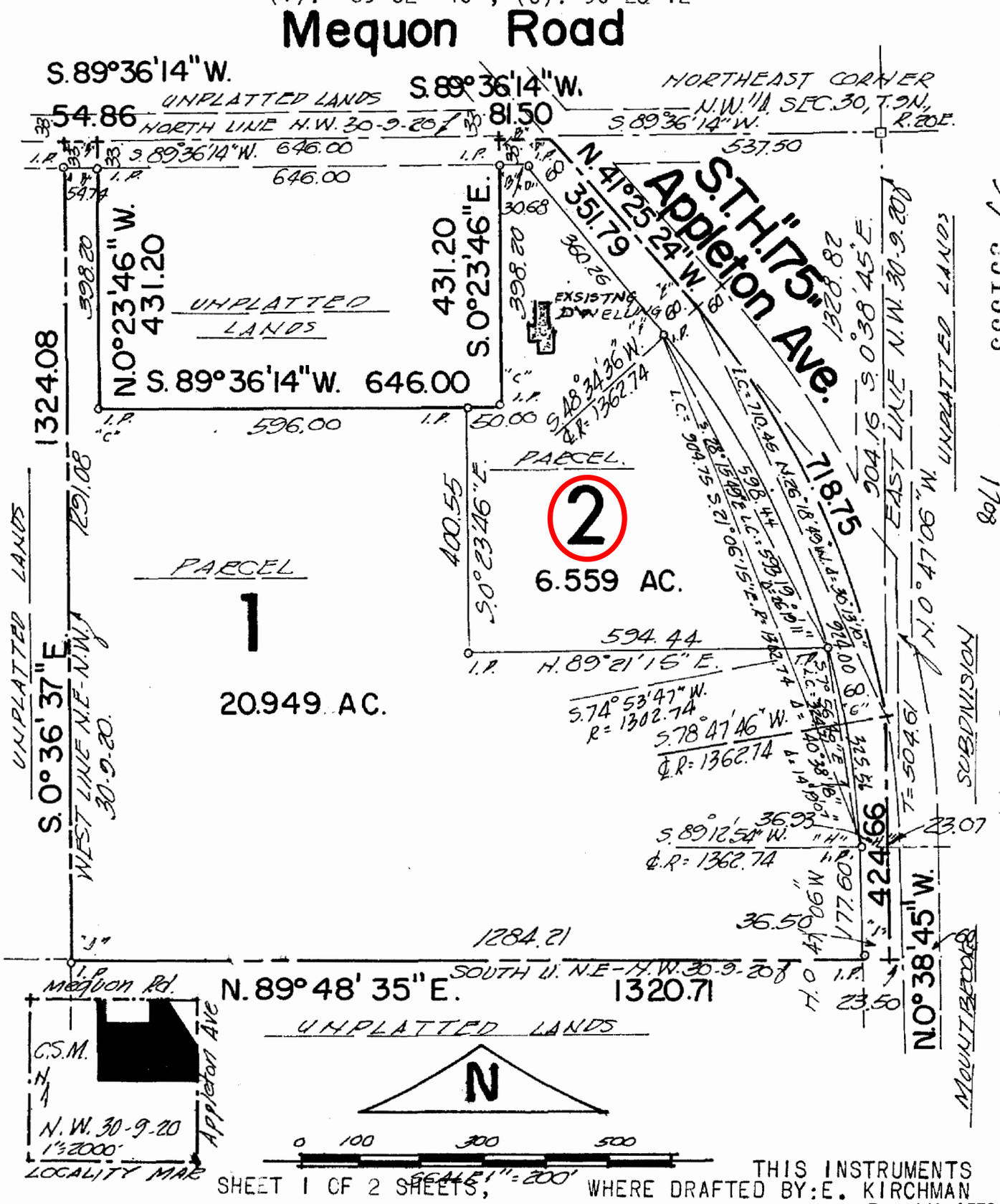
Donna & Pete Maniaci

CERTIFIED SURVEY MAP NO.___.

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 30, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

NOTES:

C DENOTES 1"X24" IRON PIPE, WEIGHT OF 1.13LBS/LI.FT.
DENOTES CONCRETE MONUMENT 6" SQUARE WITH BRASS CAP.
BEARINGS REFERED TO THE GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, ZONE SOUTH.
ANGLES: (A) : 89°47' 09", (B): 90°00'00", (C): 270°00'00", (D): 131°01' 38", (E):164°53'25", (G): 154° 19'56", (I): 89° 32' 40", (J): 90° 25'12"

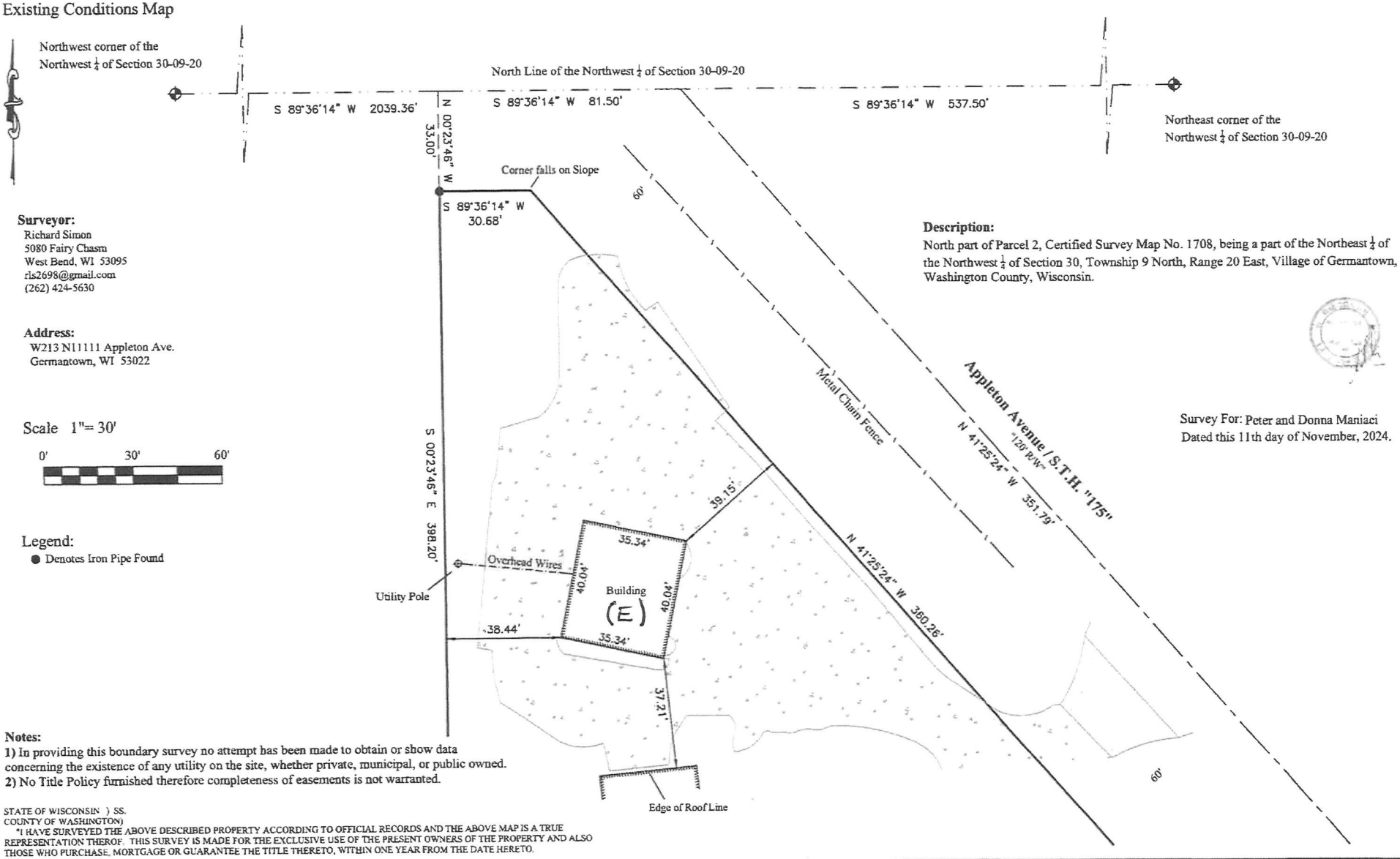


SHEET 1 OF 2 SHEETS, THIS INSTRUMENTS WHERE DRAFTED BY:E. KIRCHMAN

2011553 Map #1~~7078~~ Volume 9 Page ~~10~~ 1708

Cornerstone Land Surveying, Inc.

Existing Conditions Map



Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Address:
W213 N11111 Appleton Ave.
Germantown, WI 53022

Scale 1"= 30'

0' 30' 60'

Legend:
● Denotes Iron Pipe Found

Description:
North part of Parcel 2, Certified Survey Map No. 1708, being a part of the Northeast ¼ of the Northwest ¼ of Section 30, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

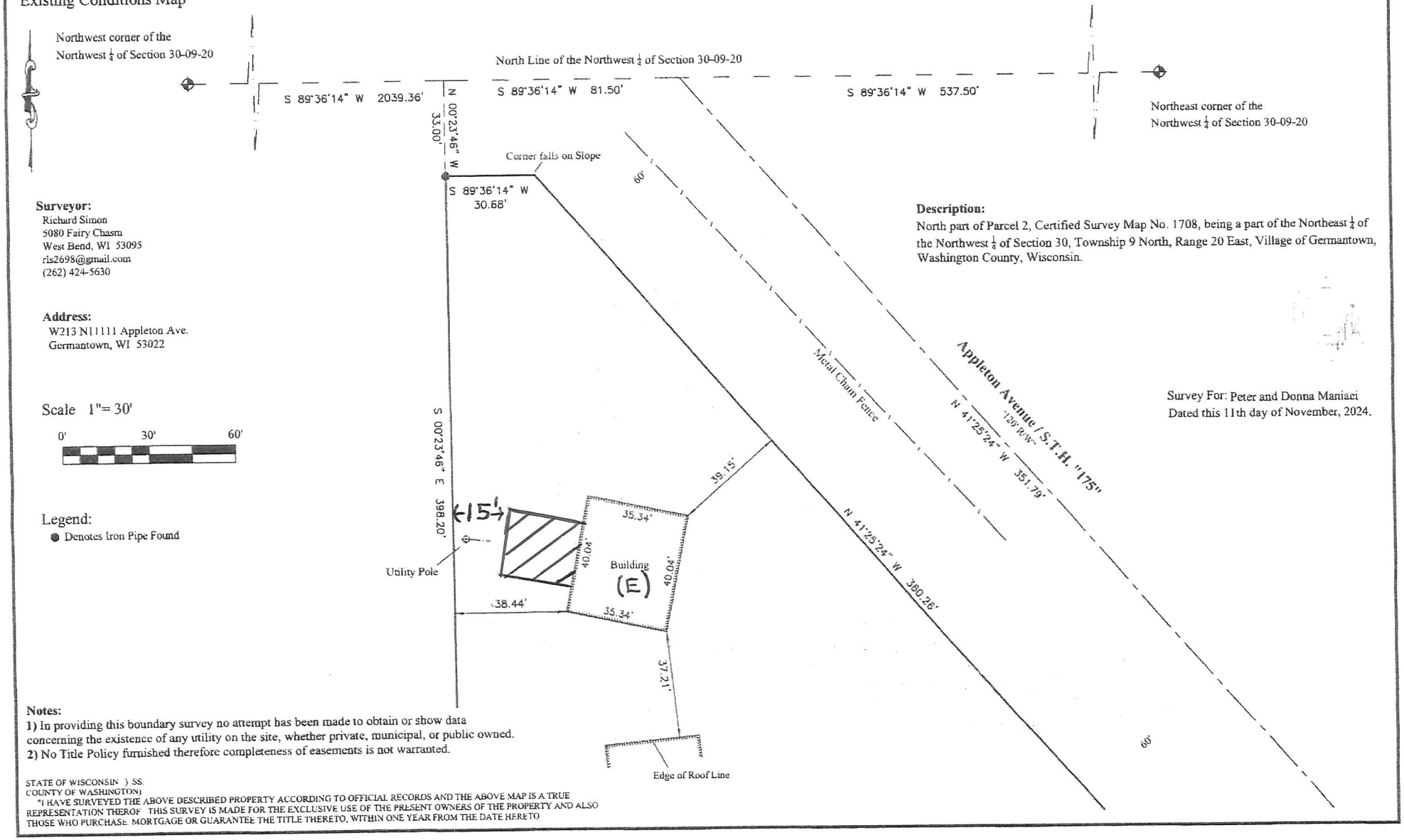
Survey For: Peter and Donna Maniaci
Dated this 11th day of November, 2024.

Notes:
1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) No Title Policy furnished therefore completeness of easements is not warranted.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Cornerstone Land Surveying, Inc.

Existing Conditions Map



Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Address:
W213 N11111 Appleton Ave.
Germantown, WI 53022

Description:
North part of Parcel 2, Certified Survey Map No. 1708, being a part of the Northeast ¼ of the Northwest ¼ of Section 30, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Scale 1"= 30'

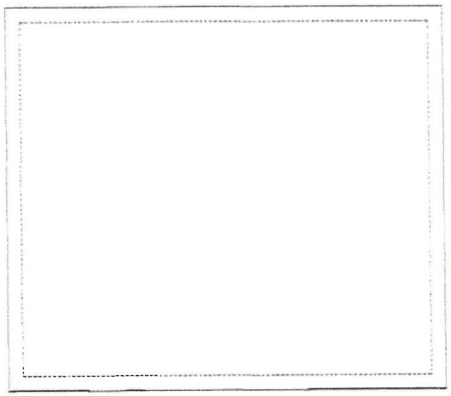
0' 30' 60'

Legend:
● Denotes Iron Pipe Found

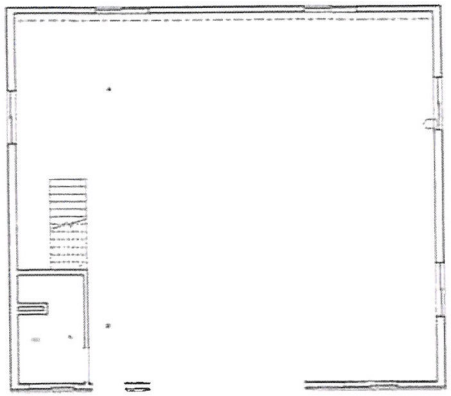
Survey For: Peter and Donna Maniaci
Dated this 11th day of November, 2024.

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EXIST. FOUNDATION PLAN
1/8"=1'-0"



EXIST. MAIN FLOOR PLAN
1/8"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	624 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL UNDER ROOF:	2,587 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-**NOTE:** PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.0203(d).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

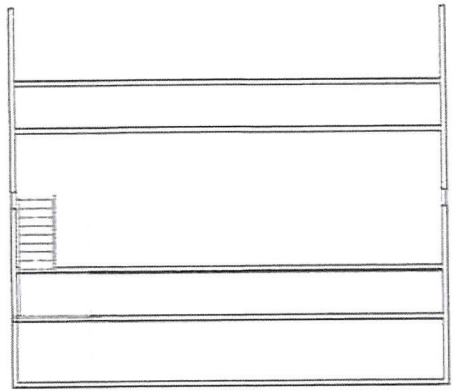
STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C, W/ 1/2" DRYWALL

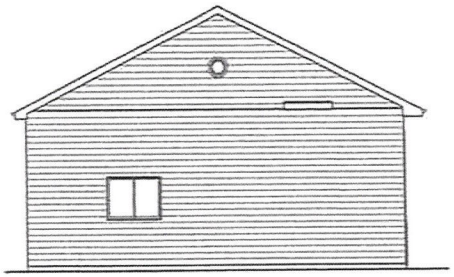
WINDOW SCHEDULE

DOOR SCHEDULE

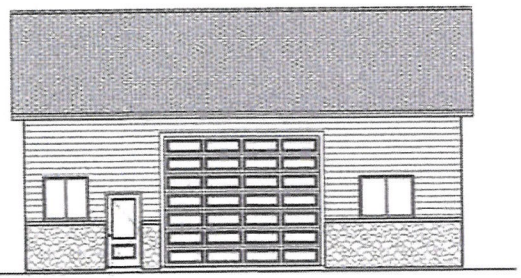


EXIST. LOFT FLOOR PLAN
1/8"=1'-0"

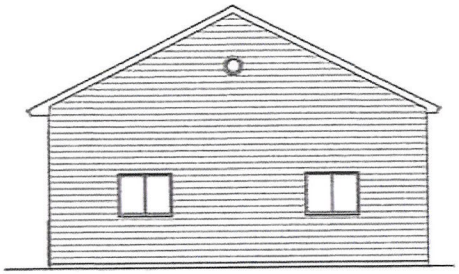
EXIST. ROOF PLAN
1/8"=1'-0"



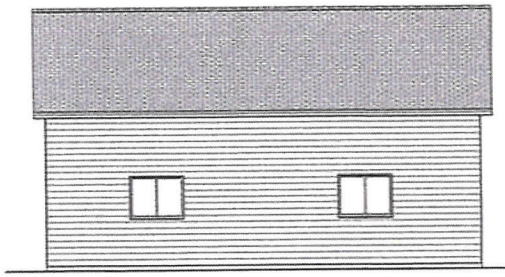
EXIST. LEFT ELEVATION
1/8"=1'-0"



EXIST. FRONT ELEVATION
1/8"=1'-0"



EXIST. RIGHT ELEVATION
1/8"=1'-0"



EXIST. REAR ELEVATION
1/8"=1'-0"

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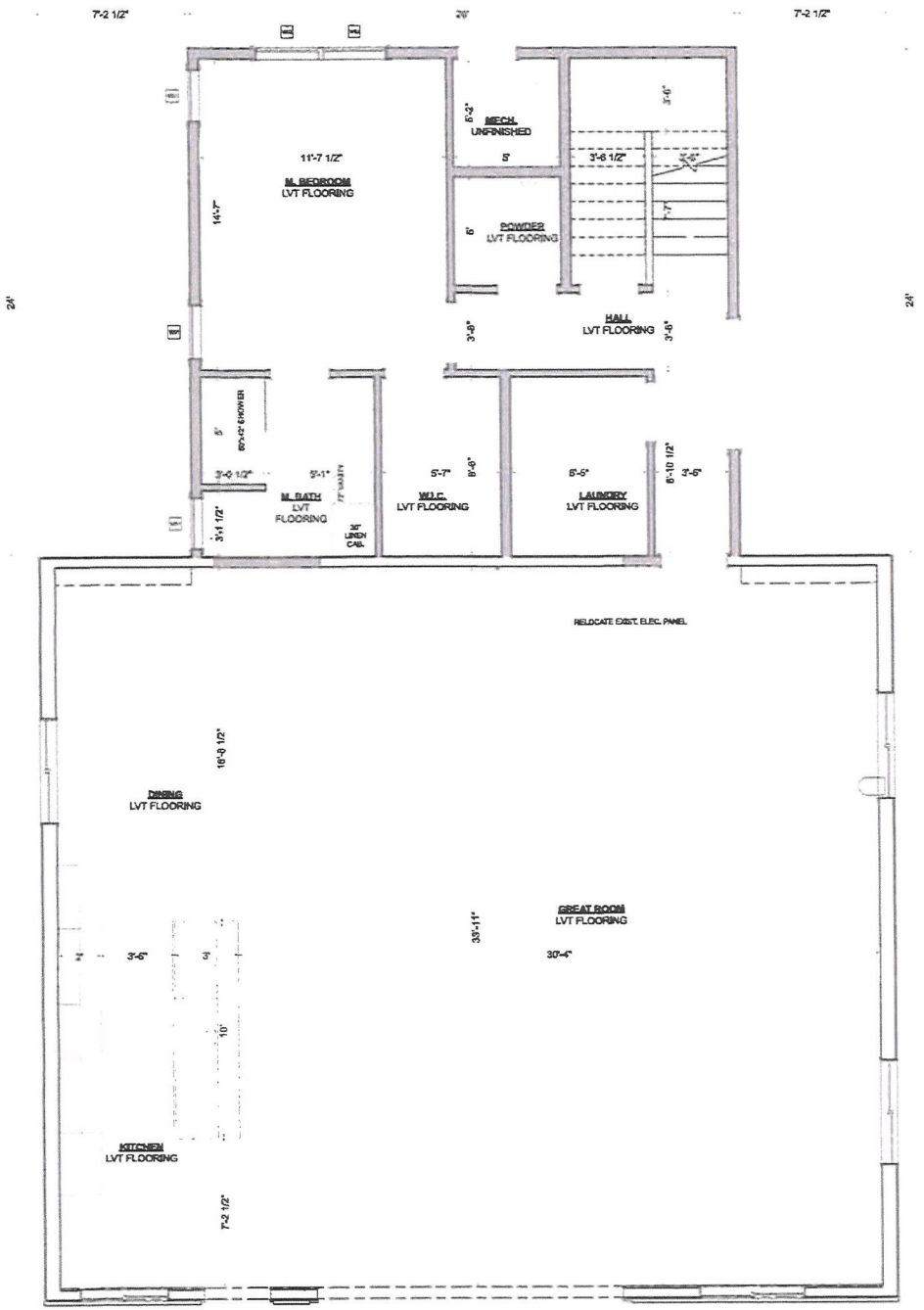
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DATE: 11/13/2024

PROJECT: 2024.271

SHEET: 1



MAIN FLOOR PLAN

1/4"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	524 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL UNDER ROOF:	2,487 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:

-FIRST FLOOR WALL HEIGHT IS 9'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-NOTE: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-ELECTRICAL NOTE: PLUGS WILL BE PLACED PER CODE
-BATH: EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).
-MECHANICAL : INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-ROOF: VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:

CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:

-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

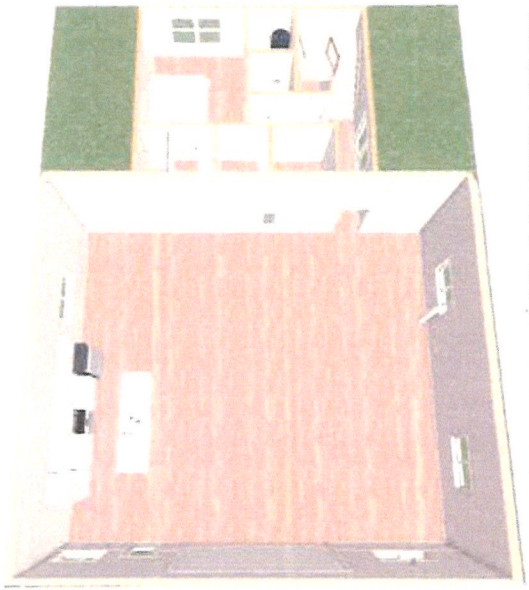
DIMENSION NOTES:

-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:

-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE

EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL



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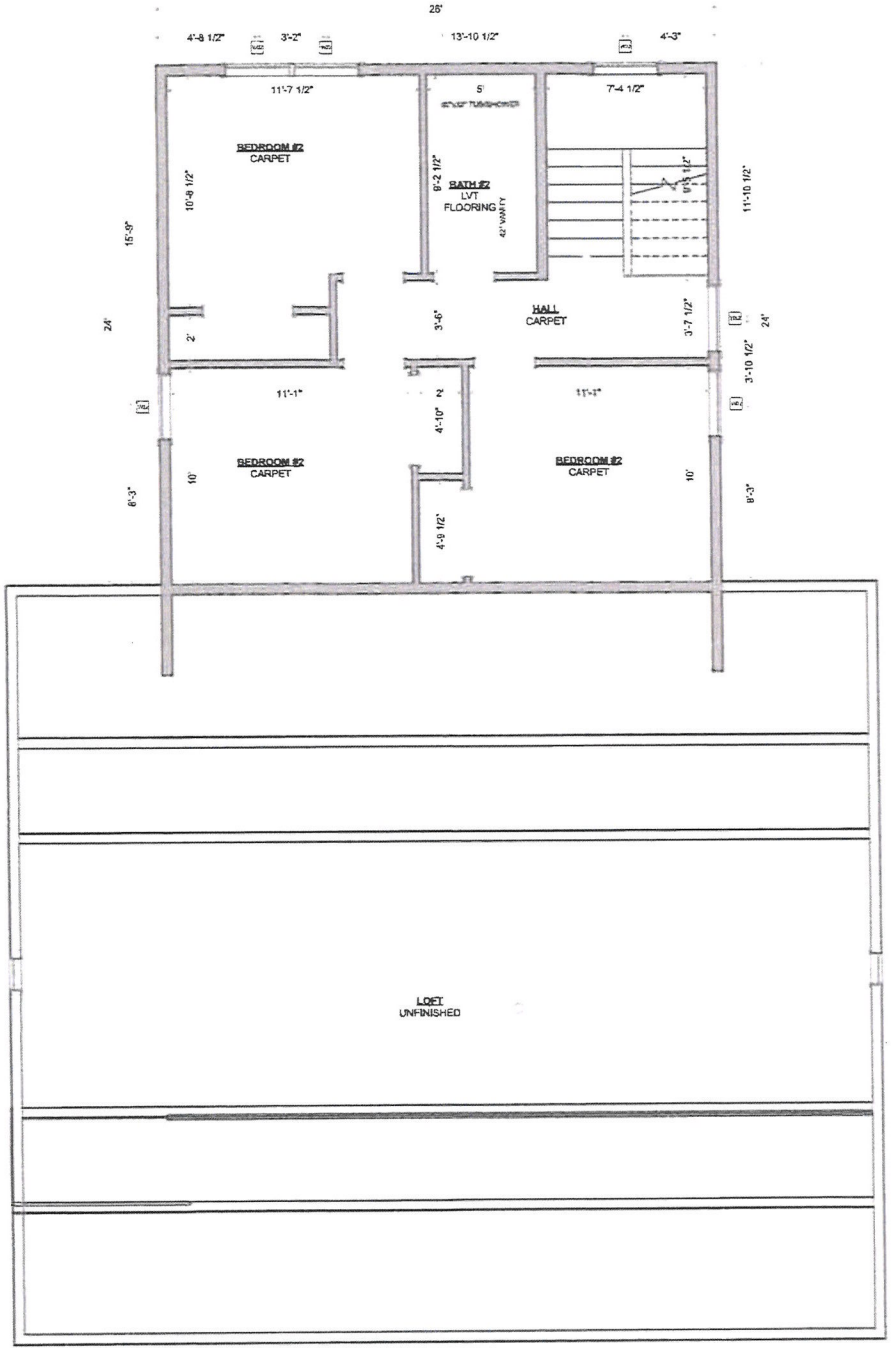
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DS

DATE: 11/13/2024

PROJECT: 2024.271

SHEET: 2



SECOND FLOOR PLAN

1/4"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	624 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL UNDER ROOF:	± 587 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-**NOTE:** PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.0203(d).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL



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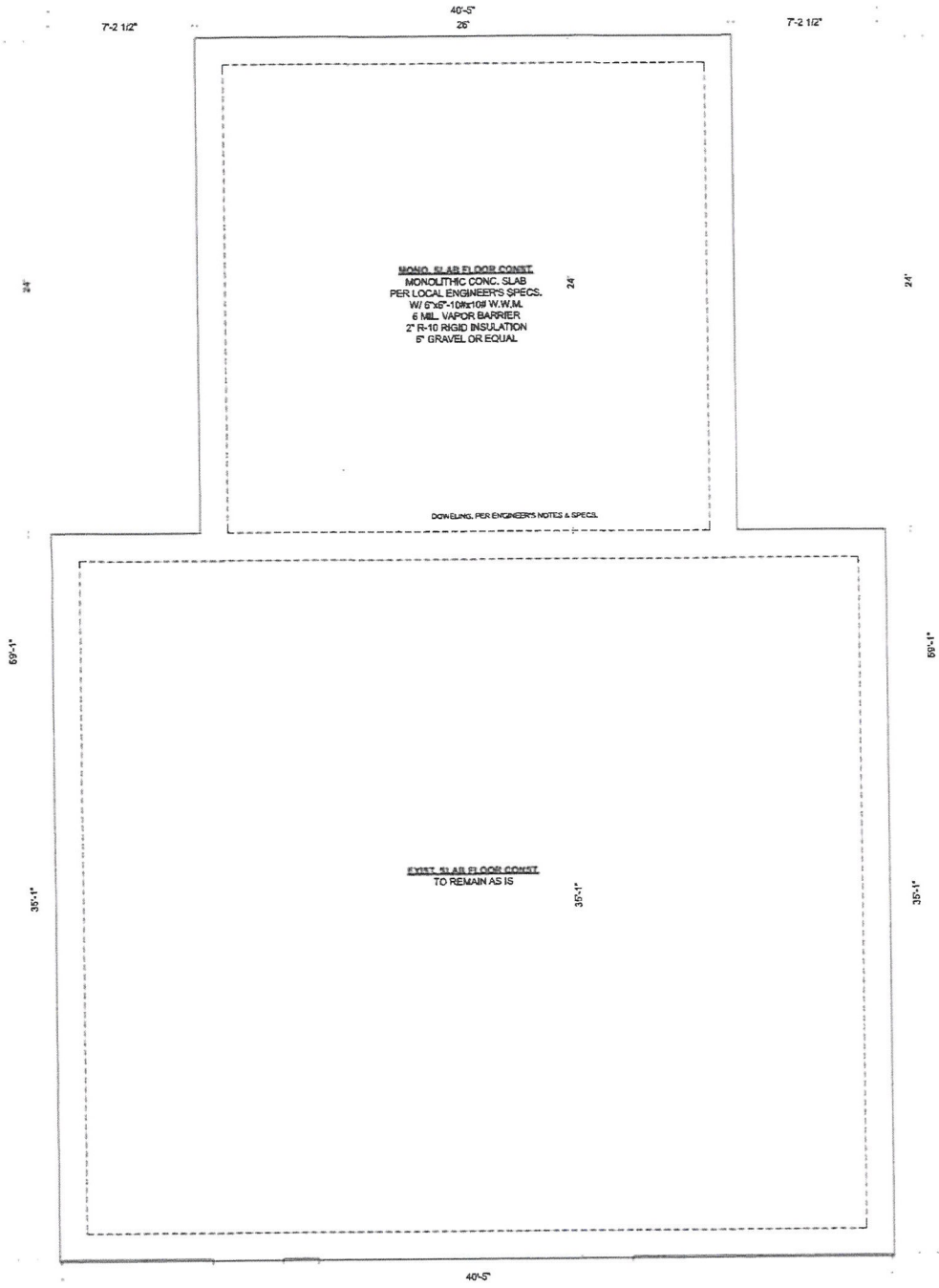
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DATE: 11/13/2024
PROJECT: 2024.271
SHEET: 3



FOUNDATION PLAN

1/4"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	624 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL UNDER ROOF:	2,587 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:

-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-**NOTE:** PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.0203(6).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:

CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:

-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:

-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:

-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

WINDOW SCHEDULE

#	Q'TY	W	H	HD	DESCRIPTION
W1	1	30"	18"	80"	SINGLE HUNG
W2	1	36"	48"	80"	SINGLE HUNG

DOOR SCHEDULE

#	Q'TY	W	H	DESCRIPTION
D1	1	3'-0"	6'-8"	SLIDER
D2	1	2'-6"	6'-8"	HINGED
D3	1	2'-8"	6'-8"	HINGED
D4	1	4'-0"	6'-8"	SLIDER
D5	1	3'-0"	6'-8"	SLIDER

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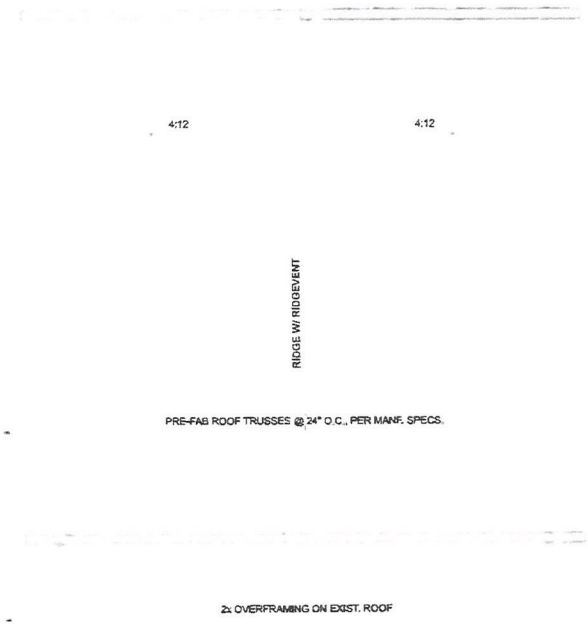
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DATE: 11/13/2024

PROJECT: 2024.271

SHEET: 4



ROOF NOTE:
ROOF LAYOUT AND STRUCTURE, PER ROOF MANF. SPECS
-12" OVERHANG ON ALL SOFFITS & GABLES, UNLESS NOTED OTHERWISE
-VERIFY EXIST. ROOF PITCHES BEFORE ORDERING MATERIALS
-VERIFY W/ ROOF TRUSS PLAN, AS IT SUPERSEDES THIS PLAN

ROOF PLAN
1/4"=1'-0"

EXIST. FIRST FLOOR: 1,406 SQ. FT.
PROP. FIRST FLOOR: 624 SQ. FT.
PROP. SECOND FLOOR: 557 SQ. FT.
TOTAL UNDER ROOF: 2,587 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-NOTE: PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 6d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x6s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

WINDOW SCHEDULE
MARK QUANTITY WIDTH HEIGHT DESCRIPTION
W1 3 3'0" 5'0" INSULATED SINGLE HUNG
W2 5 2'6" 4'0" SINGLE HUNG

DOOR SCHEDULE
MARK QUANTITY WIDTH HEIGHT DESCRIPTION
D1 1 3'0" 6'8" SHAKER
D2 1 2'6" 6'8" SHAKER
D3 1 2'8" 6'8" SHAKER
D4 1 6'0" 6'8" SLIDING GLASS DOOR

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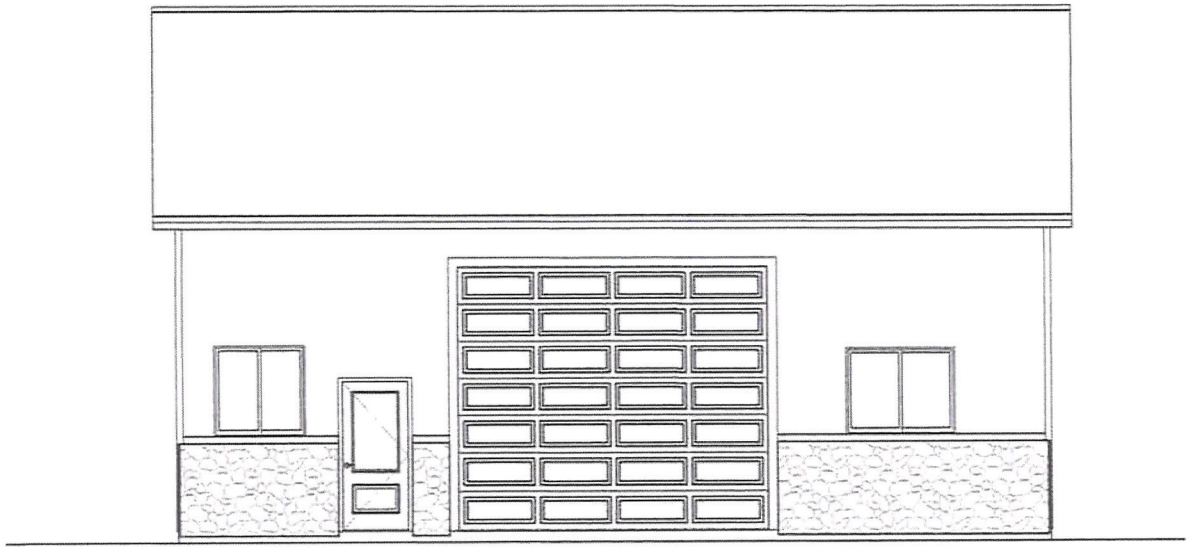
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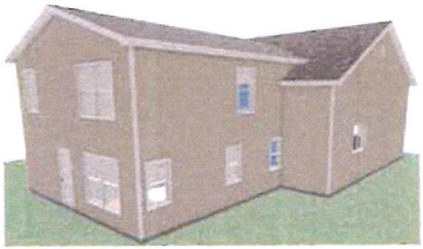
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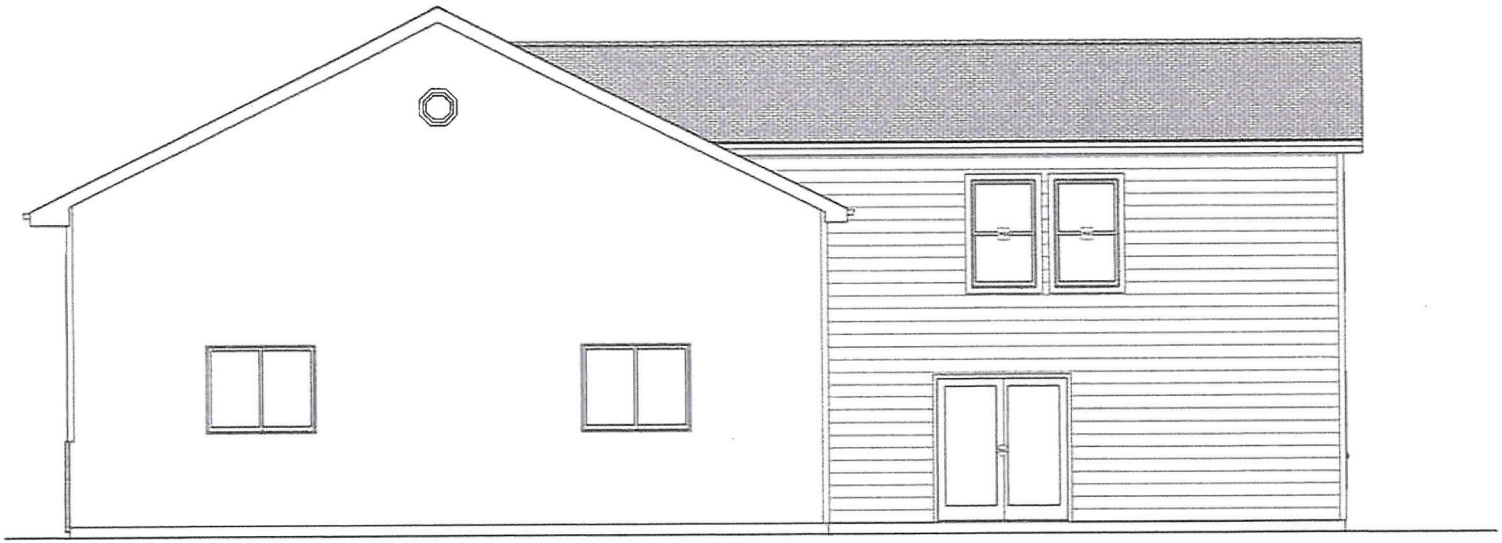
DATE: 11/13/2024
PROJECT: 2024.271
SHEET: 5



FRONT ELEVATION

1/4"=1'-0"





RIGHT ELEVATION

1/4"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	624 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL UNDER ROOF:	2,587 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:

-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-**NOTE:** PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(e).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:

CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:

-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:

-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:

-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

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DATE: 11/13/2024

PROJECT: 2024.271

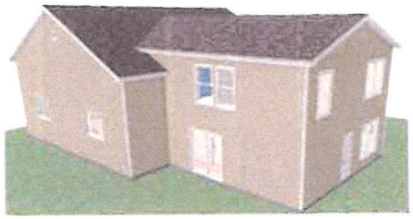
SHEET: 6

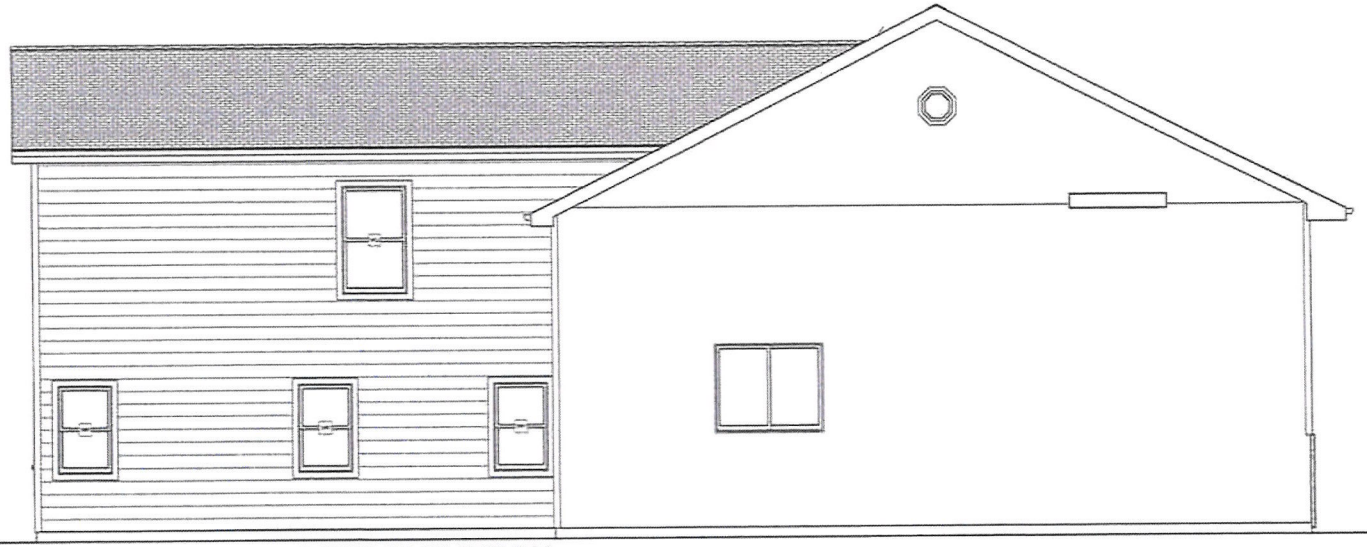
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REAR ELEVATION

1/4"=1'-0"





LEFT ELEVATION

1/4"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	624 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL UNDER ROOF:	2,587 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
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-**NOTE:** PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x8s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:
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WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

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GERMANTOWN, WISCONSIN

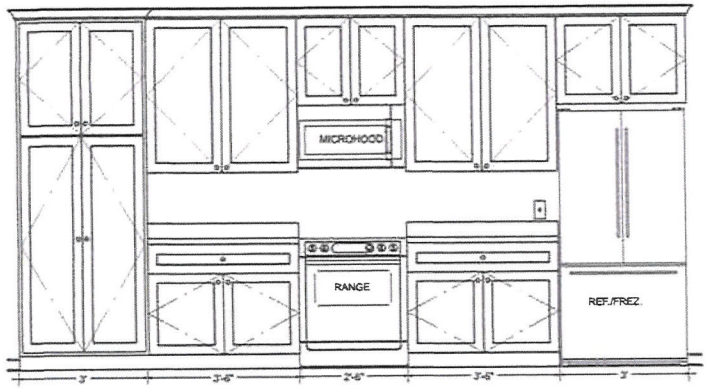
DRAWINGS PROVIDED BY:
DRAFTSMITH
SHAWNA DUNCAN, CPBD
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293
DRAFTSMITH@GMAIL.COM

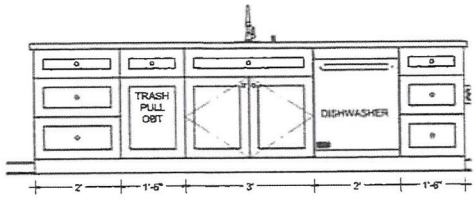
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DATE: 11/13/2024

PROJECT: 2024.271

SHEET: 7





KITCHEN ELEVATIONS

1/2"=1'-0"



ADDITION CROSS-SECTION

1/2"=1'-0"

EXIST. FIRST FLOOR:	1,406 SQ. FT.
PROP. FIRST FLOOR:	624 SQ. FT.
PROP. SECOND FLOOR:	557 SQ. FT.
TOTAL LIVING ROOF:	2,587 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
-FIRST FLOOR WALL HEIGHT IS 8'-0"
-SECOND FLOOR WALL HEIGHT IS 8'-0"
-VERIFY MONOSLAB DETAILS & SPECS, BY OTHERS
-VERIFY TYPE & LOCATION OF ALL MECHANICALS & METERS
-ADJUST AS NEEDED FOR FINAL GRADING PLANS
-**NOTE:** PLEASE ADJUST WALLS/CLG. AS NEEDED FOR EXIST. CONDITIONS.
-**ELECTRICAL NOTE:** PLUGS WILL BE PLACED PER CODE
-**BATH:** EXHAUST FAN ON (1) SWITCH, VENTED TO EXTERIOR TO COMPLY WITH 323.02(3)(d).
-**MECHANICAL :** INSURE FURNACE & HOT WATER HEATER ARE PROVIDED WITH ADEQUATE COMBUSTION AIR PER SPS 323.06 (IF APPLICABLE)
-**ROOF:** VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED W/ 6d COMMON OR 8d BOX NAILS @ 6" EDGES & 12" FIELD.

STRUCTURAL NOTES:
-ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (3) 2x6s W/ 1/2" PLYWOOD IN BETWEEN
-VERIFY W/ LUMBER/FRAMING PLAN, AS IT SUPERSEDES THIS PLAN

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

WALL TYPES:
-ADJUST EXISTING WALL S AS NEEDED TO BRING TO CURRENT CODE
EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x 6STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

WINDOW SCHEDULE

MARK	QTY	W	H	HD	DESCRIPTION
W1	3	3'-0"	4'-0"	6'-8"	SINGLE HUNG
W2	3	2'-0"	5'-0"	6'-8"	SINGLE HUNG

DOOR SCHEDULE

MARK	QTY	W	H	DESCRIPTION
D1	1	2'-8"	6'-8"	SWING
D2	1	2'-8"	6'-8"	SLIDING
D3	1	2'-8"	6'-8"	1/2 HINGED

MANIACI RESIDENCE
W213N11111 APPLETON AVENUE
GERMANTOWN, WISCONSIN

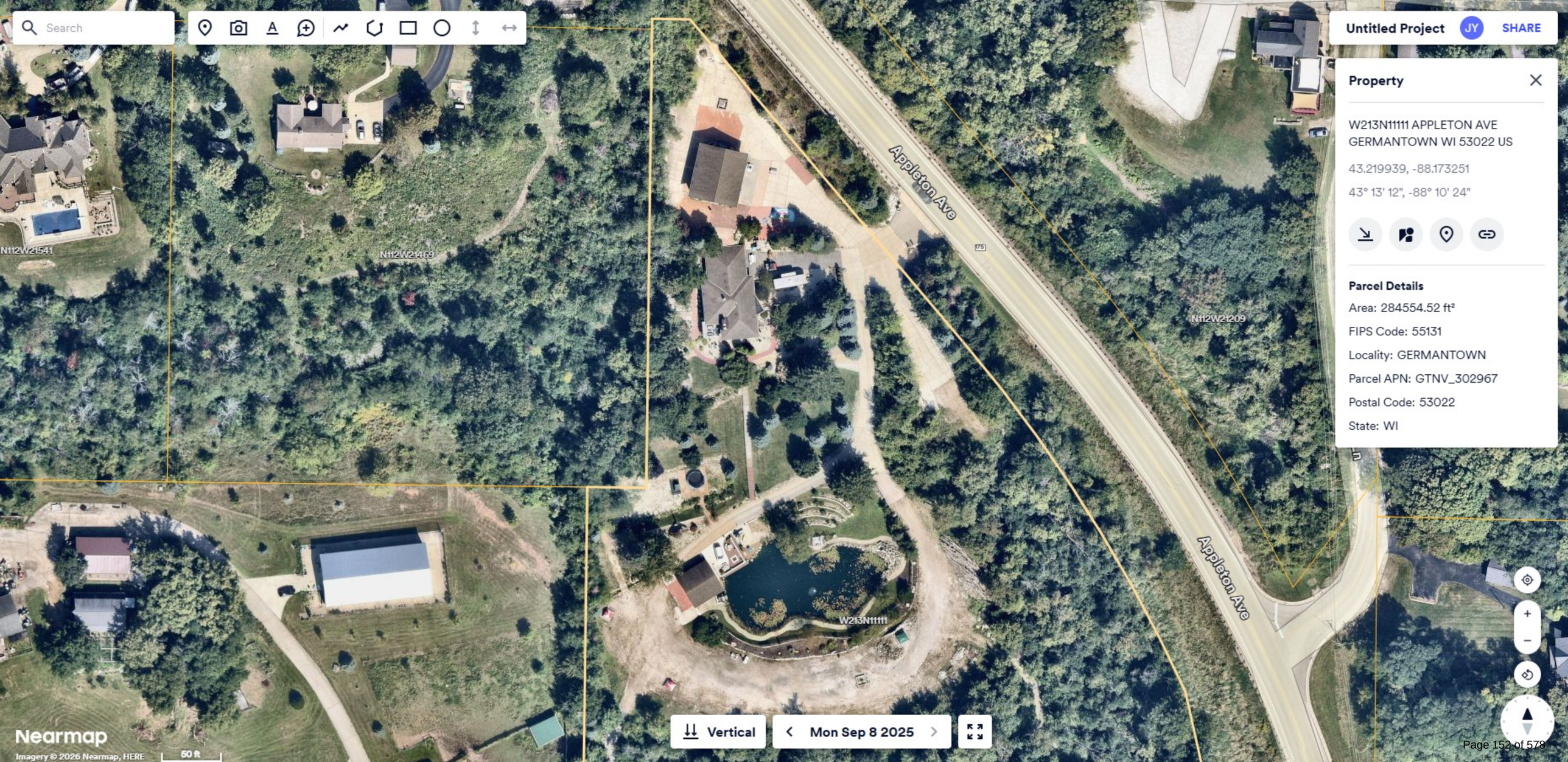
PRELIMINARY, NOT FOR CONSTRUCTION

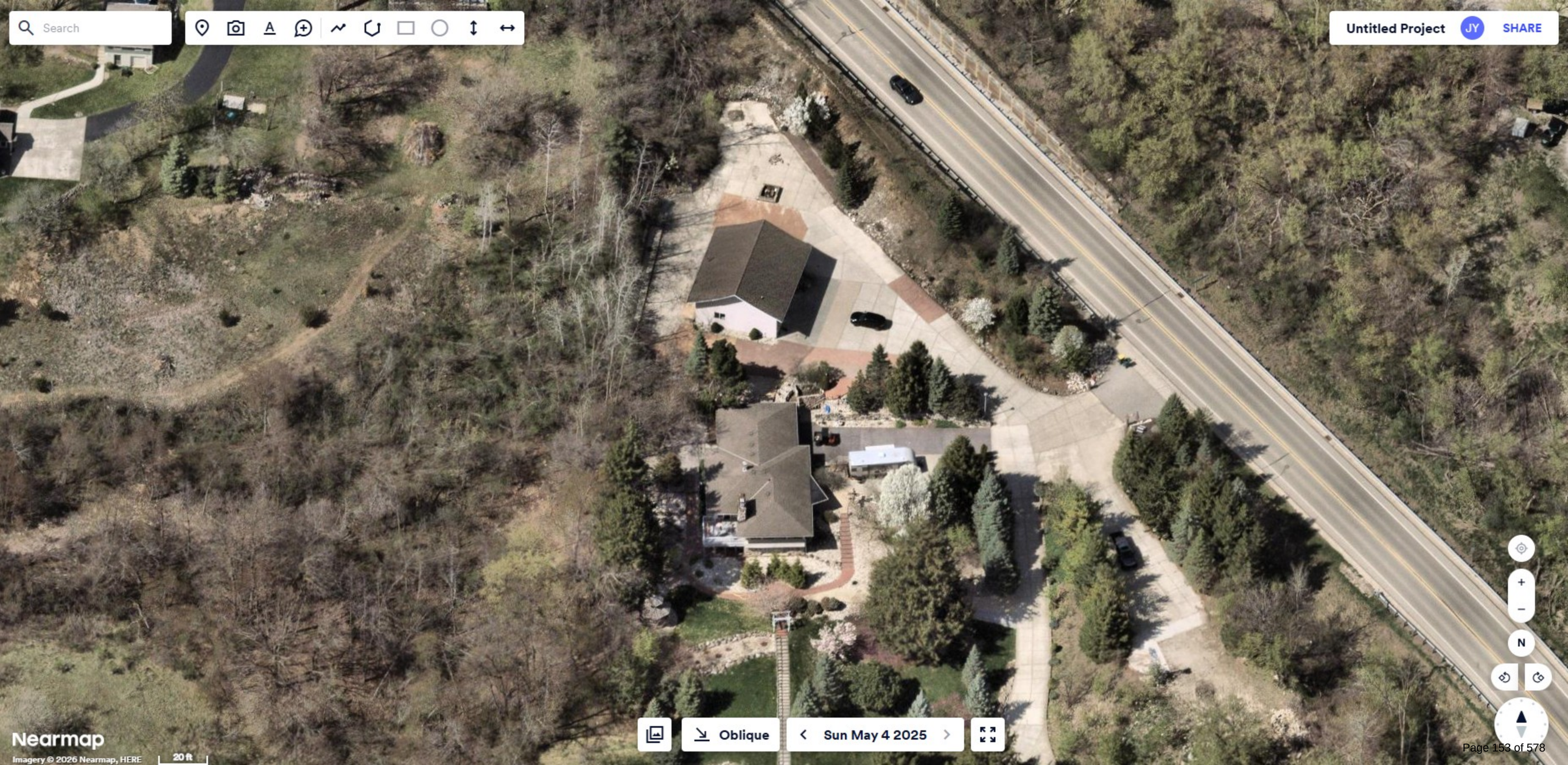
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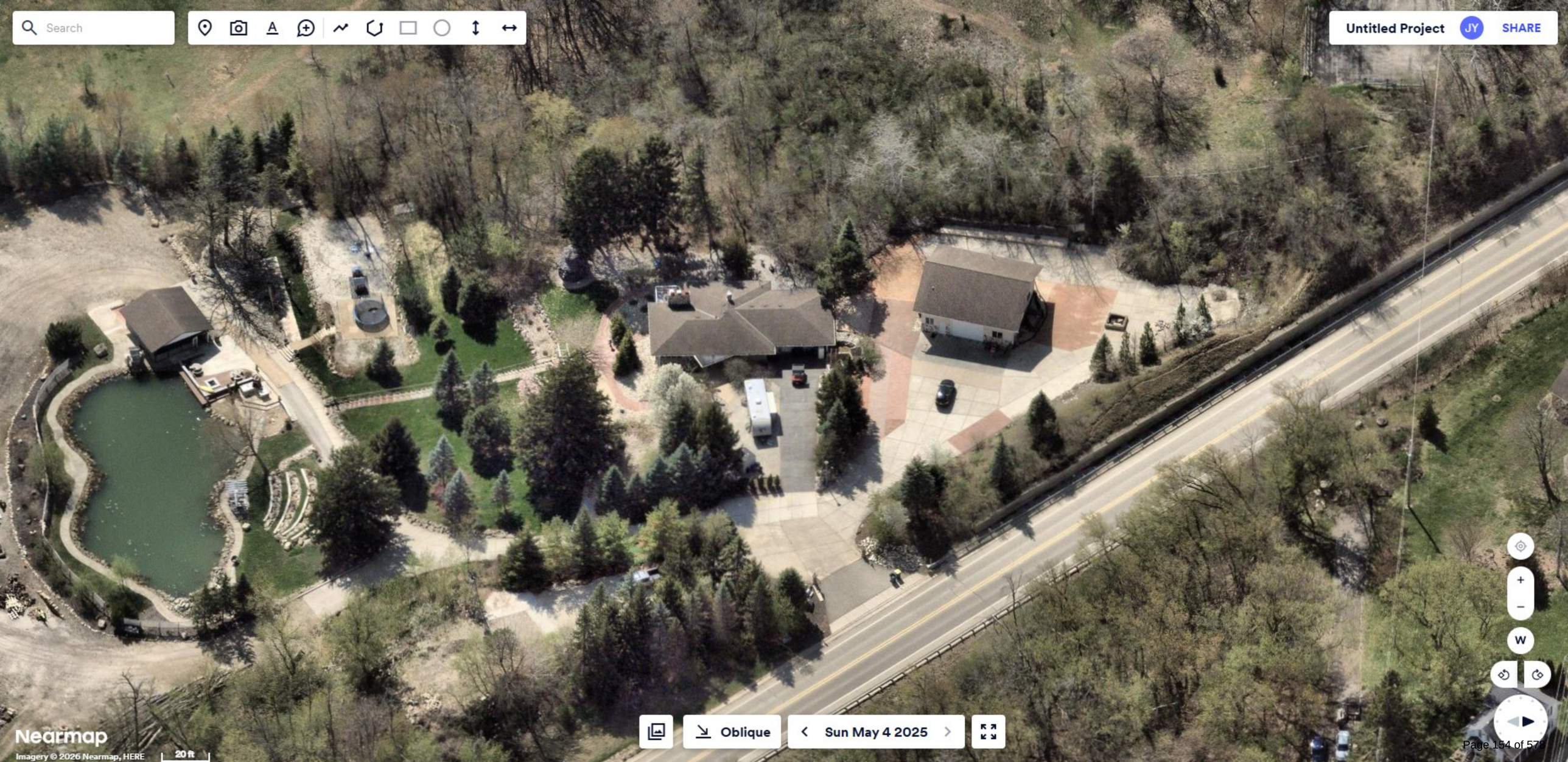
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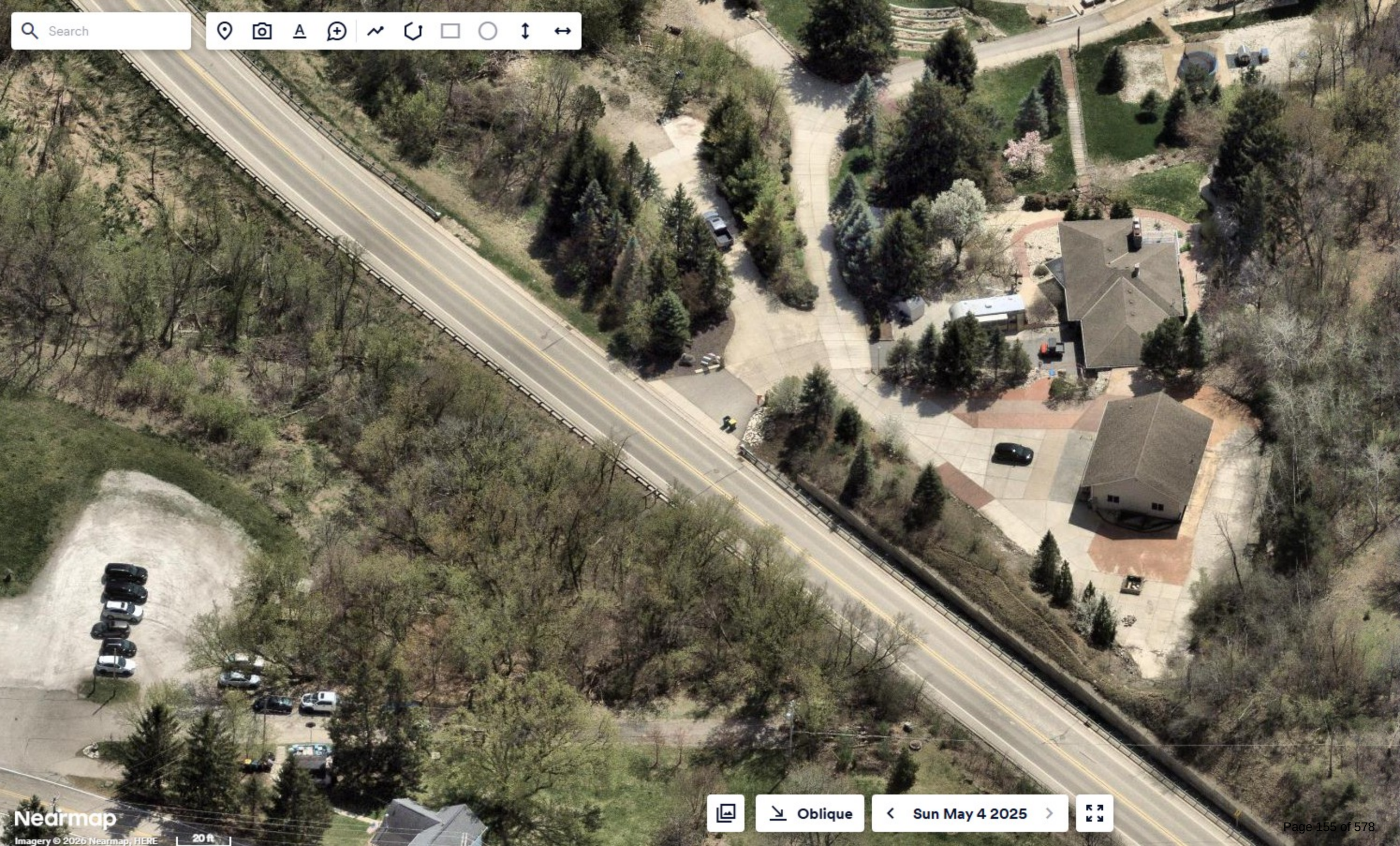
DATE: 11/13/2024
PROJECT: 2024.271
SHEET: 8

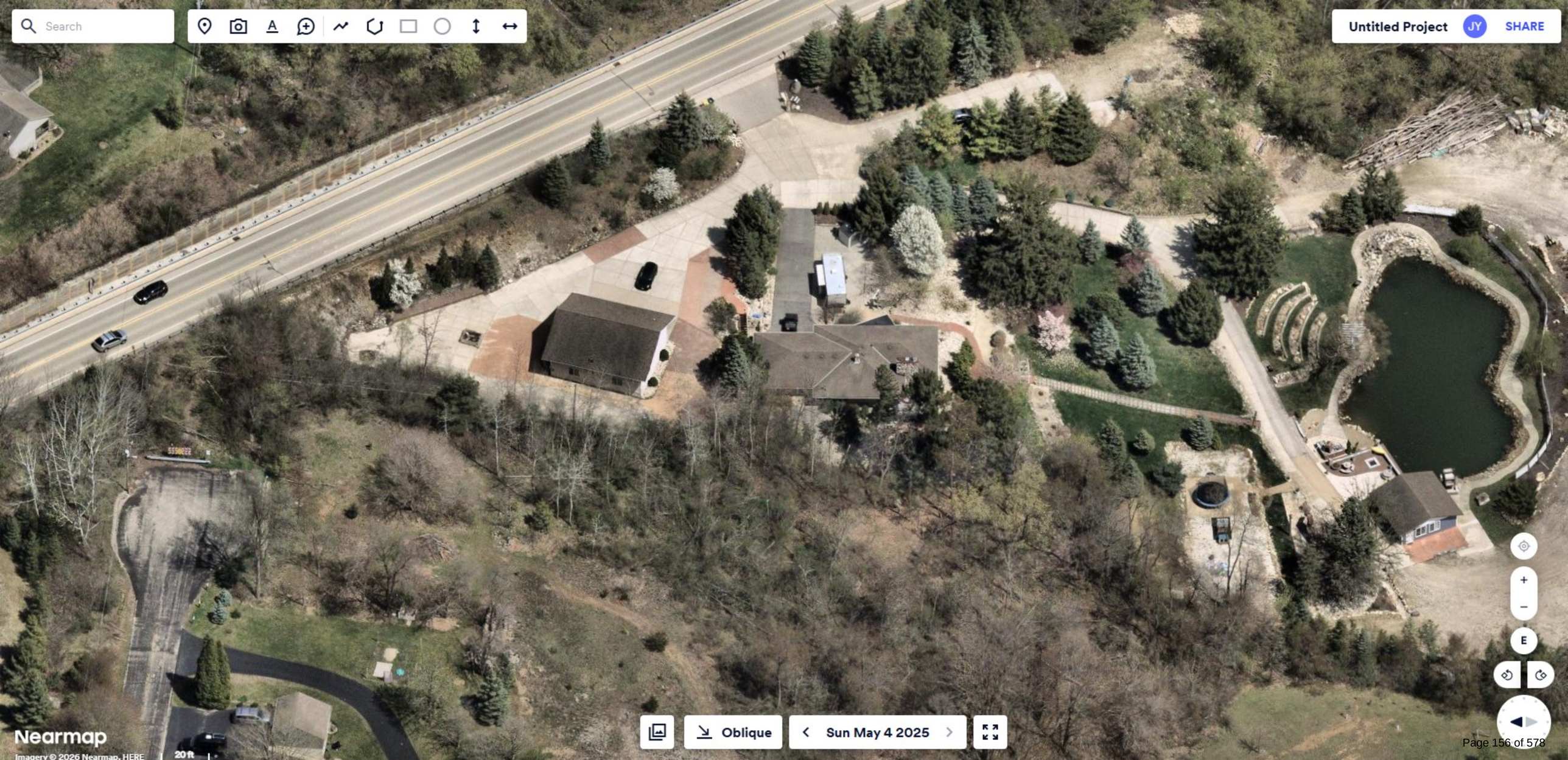
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Search
Untitled Project
JY
SHARE
Property
W213N11111 APPLETON AVE
GERMANTOWN WI 53022 US
43.219939, -88.173251
43° 13' 12", -88° 10' 24"
Parcel Details
Area: 284554.52 ft²
FIPS Code: 55131
Locality: GERMANTOWN
Parcel APN: GTNV_302967
Postal Code: 53022
State: WI
Appleton Ave
Appleton Ave
N112W21541
N112W21469
N112W21209
W213N11111
Vertical
Mon Sep 8 2025
Nearmap
Imagery © 2026 Nearmap, HERE
50 ft


Search
Untitled Project
JY
SHARE
N
Oblique
Sun May 4 2025
Nearmap
Imagery © 2026 Nearmap, HERE
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SHARE
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Sun May 4 2025
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Imagery © 2026 Nearmap, HERE
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Search
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Sun May 4 2025
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Imagery © 2026 Nearmap, HERE
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Nearmap
Imagery © 2025 Nearmap, HERE
20 ft
Oblique
Sun May 4 2025

VIEW FACING WEST AT DRIVEWAY ENTRANCE FROM APPLETON AVENUE (HWY 175)

VIEW FACING WEST; PICTURED IS THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

VIEW FACING SOUTH; PICTURED IS THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

VIEW FACING SOUTH FROM BEHIND THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

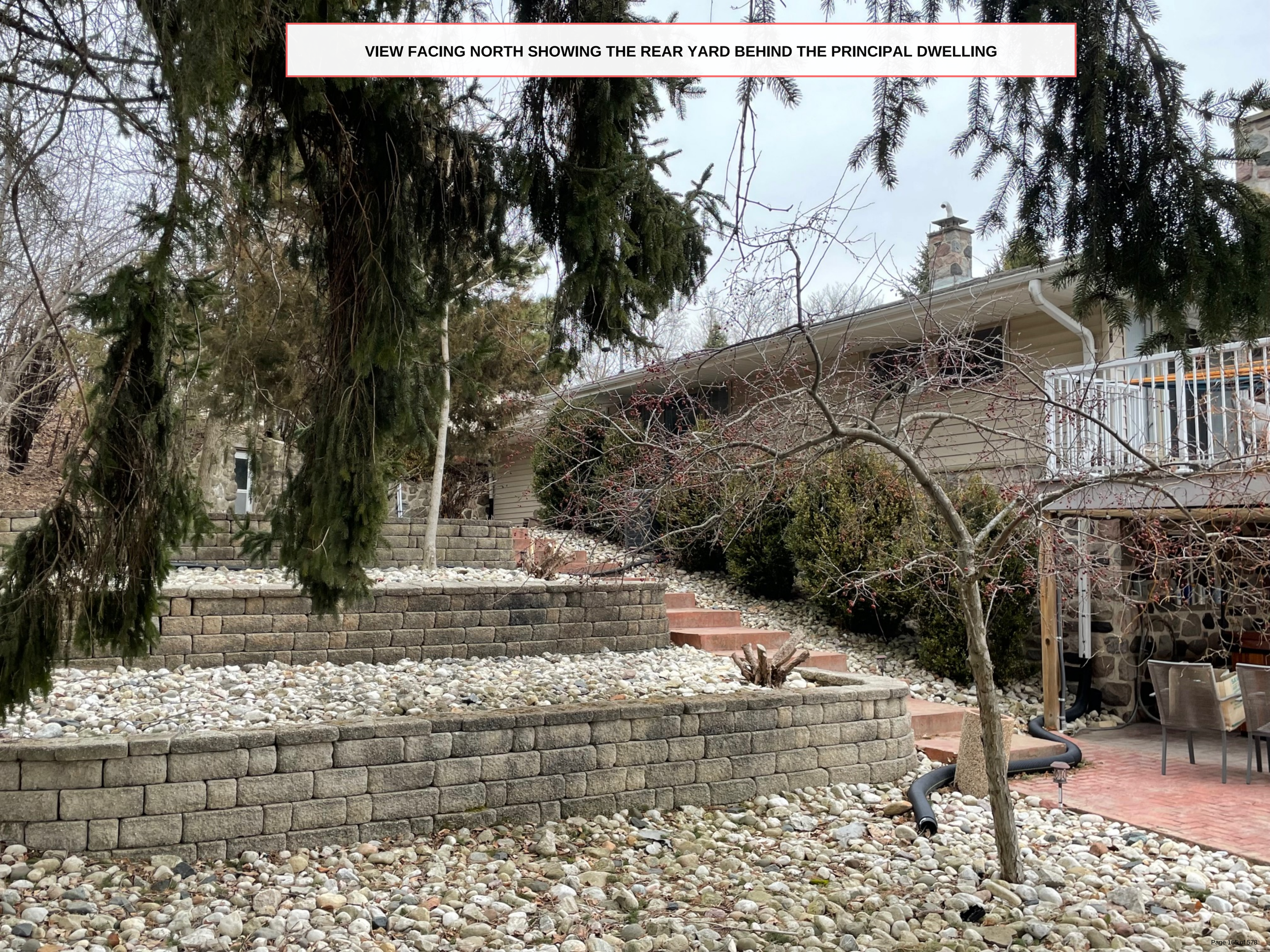
VIEW FACING EAST FROM BEHIND THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)



VIEW FACING SOUTH; PICTURED IS THE REAR SIDE OF THE PRINCIPAL DWELLING FROM A VANTAGE POINT HIGHER IN ELEVATION CLOSE TO THE SUBJECT DETACHED ACCESSORY STRUCTURE (PROPOSED MILS)

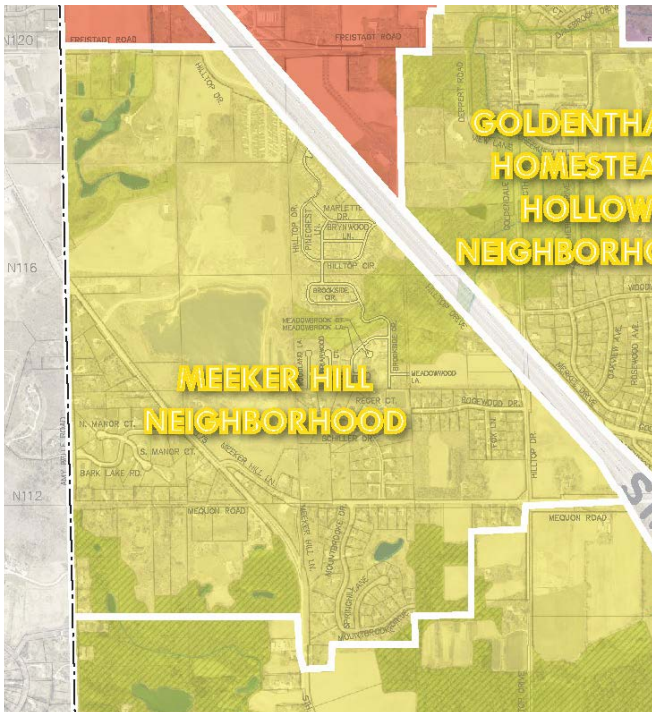
VIEW FACING WEST SHOWING THE FRONT OF THE PRINCIPAL DWELLING

VIEW FACING NORTH SHOWING THE REAR YARD BEHIND THE PRINCIPAL DWELLING



VIEW FACING NORTH SHOWING THE REAR YARD BEHIND THE PRINCIPAL DWELLING

Meeker Hill NEIGHBORHOOD



GENERAL CHARACTER

The Meeker Hill neighborhood is comprised of a mix of single-family residential lot sizes and is home to the Village's only Mobile Home Park. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-3 (1.0 DU's/acre with minimum 1-acre lots). Mobile Home Park (MHP) zoning allows a density of 4.4 DU's/acre with 6,000 sqft "lots").

There are a few commercially zoned properties located at the intersection of Mequon Road and Appleton Avenue. There is approximately 100 acres of mineral extraction area located in the Meeker Hill neighborhood which is inactive and privately owned.

SPECIAL FEATURES

Transportation The Meeker Hill neighborhood is bounded by the western limits of the Village and I-41 to the east. The neighborhood extends approximately ¼ mile south of Mequon Road. Mequon Road connects the Meeker neighborhood to Lannon Road to the east, which connects to I-41.

Environmental, Natural & Agricultural There are environmental areas located in the east central and northwestern portions of the neighborhood. There is approximately 100 acres of mineral extraction area located in the Meeker neighborhood which is inactive and privately owned. There are scattered sites of agricultural row cop production throughout the neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Meeker Hill Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	P	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Meeker Hill Neighborhood include open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. No new or expanded mobile home development is intended to occur in the neighborhood.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewer CSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42.

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 9th, 2026
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against a Conditional Use Permit application for a "Mother-In-Law Suite" from the property described below pursuant to Section 17.08(64) and Section 17.42 of the Village Zoning Code.

Applicant: Donna & Peter Maniaci, Property Owners
Property Address: W213N11111 Appleton Avenue (GTNV_302967)

Property Description:
PARCEL 2, CERTIFIED SURVEY MAP NO. 1708, RECORDED ON AUGUST 10, 1977, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, ON PAGES 12-13, AS DOCUMENT NO. 391553, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/2 OF SECTION 30, TOWN 9 NORTH, RANGE 20, EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN. EXCEPTING THEREFROM THAT PORTION CONVEYED TO WASHINGTON COUNTY AS DESCRIBED IN WARRANTY DEED RECORDED ON AUGUST 26, 1924, IN VOLUME 97 OF DEEDS, ON PAGE 302, AS DOCUMENT NO. 136354. FURTHER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN AWARD OF DAMAGES EXECUTED BY THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 3, 2014, AND RECORDED ON JUNE 2, 2014, AS DOCUMENT NO. 1360421.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall.

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

Donna Ott, Village Clerk
Dated this 11th day of February 2026

To Be Published On: February 18th and February 25th, 2026

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Action Item

ITEM TITLE: Crew Carwash, Property Owner of N96 W17500 County Line Road. Request to grant a 12-month extension for Conditional Use Permit approval for a 4,500 sqft automated car wash facility (CUP #05-2026). (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

In April 2024, Crew Carwash was granted Site Plan and Conditional Use Permit (CUP) approval from the Village to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road (to replace the existing BP gasoline and convenience store east of McDonald's). Site Plan approval was granted by the Plan Commission on April 8, 2024, subject to seven (7) conditions, Conditional Use Permit approval was granted by the Village Board on April 15, 2024, subject to six (6) conditions (see original CUP #05-2025).

In April 2025, and because construction was not expected to commence within 12 months and before the April 8, 2025, deadline, Crew Carwash requested an extension of both the Site Plan and Conditional Use Permit approvals for 12 months with a new deadline of April 8, 2026. Once again, and because construction is not expected to commence within 12 months and before the April 8, 2026, deadline, Crew Carwash is requesting a second extension of the Site Plan and CUP approvals for another 12 months with new deadline to commence construction of April 8, 2027.

In a February 19, 2026, request letter (copy enclosed), Crew Carwash cites a combination of unanticipated construction delays and business operation considerations related to their desire to "roll out" the opening of multiple carwash operations throughout Wisconsin at the same time, Crew Carwash expects redevelopment of the site beginning with demolition and site prep activities to commence in late 2026 with construction completion and business opening in early 2027.

ATTACHMENT:

1. Crew Carwash- PROPOSED CUP#05-2026
2. EXTENSION REQUEST LETTER
3. STAFF REPORT-CREW CARWASH-APPROVAL EXT.
4. CUP#05-2025-CREW CARWASH
5. CREW CARWASH-SITE PLANS-SIGNS-2024
6. CREW CARWASH-SIGNS 2024

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

PLAN COMMISSION RECOMMENDATION:
APPROVE the request to extend Site Plan approval For an additional 12 months with a new deadline for commencement of construction to April 8, 2027, with the same conditions of approval required in the original April 8, 2024, Plan Commission approval.

Recommend to the Village Board to **APPROVE** the request to extend the approval of CUP #05-2025 for an additional 12 months with a new deadline for commencement of construction to April 8, 2027, with the same conditions of approval contained in CUP #05-2025.

CUP # 05-2026 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas the Applicants:
Crew Carwash Inc., Agent for Dahm Properties 74 LLC, Property Owner

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to allow the development and operation of a carwash facility from the property located at N96 W17500 County Line Road pursuant to Section 17.32(3)(g) of the Village Zoning Code.

This Conditional Use Permit replaces CUP#05-2025 (recorded as Document #1614721 on 6/2/2025)

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 334-990

On the following described property located in the Village of Germantown, Washington County, Wisconsin:
That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 33, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows, viz: Commencing at the Southeast corner of said Section; thence North 89° 51'00" West, 1321.30 feet; thence North 00° 24'00" West, 440.70 feet; thence South 84° 15'00" East, 201.16 feet to the place of beginning of this description; thence North 00° 24'00" West, 219.05 feet; thence South 84° 15'00" East, 200.00 feet; thence South 00° 24'00" East, 219.05 feet; thence North 84° 15'00" West along the Northerly right of way of road, 200 feet to the place of beginning.

Tax Key No: 334-990
Address: N96 W17500 County Line Road

Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application, project narrative dated February 12, 2024, and supporting site plan documents dated January 12, 2024, and February 12, 2024. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Sunday through Saturday 7:00am to 9:00pm.
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.

3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed building and kiosk. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 15th day of April, 2024. On April 20, 2026, the deadline to commence construction was extended to April 8, 2027.

_____
Robert A Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2026, the above named Robert A. Soderberg, Village President, and Donna Ott, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER/OPERATOR
As agent for Crew Carwash, Inc., and Dahm Properties 74 LLC, I hereby accept the terms and conditions set forth in this permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2026

_____
Agent for Crew Carwash, Inc. and Dahm Properties 74 LLC

STATE OF INDIANA) SS
HAMILTON COUNTY)

Personally came before me this _____ day of _____, 2026, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Indiana
My Commission Expires: _____

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Zoning Administrator

Village of Germantown, Wisconsin

February 19, 2026

VIA EMAIL
jretzlaff@germantownwi.gov
Mr. Jeffrey W. Retzlaff, AICP
Director, Community Development Department
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Crew Carwash – N96 W17500 County Line Road **(GTNV 334990)**

Subj: Project Approvals Extension Request

Dear Mr. Retzlaff:

As you know, we represent Crew Carwash in connection with the approvals and construction of a self-service carwash facility to be located at N96 W17500 County Line Road. Originally approved in 2024, the Commission granted a 12-month extension of the Site Plan on April 14, 2025, and the Village Board granted an extension of the Conditional Use Permit on April 21, 2025.

Renewed Requests for Extension

Crew Carwash renews its request for an extension due to the need to coordinate our marketing and business roll out. Our approval in the Village was the first in the State of Wisconsin and Crew Carwash has been working to open additional locations with the intent to enter the market in a coordinated fashion to become a recognizable brand and company to new customers and potential employees.

For the employees it needs, Crew Carwash continues to internally recruit key team members to relocate to Southeastern Wisconsin and it is preparing to recruit and train new employees that it will need at all of its locations.

Complex coordination and a desire to be intentional with each decision has resulted in a lengthier than anticipated development and construction timeline. For our site in the Village, Crew Carwash's planning includes demolishing the existing structure and Wisconsin DNR-approved gas tank removals.

Crew Carwash remains dedicated to constructing its new facility in the Village as its affiliate DAHM NO 74 LLC already owns the property and it has paid all taxes due per the Village's installment schedule.

To accommodate for all of these circumstances and execute this project to its high standards, Crew Carwash has adjusted its construction schedule which it now foresees commencing in late 2026 to early 2027. Accordingly, Crew Carwash renews its requests for extension of its construction commencement dates.

Conclusion

Crew Carwash respectfully requests a 12-month extension of the Site Plan approval and the Conditional Use Permit to April 8, 2027, pursuant to Sections 17.42(8) and 17.43(11a), Village Zoning Code.

Please do not hesitate to contact me at 414-225-1484 or BRandall@AmundsenDavisLaw.com should you or others have immediate questions, wish to discuss anything, or need anything further from us.

Very truly yours,

Amundsen Davis, LLC



Brian C. Randall

cc: Mr. Jordan Yanke – Associate Planner
Crew Carwash
Excel Engineering
Kristina S. Atterholt, Esq.

SITE PLAN & CONDITIONAL USE PERMIT (CUP) APPROVAL EXTENSION

4/13/26 Plan Commission Meeting

Crew Carwash

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

Crew Carwash, property owner, is requesting an extension of the Site Plan and Conditional Use Permit (CUP) approvals originally granted in 2024 and extended in 2025, to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road.

Property Location: N96 W17500 County Line Road (existing BP Station)

Agent/
Property Owner:

Attorney Brian Randall
Amundsen Davis LLC
111 Kilbourn Ave
Milwaukee, WI

Katherine Rayner
Crew Carwash
11700 Exit 5 Pkwy
Fishers, IN

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Highway Business	B-5
South	Highway Business	B-5
East	Highway Business	B-5
West	Highway Business	B-5



Background/Proposal

In April, 2024, Crew Carwash was granted Site Plan and Conditional Use Permit (CUP) approval from the Village to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road.

Site Plan approval was granted by the Plan Commission on April 8, 2024 subject to seven (7) conditions (see attached Staff Report and meeting minutes for details). Conditional Use Permit (see enclosed CUP# 05-2025) approval was granted by the Village Board on April 15, 2024, subject to six (6) conditions. Sign plan approval was granted by the Plan Commission on June 10, 2024.

In April 2025, Crew Carwash requested extensions of both the Plan Commission Site Plan approval and the Village Board conditional use permit approval. At this time, Attorney Brian Randall, Amundsen-Davis LLC, agent for Crew Carwash, property owner, is requesting a second extension of the Site Plan and CUP approvals granted by the Village as provided for under Section 17.42 (CUP) and 17.43 (Site Plan) of the Zoning Code included for reference below:

CUP Approval (Section 17.42):

Section 17.42(6) stipulates:

(a) Except under the following conditions, if substantial construction or other activities necessary to implement a use authorized by a conditional use permit and/or the use has not commenced within 12 months from the date approval is granted by the Village Board, and, continue toward completion in accordance with the proposed/approved timeframe, or, if said construction or use has commenced but subsequently is stopped or abandoned for a period of 12 consecutive or cumulative months, the conditional use permit shall be deemed to have lapsed and all other Village permits and/or approvals granted subsequent to such conditional use permit approval shall expire and be null and void.

1. *An extension has been granted pursuant to section 17.42(8); or*
2. *Different project-specific commencement and/or completion deadlines and timeframes have been established as a condition of approval in the conditional use permit.*

Section 17.42(8) stipulates:

EXTENSION OF DEADLINE FOR COMMENCEMENT OR COMPLETION. *At its discretion, for good cause and following consideration of a written request by the applicant/property owner, the Village Board may grant one or more extensions of the deadline to commence, complete or continue the use for which a conditional use permit was granted. The duration of each extension shall be determined by the Village Board but shall not exceed 12 months.*

Site Plan Approval (Section 17.43):

Section 17.43(11)(a) stipulates:

(a) Except under the following conditions, if construction or other activities necessary to complete a development project and/or land use have not commenced within 12 months from the date site plan approval has been granted and continue toward completion in accordance with the proposed/approved timeframe, or, said construction or other activities have commenced but subsequently are stopped or abandoned for a period of 12 consecutive or cumulative months, site plan approval shall be deemed to have lapsed and all Village permits and/or approvals granted subsequent to such site plan approval shall expire and be null and void.

1. *An extension has been granted pursuant to subsection (11a); or*
2. *Different project-specific commencement and/or completion deadlines have been established as a condition of approval in the site plan approval, in a conditional use permit, or in a PDD condition and restrictions resolution adopted by the Village Board (including but not limited to phased development).*

Section 17.43(11a) provides:

EXTENSION OF DEADLINE FOR CONSTRUCTION COMPLETION. *At its discretion, for good cause and following consideration of a written request submitted by the applicant/property owner to the Village prior to expiration of the previous deadline, the Plan Commission (and Village Board in the case of projects being developed in a PDD) may grant one or more extensions of the deadline to complete the project for which site plan approval was granted. The duration of each extension shall be determined by the Plan Commission (or Village Board in the case of PDD projects) but shall not exceed 12 months. A deadline extension request that is received prior to expiration of the current deadline will not be subject to any applicable application fees. Requests received after expiration of the current deadline will be subject to applicable application fees.*

Approval Extension Request

As stated in the February 19, 2026, extension request letter (copy enclosed), the agent for Crew Carwash cites a combination of unanticipated factors and other coordination elements related to Crew Carwash's business operations and construction similar to those that existed in 2025 when Crew Carwash requested the first approval extension.

The developer provides additional details, explanations and a revised timeline for expected commencement & completion dates for the Crew Carwash facility. The request is to extend the approvals for both the CUP and Site Plan an additional 12 months with a new deadline to commence construction being extended to April 8, 2027.

Staff Comments

As noted in the February 19 extension request letter, the original approval in April 2024 was extended once before back in April 2025. Copies of the original 2024 plans and staff report presented to the Plan Commission and Village Board in 2024 are attached for additional supporting information with details about the project and conditions of approval.

Staff supports the request to extend both the Site Plan and CUP approvals as requested for 12 months with a new deadline for commencement of construction to April 8, 2027, with the same list of conditions contained in the original approvals.

VILLAGE STAFF RECOMMENDATION

APPROVE the request to extend Site Plan approval plan for an additional 12 months with a new deadline for commencement of construction to April 8, 2027, with the same conditions of approval in the original April 8, 2024, Plan Commission approval.

Recommend to the Village Board to **APPROVE** the request to extend the approval of CUP #05-2025 for an additional 12 months with a new deadline for commencement of construction to April 8, 2027, with the same conditions of approval contained in CUP #05-2025.

CUP # 05-2025 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas the Applicants:
Crew Carwash Inc., Agent for Dahm Properties 74 LLC, Property Owner

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to allow the development and operation of a carwash facility from the property located at N96 W17500 County Line Road pursuant to Section 17.32(3)(g) of the Village Zoning Code.

Document # **1614721**
WASHINGTON COUNTY WISCONSIN
2025-06-02 12:31:00 PM

LISA BUDISH
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Return via EMAIL
Pages: **3**

3

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 334-990

On the following described property located in the Village of Germantown, Washington County, Wisconsin:
That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 33, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows, viz: Commencing at the Southeast corner of said Section; thence North 89° 51'00" West, 1321.30 feet; thence North 00° 24'00" West, 440.70 feet; thence South 84° 15'00" East, 201.16 feet to the place of beginning of this description; thence North 00° 24'00" West, 219.05 feet; thence South 84° 15'00" East, 200.00 feet; thence South 00° 24'00" East, 219.05 feet; thence North 84° 15'00" West along the Northerly right of way of road, 200 feet to the place of beginning.

Tax Key No: 334-990
Address: N96 W17500 County Line Road

Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application, project narrative dated February 12, 2024, and supporting site plan documents dated January 12, 2024, and February 12, 2024. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Sunday through Saturday 7:00am to 9:00pm.
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.

3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed building and kiosk. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 15th day of April, 2024, and as the deadline to commence construction was extended on April 21, 2025.

Robert A Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 27th day of May, 2025, the above named Robert A. Soderberg, Village President, and Donna Ott, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Kasie R Miller
{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 05/03/2029

KASIE R. MILLER NOTARY PUBLIC STATE OF WISCONSIN

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER/OPERATOR

As agent for Crew Carwash, Inc., and Dahm Properties 74 LLC, I hereby accept the terms and conditions set forth in this permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 14 day of May, 2025

Agent for Crew Carwash, Inc. and Dahm Properties 74 LLC

STATE OF INDIANA) SS
~~HAMILTON~~ MARION COUNTY)

Personally came before me this 14 day of MAY, 2025, being the above named Katherine Rayner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ANITA R GRAVES
Notary Public, State of Indiana
Marion County
Commission Number NP0688198
My Commission Expires
September 04, 2032

Anita R Graves
{type or print name of Notary on this line}
ANITA R. GRAVES
{signature of Notary on this line}

Notary Public, State of Indiana
My Commission Expires: Sept 4, 2032

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Zoning Administrator
Village of Germantown, Wisconsin

SITE PLAN & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

4/8/28 Plan Commission Meeting

Crew Carwash / Nomies Investments LLC

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

Crew Carwash, agent for Nomies Investments LLC, property owner, is requesting Site Plan approval and a Conditional Use Permit (CUP) to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road.

Property Location: N96 W17500 County Line Road (existing BP Station)

Agent/
Property Owner: Katherine Rayner
Crew Carwash
11700 Exit 5 Pkwy
Fishers, IN

Nomies Investments LLC
N96 W17500 County Line Road
Germantown, WI

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Highway Business	B-5
South	Highway Business	B-5
East	Highway Business	B-5
West	Highway Business	B-5



Background/Proposal

Crew Carwash, agent for Nomies Investments LLC, property owner, is requesting Site Plan approval and a Conditional Use Permit (CUP) to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road.

As presented on their website, Crew Carwash is a multi-generational, family-owned business founded in 1948 and based in Fiskers, Indiana. https://crewcarwash.com/the-crew-story/ . Crew Carwash currently has 45 locations in Indiana and Minnesota. The proposed site in Germantown is one of a few leading their expansion into Wisconsin.

Conditional Use Permit (CUP)

Within the B-5 District, a self-serve carwash requires a Conditional Use Permit (CUP). The proposed Germantown facility and operation has the following components:

- 4,512 sqft self-serve carwash building w/ 345 sqft kiosk
- Business operations Sunday to Saturday from 7:00a to 9:00p with 2-3 shifts per day
- 25 Total Employees (2-5 employees per shift)

Site Plan

As indicated in the applications and February 12 project narrative, the proposed development includes a complete demolition and replacement of the existing BP gasoline station and carwash. The new Crew Carwash will have the following features:

- 4,512 sqft single-story carwash building 20’ height w/ tower feature to 35’ height
- 345 sqft single-story kiosk 13’ height w/ 4-lane canopy (vehicle entry point)
- Masonry walls comprised of ground (smooth) face concrete masonry units color red with a knee-high wall and upper banding of limestone split-face concrete units with a buff color
- Tower feature comprised of architectural wall panel color pewter
- Aluminum-framed storefront and glazing system color clear anodized w/ overhead supported canopies above all windows
- Flat roof w/ exposed RTU’s
- Paved curb & gutter parking area w/ 5 vehicle parking stalls for employees (1 ADA compliant) & 9 stalls with self-serve vacuum bays
- 20 vehicle staging area w/ 4 lanes wide
- New lighting & landscaping

Parking, Access & Traffic Circulation

Access will remain the same with two (2) driveways to Emmer Road on the southeast side of the property. The Village’s parking guidelines do not include carwashes, but the number of stalls provided for employees (5) appears sufficient.

Storm Water Management

This 1.0-acre site is a re-development site with 90% of the area expected to be disturbed. A total of 30,506 sqft (70%) of impervious surfaces are proposed as part of the new development leaving 13,052 sqft or 30% in open/green space. Stormwater facilities include storm sewer, roof drains and grading to convey run-off from the building, staging, vacuum, and parking areas to on-site catch basins and storm sewer located through the middle of the site to an existing concrete pipe south the site in the Emmer Road ROW and to a new “green infrastructure” rain garden feature in the southeast corner of the site.

Utilities

Sanitary and water utilities will be upgraded and replace the existing in easements running north across the hotel property to existing laterals.

Landscaping & Buffering

Existing established landscaping along the north property line is going to be removed and replaced with a 1’-2’ high retaining wall. A very large deciduous shade tree is going to be removed along the east property line and replaced with sod for a snow storage area. Minimal landscaping is provided along or within the curbed areas internal to the site. Decorative stone “mulch” is placed around the plantings across the site.

Lighting.

Exterior lighting of the site and building includes:

- (4) 50W 4,000 lumens @ 5700K (cool white) LED recessed canopy lights mounted at a height of 10’ under the kiosk canopy;
- (1) 131W 20,900 lumen @ 3000K (bright white) LED cut-off style pole-mounted fixtures mounted at overall 23’ height on a pole near the south driveways;
- (6) 131W 13,175 lumen @ 3000K (bright white) LED cut-off style pole-mounted fixtures mounted at overall 23’ height on poles around the parking and building;

Signage.

A total of (21) permanent signs are proposed for the site, including:

- (1) Refacing the exiting monument sign in the SE corner of the site with the brick base painted black (see sign rendering EC-01; sheet 1 of 15 w/ no date);
- (1) Refacing the existing 50’+ pylon sign in the NE corner of the site with the pylon support structure to be painted black (see sign rendering EC-02; sheet 2 of 15 w/ no date)
- (3) internally lit wall-mounted signs on the tower structure w/ “Crew Carwash” lettering translucent white (see sign rendering EC-03; sheet 3 of 15 w/ no date)
- (1) internally lit wall-mounted sign above the exit door on the south end of the building w/ “Crew Carwash” lettering translucent white (see sign rendering EC-04; sheet 4 of 15 w/ no date)
- (1) internally lit monument sign w/ digital menu board mounted on a painted aluminum panel base located north of the kiosk on the north side of the property (see sign rendering EC-05; sheet 5 of 15 w/ no date)
- (2) internally lit directional signs installed at the driveway entrances on the south

side of the property w/ both saying “Open” and “Enter” (see sign rendering EC-06; sheet 6 of 15 w/ no date)
- (2) non-illuminated letter sets installed on south side of the kiosk canopy above the drive lanes indicating “Unlimited Club” (see sign rendering EC-07; sheet 7 of 15 w/ no date)
- (2) non-illuminated letter sets installed on south side of the kiosk canopy above the drive lanes indicating “Cashier” (see sign rendering EC-08; sheet 8 of 15 w/ no date)
- (4) non-illuminated framed menu panels installed on the columns of the kiosk lanes (see sign rendering EC-09; sheet 9 of 15 w/ no date)
- (1) non-illuminated letter sets installed on south side of the building above the exit door indicating “Clean Car Exit” (see sign rendering EC-11; sheet 11 of 15 w/ no date)
- (1) non-illuminated pole-mounted panel sign installed near the north entrance of the building indicating “We Are Responsible For” (see sign rendering EC-12; sheet 12 of 15 w/ no date)
- (2) non-illuminated painted directional signs installed on south side of the building near the exist indicating “”Vacuums” (see sign rendering EC-14; sheet 14 of 15 w/ no date)

Note: There are detail sheets for signs EC-10, EC-13, and EC-15 but they are not included in site map showing where these signs are proposed; It is assumed that they will not be installed at this site.

Staff Comments

Community Development: Planning & Zoning

This property is in the “County Line Road District” under the Village’s 2050 Comprehensive Plan and the current zoning is B-5: Highway Business. The property is located within the Village’s Sanitary Sewer Service Area (SSSA) and capable of being served with public sewer and water with extensions from existing laterals nearby from the north (water main and sanitary sewer). The proposed carwash use falls under the “desirable” commercial land use.

The amount, type, and location of proposed landscaping is a concern. First, an established deciduous shrub hedge (see views from both sides below) is being removed entirely and replaced with a 1’-2’ retaining wall. The area abutting the hotel property to the north will be planted with sod. The property line runs right up against the front of the parking stalls on most of the hotel property, so all of the shrubs will be removed. Something needs to be installed to replace this hedge. There doesn’t appear to be adequate area in the minimum required 8’ buffer strip because there is a retaining wall proposed in that 8’ buffer area.





More landscaping around the perimeter is required. The Village Forester has a similar comment (see below). Also, the large tree along the east side of the property (see below) is proposed to be removed and placed with sod for a snow storage area (see Sheet C1.0). The tree species has not been identified by the developer.



Construction work is required on the adjacent hotel property to the north to install upgraded water & sanitary sewer laterals within “private utility easements” to be obtained by others. Building permits for installation of water & sanitary sewer should not be issued until the easements are obtained and the adjacent property owner agrees with the construction work required to install the utilities and restore the easements to pre-construction conditions.

Signage appears to be excessive for a business model that relies on a recurring customer base (and probably not so much signage for every step of the way through the process). More signs are proposed than trees to be installed. Many of the directional signs exceed the height and area allowances in the sign regulations. Three “Crew Carwash” signs on the tower seem excessive given the re-use of the 50’+ pylon sign and monument sign in the SE corner of the sight. The detail sheets for the sign face replacement signs do not indicate the sign area and refer to a survey being needed. For these reasons, Staff recommend that sign package be re-evaluated in light of the sign regulations with goal of only proposing code-compliant signs that provide the minimum business name notification. A Sign Permit application is also required.

Finally, the photo renderings provided in the application from other Crew Carwash locations show actual wood mulch in the landscaping beds. At this location, the proposal is to install decorative “stone mulch”. Stone does not exactly satisfy the minimum 20% “green space” requirement in the B-5 Zoning District. Wood mulch is recommended.

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

Public Works/ Village Engineer
The Village Engineer, Public Works Department and Utility staff have identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the Developer prior to commencing construction activities and issuance of building permits. Nonetheless, Staff is recommending conditional approval of the site development and building plans subject to all the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing any site construction or issuance of building permits (excluding early start site preparation and footing and foundation installation):

- April 3, 2024, memo from Kevin Driscoll, Village Engineer

Village Forester
The following issues will need to be addressed as part of a revised landscape plan prior to issuance of a building permit:

- Tree planting detail image revision on sheet C1.4: Include that root flare should be left exposed, moss/mulch line should be at or just below top of root ball.
- Recommend substitution of tree options for the two (2) Acer platanoides and the two (2) Pyrus calleryana ‘Jaczam’. The Village has many Maple (Acer) trees and would benefit from an increased species diversity. Also, Pyrus calleryana has the potential to establish as an invasive tree species in Wisconsin. Acceptable substitutes: Common Hackberry (Celtis Occidentalis), Kentucky Coffeetree (seedless) (Gymnocladus dioicus), London Planetree (Platanus x acerifolia), Tulip tree (Liriodendron tulipifera), Oak spp. (Quercus)
- Per municipal code 17.43(c). Parking lot landscaping: perimeter plantings are required around the parking lot for screening from adjacent properties. This plan does not include perimeter plantings along the east boundary, the northwest, or southwest corners of the property. This is an existing perimeter planting along the property boundary to north (see similar comment above), the street tree plantings along the south side of the property are sufficient.

Fire & Police Departments
No comment. Concerns have been addressed into submitted plan set.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the Conditional Use Permit (CUP) application for Crew Carwash for the construction and operation of a self-serve car wash facility on the property located at N96 W17500 County Line Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application, project narrative dated February 12, 2024, and supporting site plan documents dated January 12, 2024, and February 12, 2024. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Sunday through Saturday 7:00am to 9:00pm.
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed building and kiosk. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.

APPROVE the site development and building plans submitted by Crew Carwash for a 4,512 sqft self-serve carwash facility w/ 345 sqft kiosk & canopy located at N96 W17500 County Line Road subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. Architectural plans dated January 12, 2024;
   b. Civil Engineering plans dated February 12, 2024;
   c. Landscaping plans dated February 12, 2024;
   d. Lighting plans (photometric plan) dated February 12, 2024;

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

2. Additional landscaping shall be shown in a revised landscape plan review and approved by the Village Forester, including:
   a. along the north property to reasonably replace the existing screen hedge.
   b. Per municipal code 17.43(c) around the perimeter of the site with plantings along the east boundary, the northwest, or southwest corners of the property.

3. The mulch in the landscaping beds shall be wood mulch and not decorative stone.

4. Tree planting detail on sheet C1.4 shall be revised to include that root flare should be left exposed, moss/mulch line should be at or just below top of root ball.

5. The following tree species shall be substituted for the two (2) Acer platanoides and the two (2) Pyrus calleryana ‘Jaczam’. The Village has many Maple (Acer) trees and would benefit from an increased species diversity. Also, Pyrus calleryana has the potential to establish as an invasive tree species in Wisconsin. Acceptable substitutes: Common Hackberry (Celtis Occidentalis), Kentucky Coffeetree (seedless) (Gymnocladus dioicus), London Planetree (Platanus x acerifolia), Tulip tree (Liriodendron tulipifera), Oak spp. (Quercus)

6. The technical issues and plan revisions identified in the April 3, 2024 memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities and issuance of building permits (excluding site demolition, early

start site preparation, and footing & foundation installation).

7. State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

TABLE the action on the sign package pending re-submittal of a sign permit application and code-compliant signs

Engineering Department Memorandum

To: **Jeff Retzlaff**

From: **Kevin Driscoll, P.E.**

Date: **April 3, 2024**

Re: **Planning Commission Item Review – Crew Carwash**
Site Plan Review - N96 W17500 COUNTY LINE RD - Parcel GTNV_334990

Items Reviewed:

1. Civil Plan Set Dated: 02-12-2024
2. Storm Water Management Plan Dated: 02-12-24

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval.
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
6. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

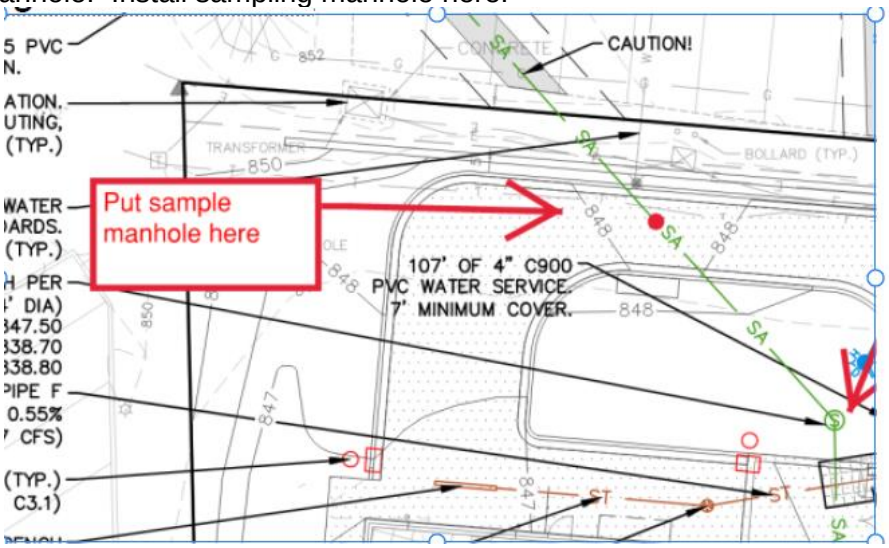
Water Utility Comments

1. Sheet C1.3, Explain the need for a separate sprinkler line. Normal set up is one line and the sprinkler is split off in the mechanical room.
2. Sheet C1.3, describe the dash lines around the sewer and water lines, just making sure this is not a reference for a utility easement.

3. We will require a review of the meter room for adequate space and installation requirements.
4. Call out gate valve to be Mueller onto a 8" x 6" Tapping saddle with a S.S. MJ spigot outlet.
5. Remove existing water lateral from the water main, install a full circumference Hymax repair clamp over CC tap hole. minimum 8" x 20"

Wastewater Utility Comments:

1. Change of direction is not allowed in the sampling manhole. Change sampling manhole to a private manhole. Install sampling manhole here.



2. Connection to existing manhole to be made via outside drop to invert of the manhole.

C1.3 Utility Plan

1. Copies of executed sewer and water easements are required prior to engineering plan approval.
2. Add a trench drain at the exit of the car wash to capture water before draining to the ROW.

Stormwater Management Plan

1. Include disturbance in the ROW and utility installation to the north and confirm the disturbance remains under 1 acre.
2. Drainage area to proposed rain garden exceeds the max allowed per WDNR technical standard 1009. Adjust to meet technical standard requirements or add a piped outlet.

Village of Germantown ...Willkommen

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

PAID_____DATE_____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Crew Carwash
11700 Exit 5 Pkwy
Fishers, IN 46037

Phone (317) 572-2408
E-Mail katherine.rayner@crewcarwash.com

PROPERTY OWNER

Nomies Investments LLC
N96 W17500 County Line Rd
Germantown, WI 53022

Phone ( )
E-Mail

2 PROPERTY ADDRESS

N96 W17500 County Line Road

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

North	South	East	West
Super 8-Business/Hotel	ROW	Landmark Credit Union-Business/Bank	McDonald's-Business/Restaurant

4 READ AND INITIAL THE FOLLOWING:

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

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

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

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED

2/9/24
Applicant Date

DocuSigned by:
1A6C429E20BF410...
2/9/2024
Owner Date

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 1/02)

GENERAL INFORMATION

- [x] Provide Completed Checklist with submittal
- [x] Names and addresses of owner/developer/designer
- [x] Graphic scale, north arrow
- [x] Location sketch
- [x] Size of site (gross and net acreage)
- [x] Existing zoning
- [x] Adjacent zoning and uses
- N/A [ ] Number of residents (subdivisions)
- [x] Number of employees

EXISTING SITE INFORMATION

- [x] Dimensions of site and lot lines (pipes found, pipes set, monuments)
- [x] Existing grades (2' contours minimum)
- [x] Adjacent property grades (within 10' minimum of property lines)
- [x] Adjacent structures (within 20' minimum of property lines)
- [x] Drainage systems and structures
- [x] Natural features (woods, streams, lakes, ponds, outcroppings)
- N/A [ ] Wetland boundaries (provide date of staking)
- N/A [ ] Floodplain elevation and boundaries
- [x] Environmental concerns (underground tanks, etc)
- [x] Roads, curbs, parking lots, pavement areas
- [x] Structures (location, size)
- [x] Rights-of-Way (existing/ultimate)
- [x] Easements (drainage, utility)
- [x] Existing utilities (sanitary, water, electric, gas, telephone)
- [x] Benchmark locations and elevations
- [x] Location of fences, wells, borings, etc

ARCHITECTURAL PLANS

- [x] Existing building location
- [x] Existing building elevations/materials
- [x] Proposed use (use list from Section 17.45)
- [x] Statement of design intent (narrative)
- [x] Proposed floor plans (dimension)
- [x] Square footage (total and individual rooms/stores)
- [x] Proposed elevations (dimension)
- [x] Proposed building height
- [x] Proposed materials and colors (material sample board required for new construction)
- [x] Proposed signage (elevations, color, square footage, height, construction material, lighting)
- [x] Details of any special features

PROPOSED SITE PLAN

- [x] Grading and spot elevations
- [x] Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- [x] Stormwater management
  - stormwater management design report
  - general drainage pattern
  - swales w/ arrows for direction of flow
  - pond design with outfalls
  - culverts (location/size)
- [x] Utilities (size, invert elevations, length, slope, etc.)
  - -- sanitary
  - -- water
  - -- stormsewer
- [x] Building location (dimension)
- [x] Building elevation (finished grade)
- [x] Location of proposed signage
- [x] Details of outside storage (including trash receptacles)
- [x] Setbacks (clearly marked and dimensioned)
- [x] Vehicular entrances (dimension to centerline of nearest intersection)
- [x] Streets (dimension and direction for one-ways)
- [x] Curve radii
- [x] Sidewalks (dimension)
- [x] Parking areas (show striping/spot elevations)
- [x] Parking setback from property line
- [x] Loading areas (dimension)
- [x] Lot coverage
  - Square footage total
  - Impervious surfaces total (%)
  - Green space total (%)
  - Percent permitted (over/under %)
- [x] Municipal utility connections
  - Sanitary sewer (pipe size/elevations)
  - Water (size, valve location, elevations)
  - Location of hydrants
- [x] Easement for public water mains

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LIGHTING PLAN

- [x] Major improvements for context
- [x] Location/nature of existing fixtures
- [x] Location of proposed fixtures
- [x] Photometric report (to scale on plan)
- [x] Manufacturers cut-sheets of all fixtures
- [x] Lighting schedule
  - key to plan
  - number/type of fixtures
  - output (wattage)
- [x] Installation details as appropriate

LANDSCAPING PLAN

- [x] Major improvements for context (building, drives, walks)
- [x] Proposed outdoor amenities (benches, paths, etc.)
- [x] Existing vegetation
  - Species
  - Size
  - Approximate canopy in plan
- [x] Vegetation to be destroyed
  - List and show location
- [x] Proposed method of saving existing vegetation during construction
- [x] Proposed landscape features (berms, fountains)
- [x] Existing/proposed lighting
- [x] Irrigation/watering systems (locate outlets)
- [x] Plant lists or schedules
  - Keyed to plan
  - Number of each species
  - Size when planted (caliper)
- [x] Installation details/staking

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections, method of installation)
9. Lighting Plan
10. Floor Plan
11. Exterior Building Elevations
12. Building Material Sample Board

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

If any public improvements or work is to be done in the Public Right-of-Way, the Village will require that a Developer's Agreement be submitted and approved by the Village Board.

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Village of Germantown Willkommen

Fee must accompany application

☒ **$1460** **Paid** _____ **Date**_____

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Crew Carwash
11700 Exit 5 Pkwy
Fishers, IN 46037

Phone (317) 572-2408
Fax ( )
E-Mail katherine.rayner@crewcarwash.com

PROPERTY OWNER

Nomies Investments LLC
N96 W17500 County Line Rd
Germantown, WI 53022

Phone ( )

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Crew Carwash

3 PROPERTY ADDRESS / TAX KEY NUMBER

PROPERTY ADDRESS	TAX KEY NUMBER
N96 W17500 County Line Road	334990

4 DESCRIPTION OF EXISTING OPERATION

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

Existing BP gas station to be demolished for construction of carwash.

5 DESCRIPTION OF PROPOSED OPERATION

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

Self-Serve Carwash

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

A 4,512 SF self-serve carwash with 346 SF kiosk. Location to staff approximately 20-25 team members with 2-5 team members per shift. Each day operation of the carwash from 7:00am-9:00pm. See narrative for additional information.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached.

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

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

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

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

KRaymond 2/9/24
Applicant Date

DocuSigned by:
2/9/2024
Owner: 9A6C429E20BF410... Date

February 12, 2024

Project Narrative

Project: Crew Carwash
N96 W17500 County Line Road
Germantown, WI 53022

Crew Carwash is requesting Site Plan Review, Architectural Review, and Conditional Use Permit review and approval for a new carwash located at N96 W17500 County Line Road in the Village of Germantown. A BP gas station currently exists on the site and will be demolished as a part of the proposed project. The property is zoned B-5, Highway Business with Highway Interchange Area Overlay and the proposed self-serve carwash use requires Conditional Use Permit approval.

Founded in 1948, Crew Carwash is a family-owned business based in Indiana, currently has 45 locations, and is actively growing. Crew carwashes feature the most advanced technology available, specially formulated detergents, soft cloth, computer-controlled equipment, and special touchless hot air dryers. Crew carwashes utilize 40 percent recycled water and 60 percent fresh water due to water reclamation systems that filter, clean and re-use some of the water in the wash process. At Crew Carwash locations, used water runs directly to a unique collection system that filters the water and removes harmful sediments and oil before it reaches the local sanitary sewer. All cleaning and drying functions are contained inside the facility. The customer remains in the car riding on a conveyor belt the entire way through the tunnel and exits the facility themselves. Self-serve vacuum stations are provided for customers at no charge.

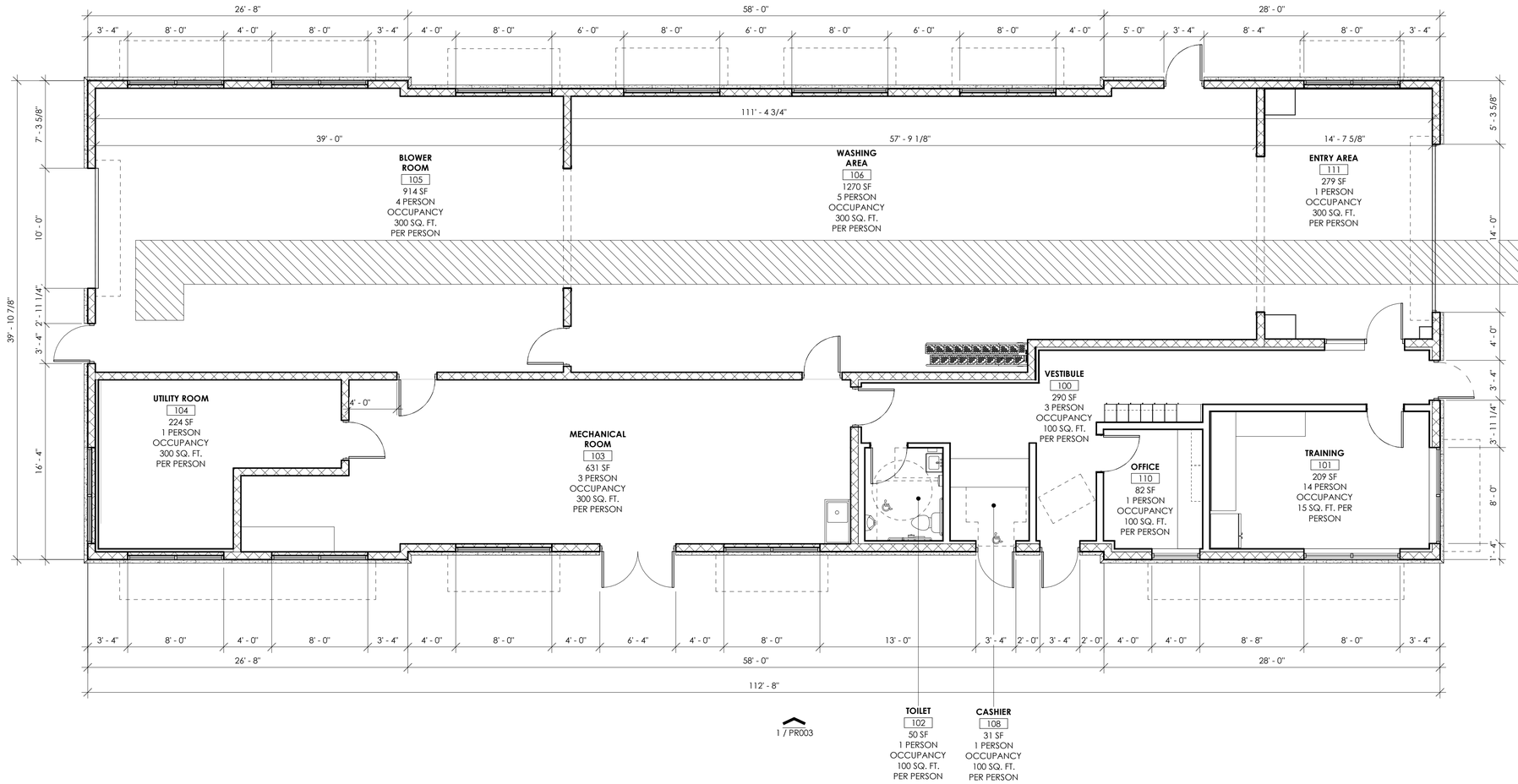
Crew invests approximately six-million dollars per facility and is a community-oriented company. Typically, each location staffs 20 to 25 highly trained and motivated team members with two (2) to five (5) team members per shift and two (2) to three (3) shifts each day operating the carwash from 7 AM to 9 PM. Once all appropriate approvals and permits are granted, the construction timeline is typically six (6) months.

The proposed project will include a proposed carwash building with vehicle queuing located to the far east of the site and vacuum parking stalls located to the east of the carwash facility. The proposed carwash will be 4,512 SF and the proposed kiosk will be 346 SF on a 1.00 acre site with approximately 0.99 acres of site disturbance. Building materials and colors are detailed in the included elevations and will consist of red ground face masonry and buff limestone with an architectural aluminum wall system tower in pewter mica. Clear anodized aluminum storefront and glazing is proposed. Overhead accent canopies above the windows will also be pewter mica in color. The waste enclosure gates will be Trex board in winchester gray, while the gates will consist of brick to match the main building structure.

Proposed drainage patterns will match the existing site drainage patterns. Stormwater will be conveyed via sheet flow to various new inlet structures that will convey stormwater to the same discharge point as the current site condition at the south end of the site. A rain garden green infrastructure BMP will be located at the southeast corner of the site to meet local stormwater management requirements.

The proposed development will fit in to this existing commercially developed area. The building and site will blend in with and enhance the character of the neighborhood. The property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The site layout and internal circulation has been designed to provide adequate on-site customer vehicle queuing and efficient, safe circulation. The building and grounds will be well maintained. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.

2 / PR003



1 / PR002

1 / PR003

2 / PR002

BUILDING FLOOR PLAN

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

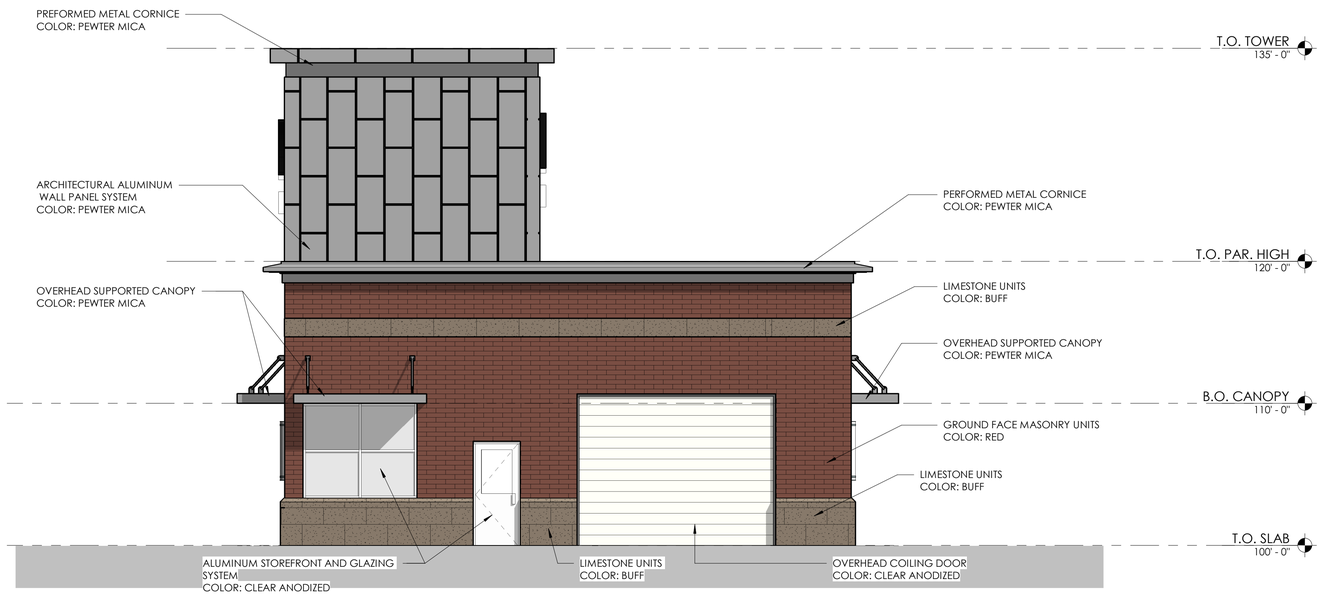
NORTH

01/12/2024

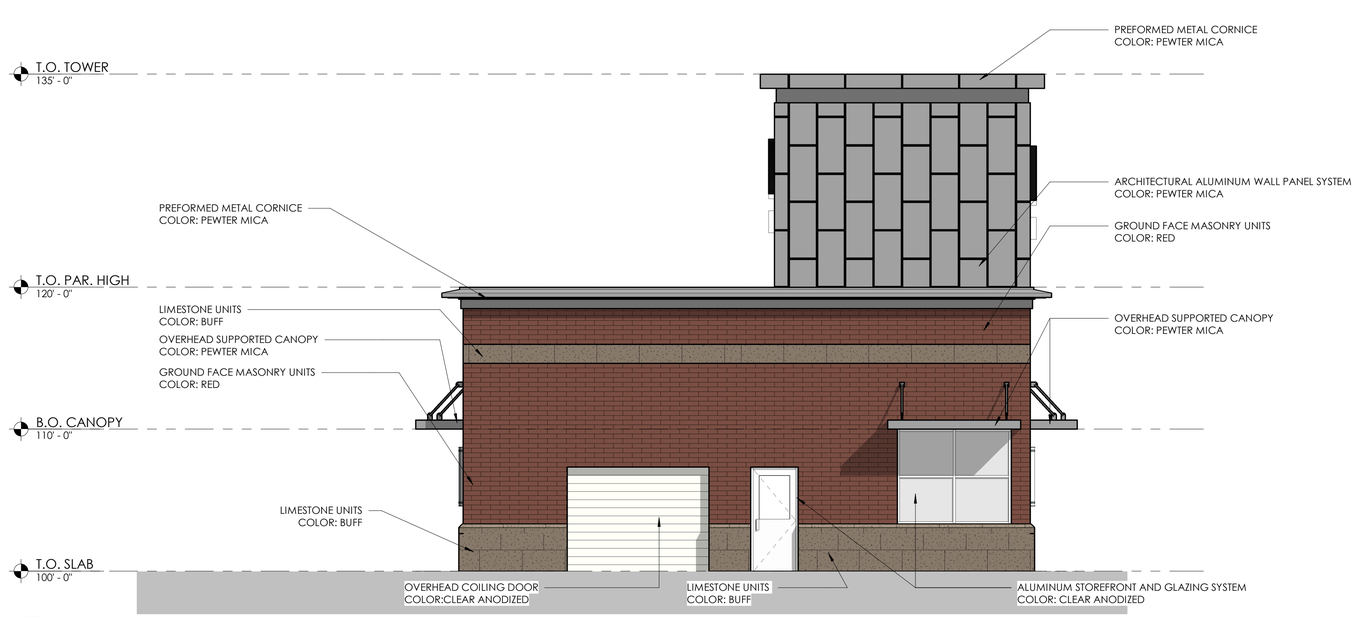
PRO2024

3/16" = 1'-0"

Solutions by Design Since 1937



NORTHEAST ELEVATION



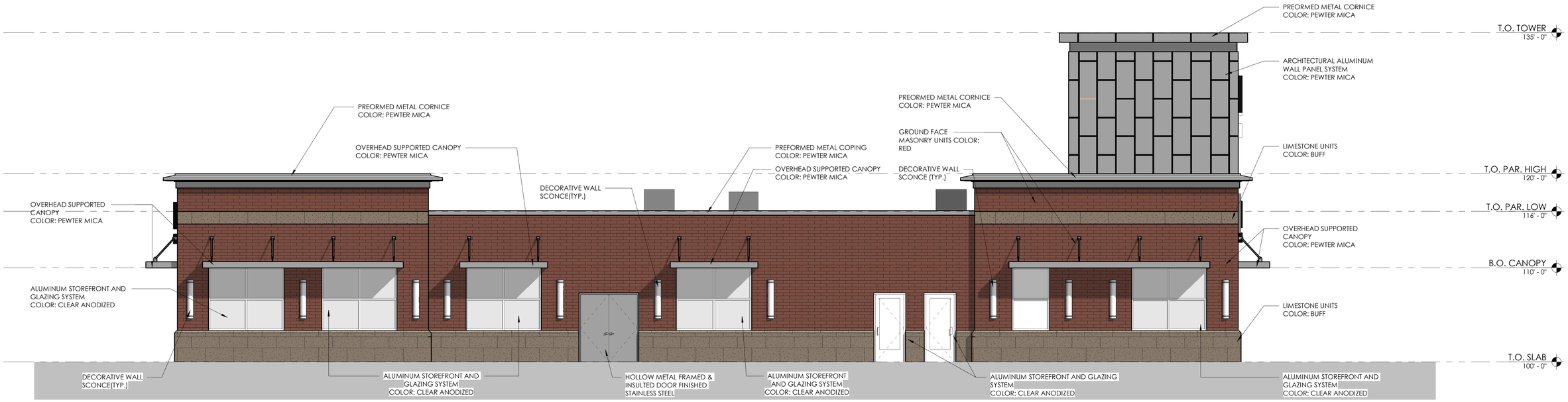
SOUTHWEST ELEVATION

CREW CARWASH - BUILDING ELEVATIONS

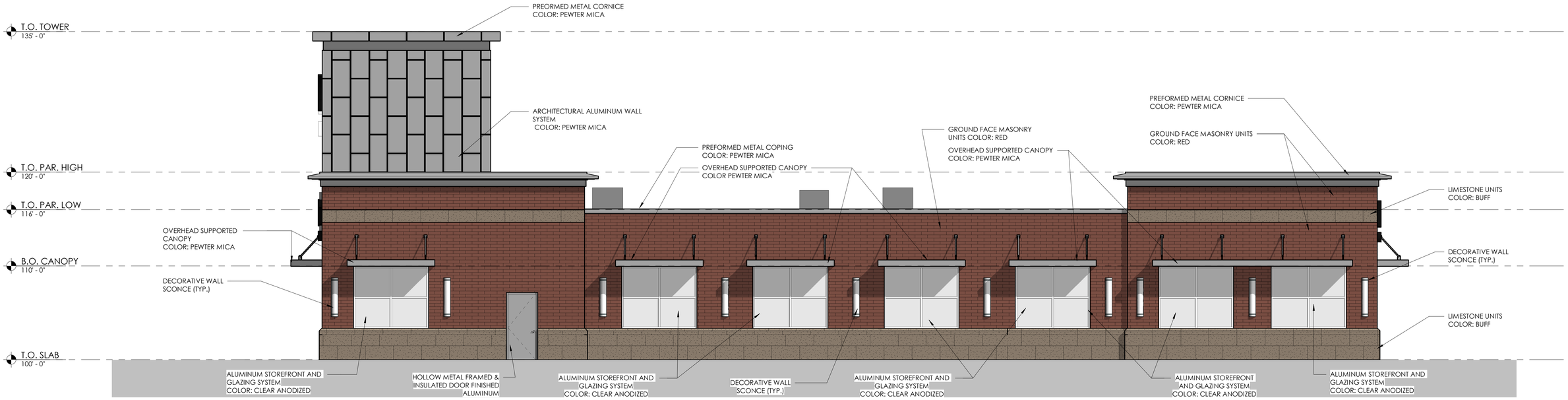
CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

01/12/2024
PRO2024
3/16" = 1'-0"

Solutions by Design Since 1937



SOUTHEAST ELEVATION



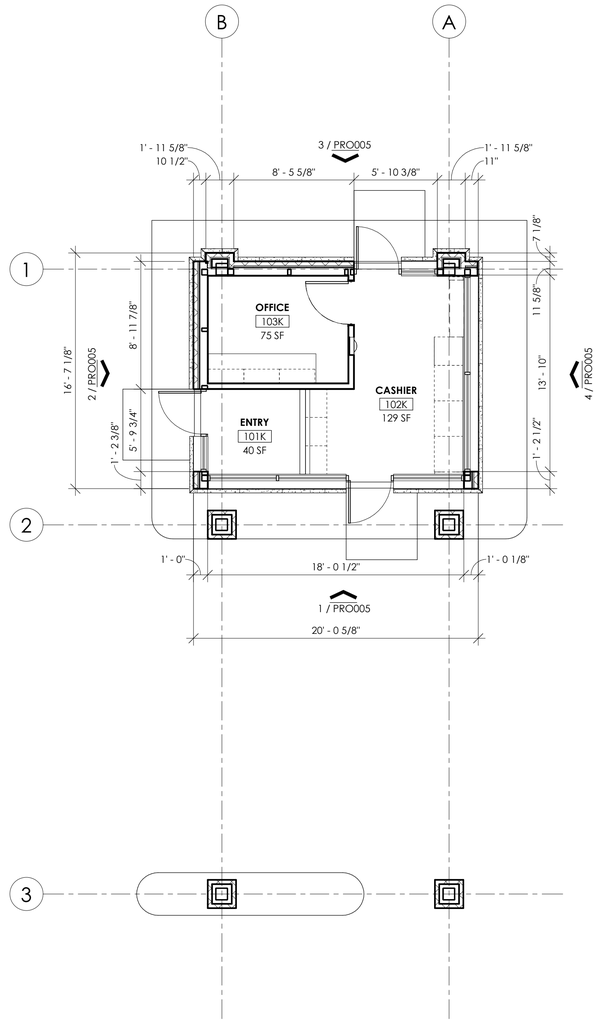
NORTHWEST ELEVATION

CREW CARWASH - BUILDING ELEVATIONS

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

01/12/2024
PRO2024
3/16" = 1'-0"

Cripe®
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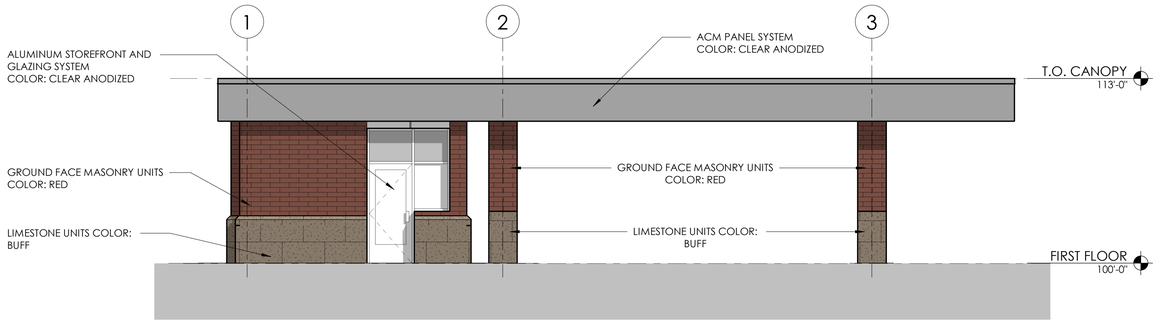
CREW CARWASH - KIOSK FLOOR PLAN

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

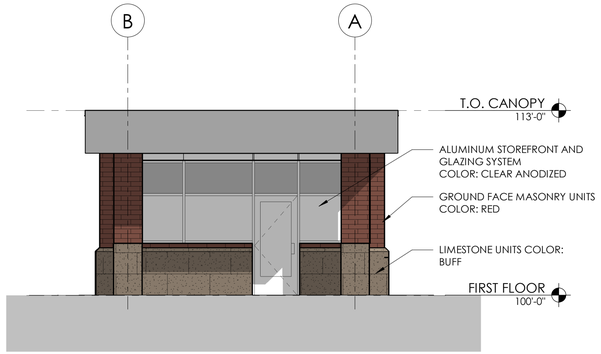
NORTH

01/12/24
PRO2024
3/16" = 1'-0"

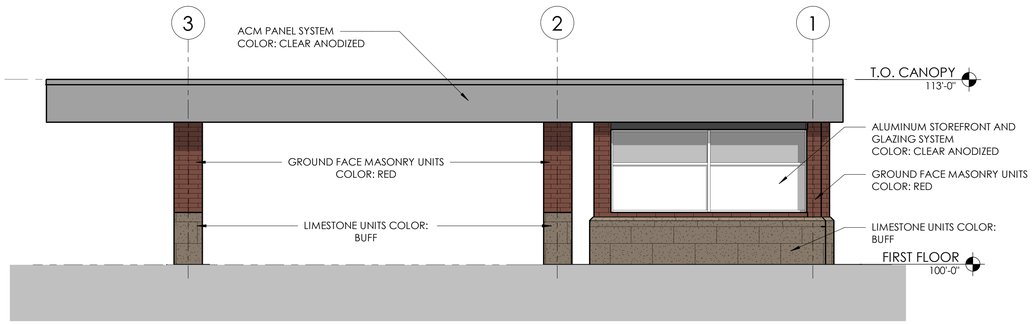
Solutions by Design Since 1937



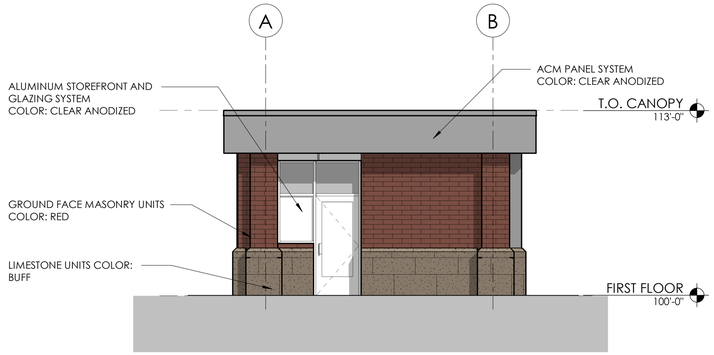
2 KIOSK - ENTRY
3/16" = 1'-0"



1 KIOSK - SOUTHEAST ELEVATION
3/16" = 1'-0"



4 KIOSK - EXIT
3/16" = 1'-0"



3 KIOSK - NORTHWEST ELEVATION
3/16" = 1'-0"

CREW CARWASH - KIOSK ELEVATIONS

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

01/12/24
PRO2024
3/16" = 1'-0"

Solutions by Design Since 1937

PROPOSED CAR WASH FOR:
CREW CARWASH
GERMANTOWN, WISCONSIN

LEGEND

- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 EG — EXISTING GRADE SPOT ELEVATIONS
- 000.00 BG / 000.00 FG — PROPOSED SPOT ELEVATIONS (REFERENCE R–WALL DETAIL) BG–FINISHED SURFACE GRADE AT BACK OF WALL FG–FINISHED SURFACE GRADE AT FRONT OF WALL
- 000.00 TC / 000.00 FL — PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
- 000.00 TW / 000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN — ST CB
- PROPOSED STORM FIELD INLET — ST FI
- EXISTING SQUARE CATCH BASIN
- EXISTING STORM CURB INLET
- PROPOSED STORM CURB INLET — ST CI
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1–1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1–1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON END SECTION
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
- EROSION MATTING
- IP — PROPOSED INLET PROTECTION

- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPOSED PROPERTY LINE
- EXISTING GUARD RAIL
- ST — EXISTING STORM SEWER AND MANHOLE
- ST — PROPOSED STORM SEWER AND MANHOLE — ST MH
- SA — EXISTING SANITARY SEWER AND MANHOLE
- SA — PROPOSED SANITARY SEWER AND MANHOLE — SAN MH
- W — EXISTING WATER LINE AND HYDRANT
- W — PROPOSED WATER LINE AND HYDRANT
- OU — EXISTING OVERHEAD UTILITY LINE
- FO — EXISTING UNDERGROUND FIBER OPTIC LINE
- E — EXISTING UNDERGROUND ELECTRIC CABLE
- T — EXISTING UNDERGROUND TELEPHONE CABLE
- G — EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT–OF–WAY LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- 800 — EXISTING GROUND CONTOUR
- 800 — PROPOSED GROUND CONTOUR

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (25 MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCESSES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION); FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES TO MATCH THE EXISTING PAVEMENT SECTION WHERE REMOVAL AND REPLACEMENT IS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

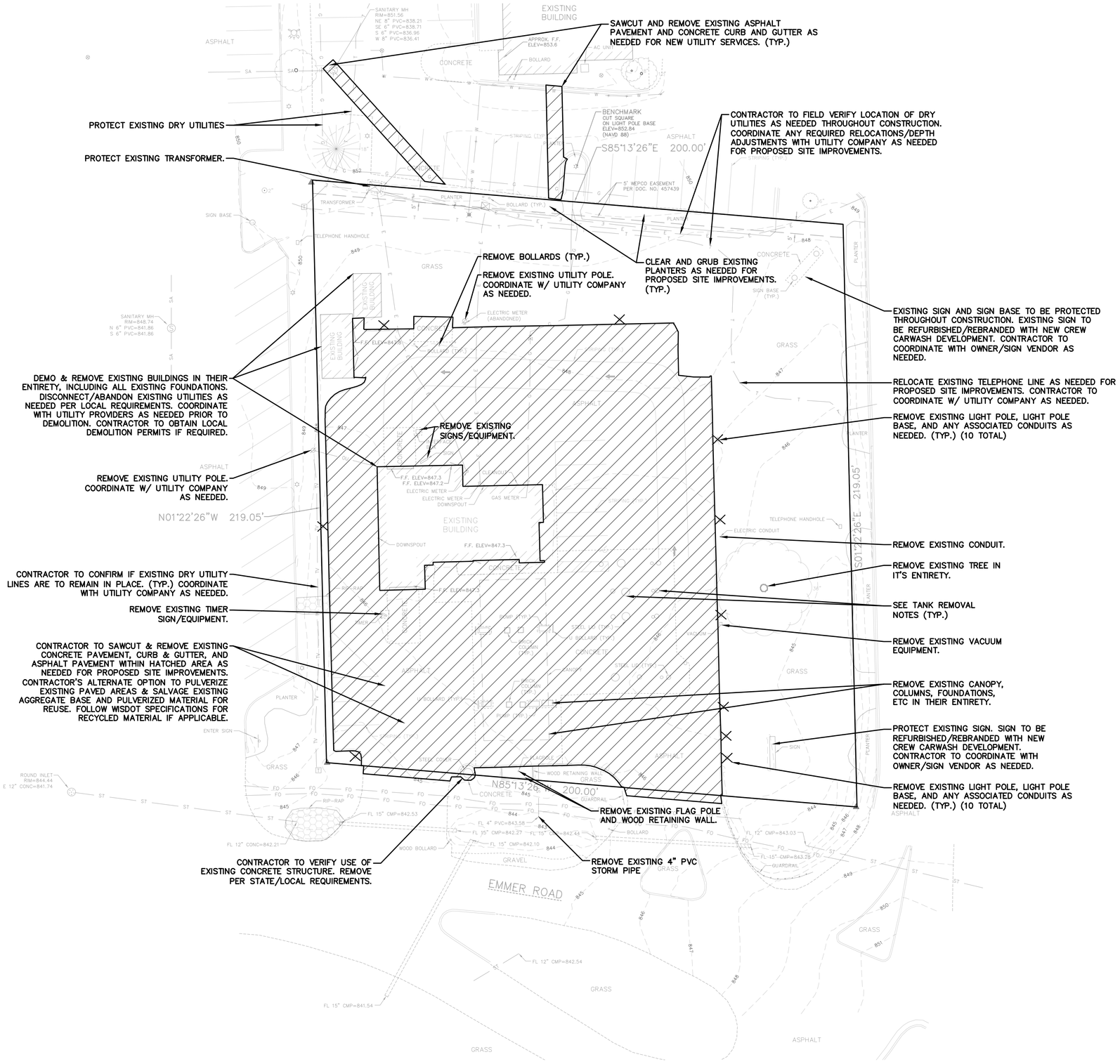
32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONCRETE MUST BE COMMERCIALLY MIXED TO MEET THE AVERAGE DESIGN PER WISCONSIN SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 5" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. HEAVY DUTY CONCRETE - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3'-0" C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
   3. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH SHALL BE A MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CY). 10' OR 6.6-WI1.4 WI1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD. PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
N. CONTRACTOR TO PROVIDE 4" WIDE YELLOW OR WHITE (VERIFY WITH OWNER PRIOR TO STRIPING) PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN AT LANDSCAPE ISLANDS WITHIN PAVEMENT AREAS WHERE A MINIMUM OF 10" OF TOPSOIL SHALL BE PROVIDED. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND IMPORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BRINGING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
B. TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
C. SODDED LAWNS: PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES - 45% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGORO

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. 2237081, BY KNIGHT BARRY TITLE, INC., DATED SEPTEMBER 19, 2023.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET NO. 20230306381 AND NO. 20234005120 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION PLAN NOTES:

- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, OR DEMOLISH ITEMS AS NEEDED DURING CONSTRUCTION.
- PRIVATE LOCATE SHALL BE COMPLETED PRIOR TO CONSTRUCTION AND EXISTING UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED AS NEEDED. PROPOSED DOWNSTREAM UTILITY CONNECTIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. NOTIFY DESIGN ENGINEER OF CONFLICTS AND/OR DISCREPANCIES.

TANK REMOVAL NOTE:

NOTE THAT ALL FUELING EQUIPMENT AND UNDERGROUND FUEL STORAGE TANKS ARE TO BE COMPLETELY REMOVED BY THE SELLER AT THE SELLER'S EXPENSE PRIOR TO CONSTRUCTION OF CREW CARWASH. CONTRACTOR TO COORDINATE WITH OWNER IF ANY UNDERGROUND FUELING TANKS OR EQUIPMENT ARE DISCOVERED DURING CONSTRUCTION.

EXISTING SEWER/WATER LATERAL NOTE:

CONTRACTOR SHALL REMOVE EXISTING SEWER AND WATER SERVICE LATERALS TO THE PROPERTY LINE. CAP/ABANDON PER LOCAL REQUIREMENTS. COORDINATE WITH LOCAL UTILITY DEPARTMENTS AS NEEDED PRIOR TO ABANDONMENT.

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

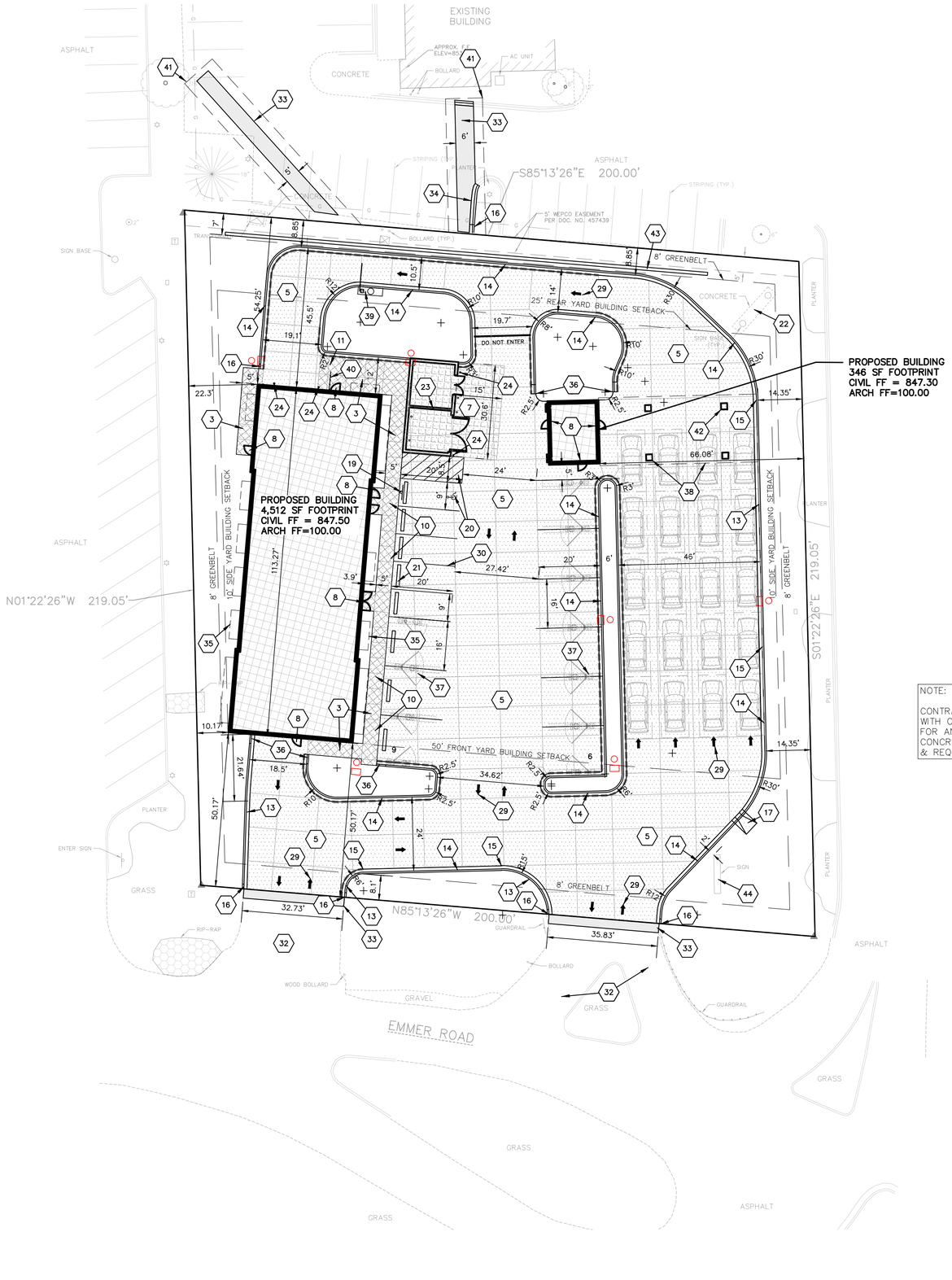
PRELIMINARY DATES
FEB. 12, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.0

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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY ADDRESS: N96W17500 COUNTY LINE RD, GERMANTOWN WI

PARCEL ID NUMBER: 334990

PROPERTY AREA: 43,558 S.F. (1.00 ACRES).

EXISTING ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

ADJACENT PROPERTY ZONING: B-5

PROPOSED USE: CONVEYOR-STYLE CARWASH

AREA OF SITE DISTURBANCE: 43,346 SF (0.995 AC)

SETBACKS: BUILDING: FRONT = 50'
SIDE = 10'
REAR = 25'

PAVEMENT: FRONT = 8'
SIDE = 8'
REAR = 8'

PROPOSED BUILDING HEIGHT: 35' TO TOP OF TOWER (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: NO CODIFIED REQUIREMENT FOR CARWASH USE; ADEQUATE SPACE FOR EMPLOYEES AND CUSTOMERS

PARKING PROVIDED: 14 TOTAL (5 STANDARD EMPLOYEE SPACES, 9 VACUUM SPACES)

HANDICAP STALLS REQUIRED: 1 REQUIRED, 1 PROVIDED

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO = 20% OPEN AREA

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,558	
BUILDING FLOOR AREA	0.06	2,627	6.0%
PAVEMENT (ASP. & CONC.)	0.50	21,843	50.1%
TOTAL IMPERVIOUS	0.56	24,470	56.2%
LANDSCAPE/ OPEN SPACE	0.44	19,088	43.8%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,558	
BUILDING FLOOR AREA	0.11	4,858	11.2%
PAVEMENT (ASP. & CONC.)	0.59	25,648	58.9%
TOTAL IMPERVIOUS	0.70	30,506	70.0%
LANDSCAPE/ OPEN SPACE	0.30	13,052	30.0%

NOTE:
CONTRACTOR TO COORDINATE WITH OWNER AND MEP PLANS FOR ANY EXTERIOR HEATED CONCRETE SLAB LOCATIONS & REQUIREMENTS.

NOTE:
KNOX BOX TO BE PROVIDED AT PRIMARY ENTRANCE PER LOCAL REQUIREMENTS. CONTRACTOR TO COORDINATE W/ BUILDING INSPECTOR/FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS.

PAVEMENT HATCH KEY:
- ASPHALT
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE
- SIDEWALK CONCRETE

*SEE SHEET C0.1 FOR SECTION REQUIREMENTS

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

SITE PLAN KEYNOTES

3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP.)
7	DUMPSTER PAD/APRON CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
10	FLUSH WALK (TYP.)
11	SIDEWALK RAMP, SEE SHEET C1.2. (TYP.)
13	18" ROLL CURB, 3" CURB HEIGHT (TYP.)
14	18" CURB & GUTTER (TYP.)
15	ROLL CURB/STANDARD CURB TRANSITION. (TYP.)
16	CURB TAPER (TYP.)
17	CURB CUT W/ 5" THICK CONCRETE PAD/FLUME WARPED TO MATCH CURB CUT (TYP.)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES.
21	PRECAST CONCRETE WHEEL STOP PINNED TO PAVEMENT (9 TYP.)
22	EXISTING PYLON SIGN TO REMAIN AND BE RE-BRANDED. (DETAILS & APPROVAL BY SIGN VENDOR)
23	DUMPSTER/STORAGE ENCLOSURE. ROLL OUT DUMPSTERS REQUIRED FOR SERVICE. (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (SEE DETAIL)
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
30	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
32	EXISTING DRIVEWAY ENTRANCES TO REMAIN IN PLACE (TYP.)
33	REPLACE EXISTING ASPHALT PAVEMENT PER LOCAL STANDARDS. MATCH EXISTING PAVEMENT SECTION. (TYP.)
34	REPLACE CONCRETE CURB AND GUTTER TO MATCH EXISTING. (TYP.)
35	CANOPY. SEE ARCH PLANS. (TYP.)
36	TAPER CURB TO FLUSH IN 3' (TYP.)
37	OUTDOOR VACUUM EQUIPMENT. CONTRACTOR TO COORDINATE FINAL PRODUCTS, DETAILS, ETC WITH OWNER/DIRECTOR OF PROJECTS. VERIFY CONCRETE SLAB REQUIREMENTS WITH OWNER & EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
38	ISLAND AND CANOPY TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY FINAL LOCATIONS, DETAILS, EQUIPMENT, ETC WITH OWNER AND EQUIPMENT SUPPLIERS PRIOR TO CONSTRUCTION.
39	BUG GATE (TYP.) CONTRACTOR TO VERIFY FINAL DETAILS AND REQUIREMENTS WITH OWNER AND EQUIPMENT SUPPLIER AS NEEDED.
40	6' OF RAILING/GUARDRAIL. FINAL COLOR/STYLE/DETAIL BY OWNER. (TYP.)
41	PRIVATE UTILITY EASEMENTS TO BE COMPLETED BY OTHERS AS A SEPARATE DOCUMENT. OWNER TO COORDINATE AS NEEDED. SEE SHEET C1.3 FOR UTILITY SERVICE EXTENSIONS.
42	COLUMN (TYP.) COORDINATE FINAL LOCATIONS W/ CANOPY SUPPLIER DRAWINGS.
43	157 LF OF VERSA LOK OR EQUIVALENT LANDSCAPE BLOCK RETAINING WALL. SEE SHEET C1.2 FOR WALL HEIGHTS. FINAL DESIGN DETAILS AND SPECIFICATIONS BY WALL SUPPLIER. CONTRACTOR TO COORDINATE DETAILS W/ WALL SUPPLIER & OWNER AS NEEDED.
44	EXISTING MONUMENT SIGN TO REMAIN AND BE RE-BRANDED. (DETAILS & APPROVAL BY SIGN VENDOR.)

NORTH

1"= 20' SCALE

20' 0 20' 40' FEET

CIVIL SITE PLAN

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

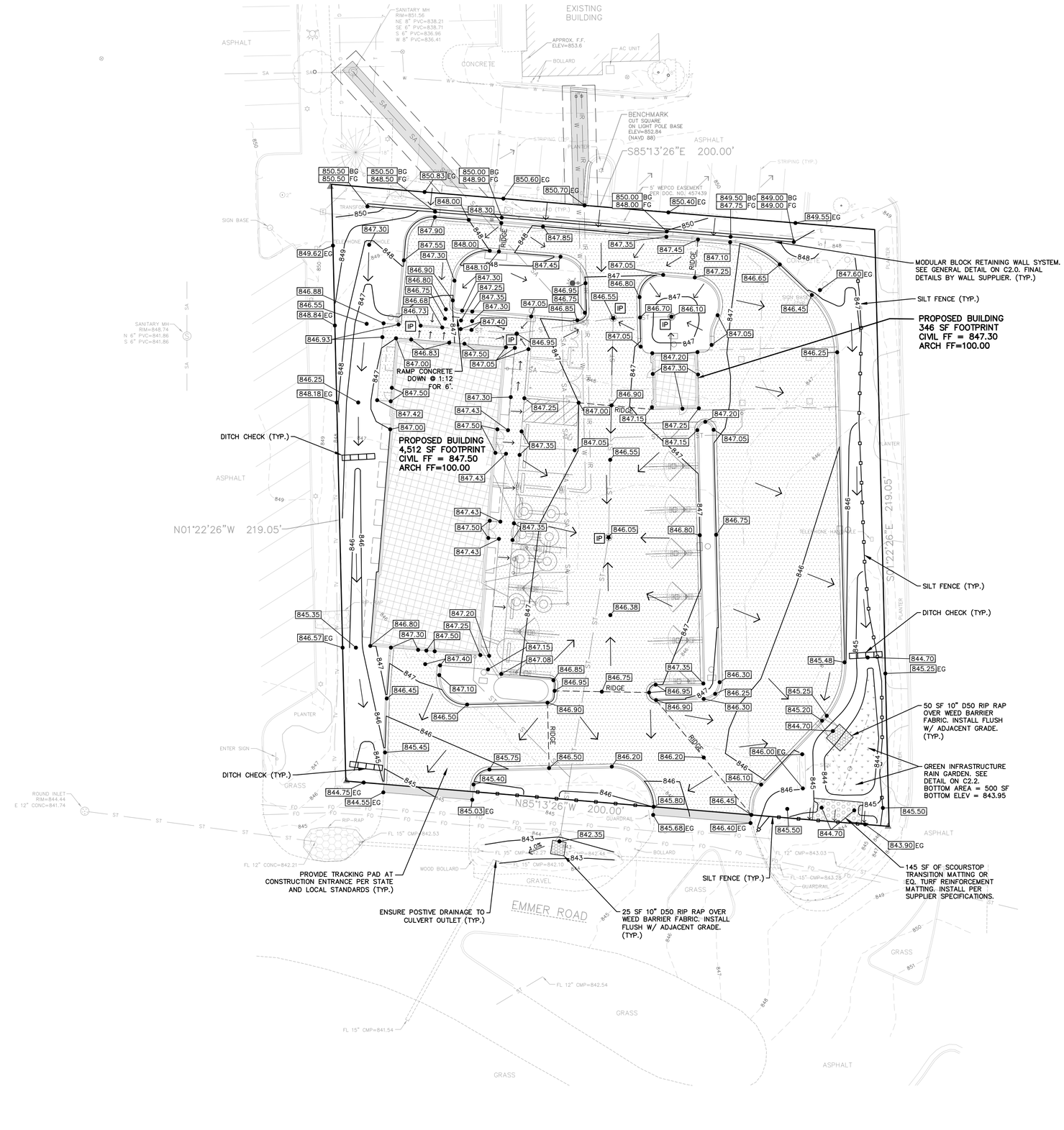
PRELIMINARY DATES
FEB. 12, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.1

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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:

1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

IP

INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS NOTED ON THE PLAN REPRESENT FLOW LINE OF CURB UNLESS SPECIFICALLY NOTED OTHERWISE.

GRADING NOTE:

CONTRACTOR SHALL COORDINATE PROPOSED SITE GRADING AT PERIMETER OF BUILDING AND AT TUNNEL ENTRANCE/EXIT WITH ARCH/STRUCT PLANS AS NEEDED.

EROSION CONTROL/SWM COST ESTIMATE
(FOR REFERENCE ONLY)

LAND DISTURBANCE APPROX. 0.99 AC

Itemized cost of Erosion Control:

Tracking Pad = $1500ea. x 1 = $1500
Inlet Protection = $75 x 5 = $375
Silt Fence = 325' x $2/ lin. ft = $650
Ditch Check = 3 x $100ea. = $300
Total Erosion Control Cost Estimate = $2,825

Itemized cost of Storm Water Management:

Rain Garden/Spillway = $10,000ea. x 1 = $10,000

Total Storm Water Cost = $10,000

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL GRADING AND EROSION CONTROL PLAN

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excelengineer.com

PROJECT INFORMATION

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CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

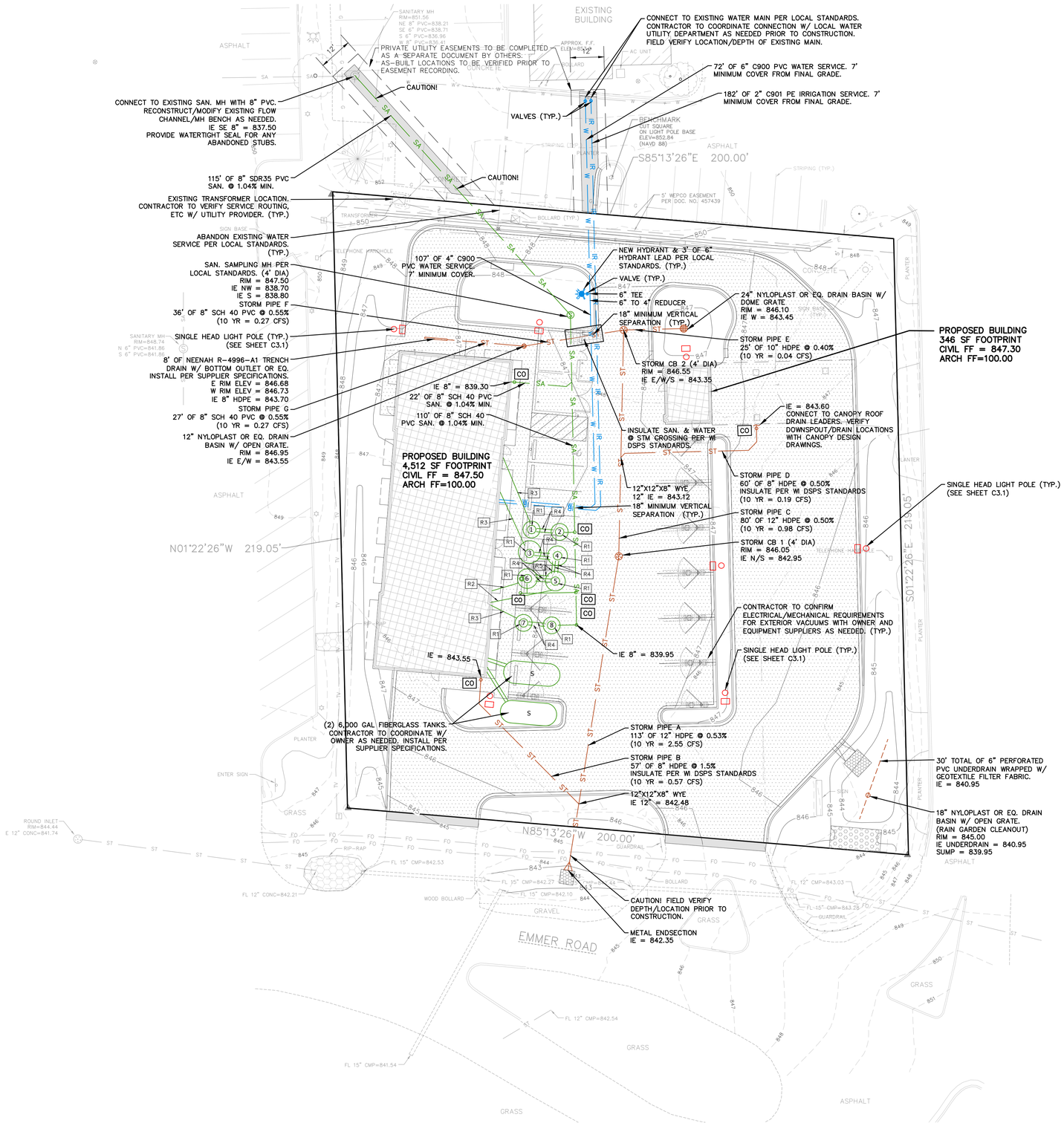
PRELIMINARY DATES
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JOB NUMBER
230022600

SHEET NUMBER
C1.2

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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION.

UTILITY NOTE:

CONTRACTOR TO VERIFY FINAL SIZE, DESIGN, AND LOCATIONS OF ALL EXTERIOR SITE UTILITIES WITH INTERNAL MEP DESIGN AND OWNER AS NEEDED.

UTILITY NOTE:

CONTRACTOR TO ENSURE ADEQUATE SEPARATION IS PROVIDED BETWEEN DOMESTIC WATER SERVICE AND SANITARY/STORM SERVICE PER WI DSPS PLUMBING CODE STANDARDS.

DRY UTILITY SERVICE NOTES:

CONTRACTOR SHALL COORDINATE DRY UTILITY SERVICE ROUTING FOR ELECTRIC, GAS, ETC WITH APPLICABLE SERVICE PROVIDERS AS NEEDED

WATER RECLAMATION SYSTEM NOTES (R):

R1. ACCESS RISER AND OPERATING 38" DIAMETER STEEL PLAT LID, MODEL PER OWNER SPECIFICATIONS. STRUCTURE TOP TO HAVE A 36" DIAMETER OPENING CASTING. LID TO BE ALIGNED WITH LADDER RUNGS IN MANHOLE.

R2. 8" PVC, SCHEDULE 40, TO RECLAIM PIT.

R3. 8" PVC, SCHEDULE 80 CONVEYOR TRENCH DRAIN. CONVEYOR TRENCH DRAINS MUST BE RUN IN STRAIGHT LINES WITH NO TURNS.

R4. 8" PVC CONNECTOR TO SLEEVES, REFER TO TABLE FOR INVERT ELEVATIONS.

R5. 4" PVC CONNECTOR SLEEVES.

GENERAL SYSTEM NOTES:

- CONTRACTOR SHALL VERIFY WATER RECLAMATION SYSTEM LAYOUT, COMPONENTS, INVERT ELEVATIONS, AND PIPE ROUTING WITH OWNER AND INTERNAL PLUMBING DESIGNER PRIOR TO ORDERING MATERIALS.
- CONTRACTOR SHALL READ AND REVIEW GEOTECHNICAL REPORT PREPARED FOR THE SITE. IF HIGH GROUNDWATER IS NOTED OR ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL REVIEW WITH TANK SUPPLIER & OWNER TO DETERMINE IF ANTI-BUOYANCY ACTIONS SHALL BE TAKEN.
- CONTRACTOR SHALL INSULATE RECLAMATION SYSTEM CONNECTOR PIPES W/ POLYSTYRENE INSULATION BOARDS OR OTHER APPROVED METHOD PER WI DSPS STANDARDS.

WATER RECLAIM SYSTEM (GRIT PIT) STRUCTURE TABLE
FFE = 847.50

STRUCTURE NUMBER	STRUCTURE DIAMETER (IN)	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	SUBGRADE	PROVIDED STORAGE (CU FT)	PROVIDED STORAGE (US GAL)
1	60	847.25	842.00	841.75	833.67	833.17	137.40	1028
2	60	846.87	841.75	841.50	833.67	833.17	132.54	991
3	84	847.22	842.00	841.75	833.67	833.17	298.25	2230
4	72	846.90	841.75	841.50	833.67	833.17	212.06	1586
5	72	846.87	841.50	841.25	833.67	833.17	205.00	1533
6	72	847.25	841.25	841.00	833.67	833.17	197.92	1480
7	60	847.13	842.00	841.75	833.67	833.17	142.35	1065
8	60	846.83	841.75	841.50	833.67	833.17	137.40	1028

NORTH
1"= 20' SCALE
20' 0 20' 40' FEET

CIVIL UTILITY PLAN

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PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

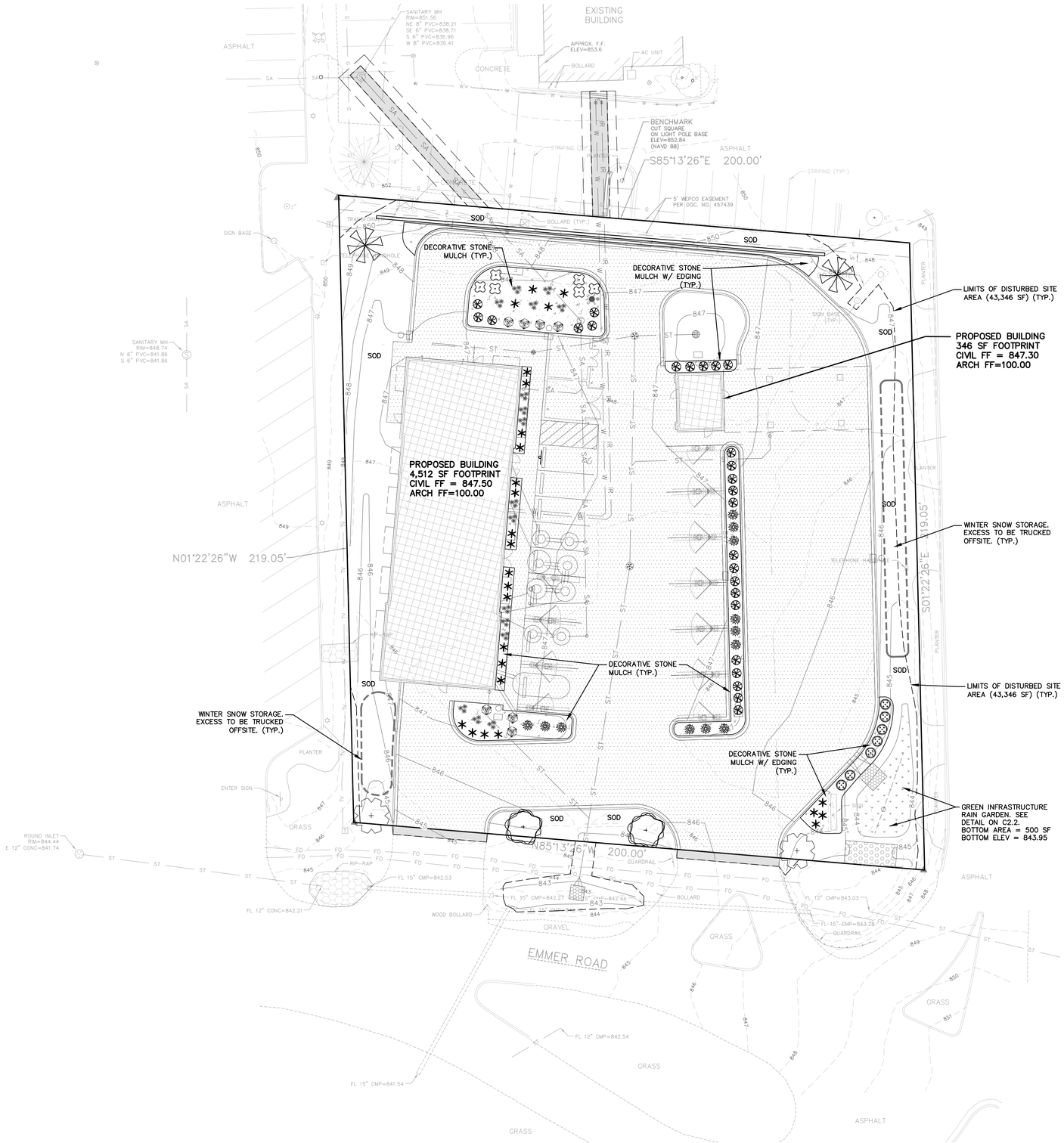
PRELIMINARY DATES
FEB. 12, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.3

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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

LANDSCAPING PLANTING SCHEDULE

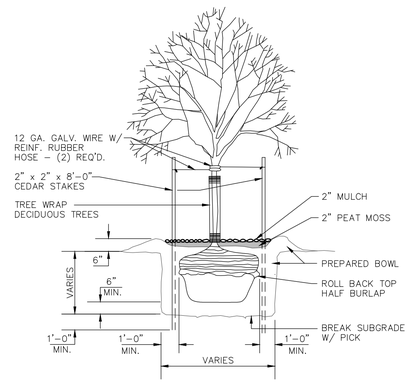
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Princeton Sentry Ginkgo	Ginkgo biloba	3"	2
	Parkway Maple	Acer platanoides	3"	2
	Jack Flowering Pear (Ornamental)	Pyrus calleryana 'Jaczam'	1.5"	2
	DECIDUOUS SHRUBS			
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	6
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"-18"	12
	Weigela Carnaval	Weigela Florida 'courtalor'	24"	7
	EVERGREEN SHRUBS			
	Taunton Yew	Tauntonii	24"	26
	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	36"	7
	PERENNIALS			
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	26
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal pot	16

LANDSCAPING CALCULATIONS

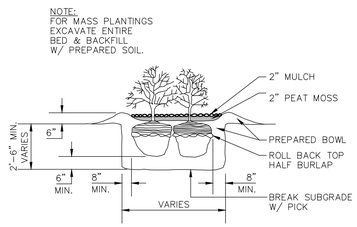
ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET	1 PER 50 LF FRONTAGE 200 LF FRONTAGE = 4 TREES	4 PROVIDED
PARKING	1 TREE PER 10 SPACES 15 SPACES = 2 TREES	2 PROVIDED
TOTAL	6 TOTAL TREES REQ.	6 TOTAL TREES PROVIDED

IRRIGATION NOTE: PROVIDE IRRIGATION FOR ALL LAWN/LANDSCAPED AREAS IN ACCORDANCE WITH PLAN SPECIFICATIONS ON SHEET C0.1. DESIGN-BUILD LANDSCAPE/IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN, LAYOUT, AND INSTALLATION. COORDINATE FINAL LAYOUT WITH OWNER/GC AS NEEDED.

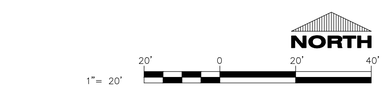
NOTE: LANDSCAPE CONTRACTOR SHALL REVIEW FINAL PLANTING LOCATIONS AND SPECIES WITH OWNER PRIOR TO INSTALLATION.



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

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PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
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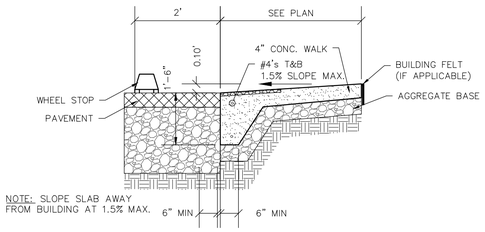
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JOB NUMBER
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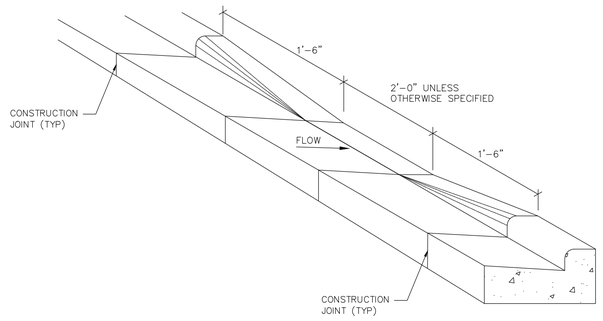
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C1.4

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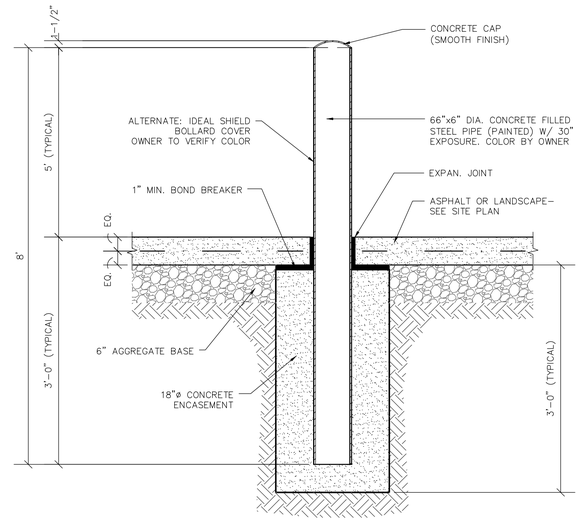
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



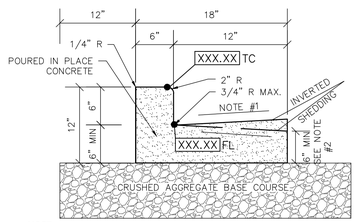
FLUSH WALK DETAIL
NO SCALE



CURB CUT DETAIL
NO SCALE



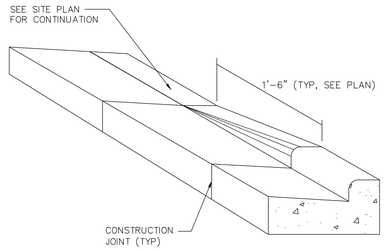
6" PIPE BOLLARD DETAIL
NO SCALE



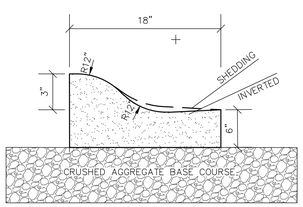
NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

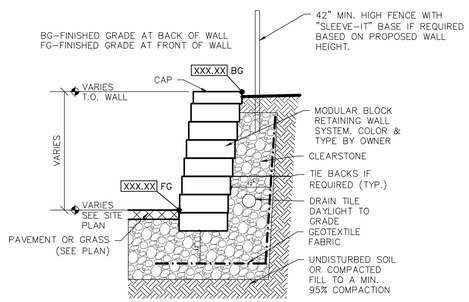
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



CURB TAPER DETAIL
NO SCALE



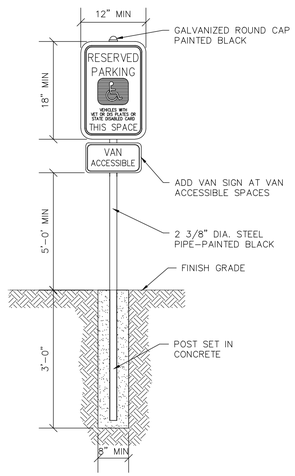
18" ROLLED CURB DETAIL
NO SCALE



NOTE:

THIS DETAIL IS INFORMATIONAL ONLY AND IS NOT FOR CONSTRUCTION PURPOSES. THE WALL MANUFACTURER/SUPPLIER IS RESPONSIBLE FOR FINAL DESIGN AND CONSTRUCTION DETAILS.

RETAINING WALL DETAIL
NO SCALE



HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NO SCALE

CIVIL DETAILS

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920-926-9800
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PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024

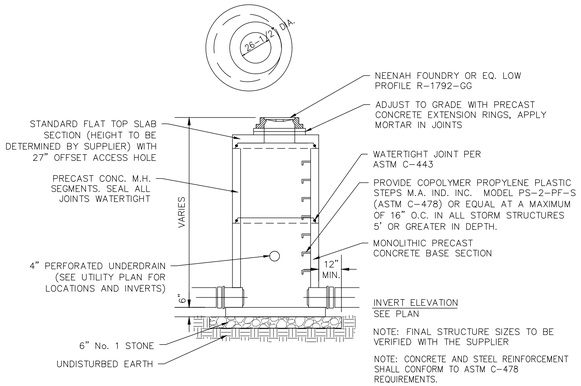
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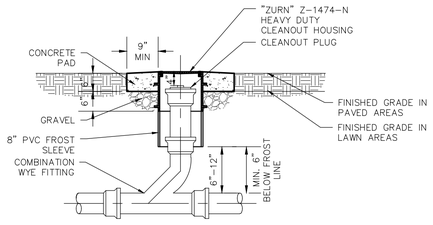
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C2.0

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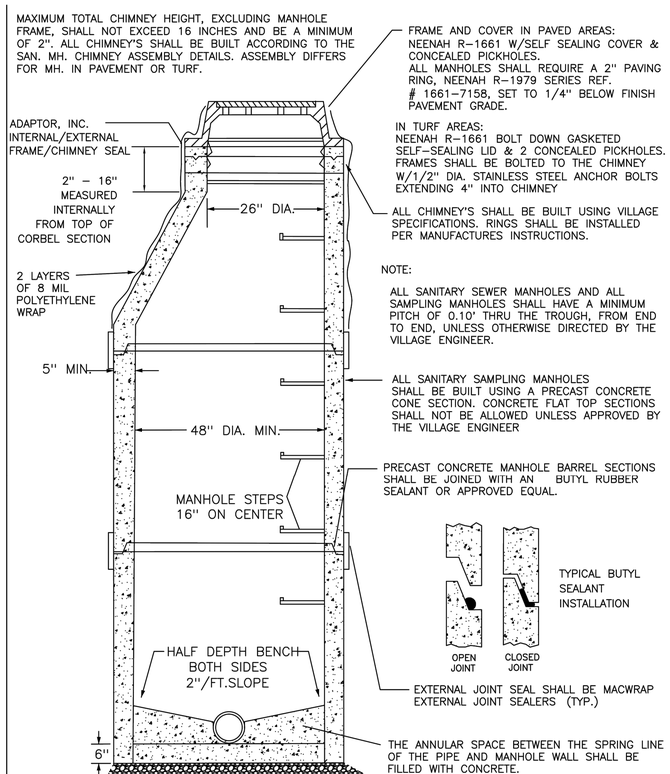
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



STORM CATCH BASIN DETAIL
NO SCALE



CLEANOUT TO GRADE DETAIL
NO SCALE



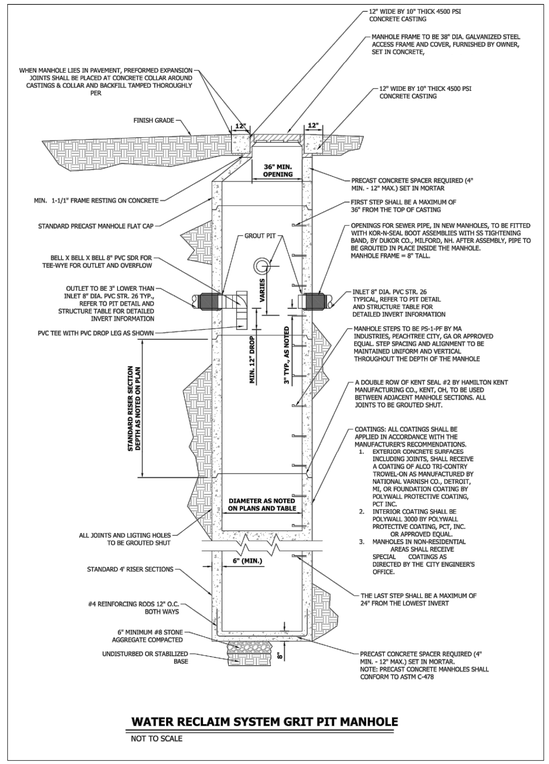
SPRAY EPOXY COATINGS

MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8-10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS-9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.

ENGINEERING DEPARTMENT Village Of Germantown ...Willkommen

REVISED DATE: 10/11/2019 FJR

STANDARD SANITARY MANHOLE & SAMPLING MANHOLE DETAIL
NOT TO SCALE



WATER RECLAIM SYSTEM GRIT PIT MANHOLE
NOT TO SCALE

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024

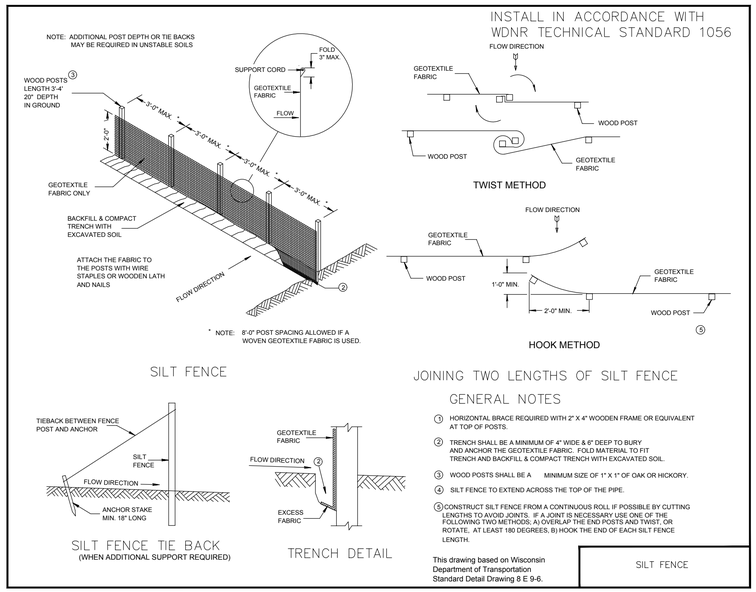
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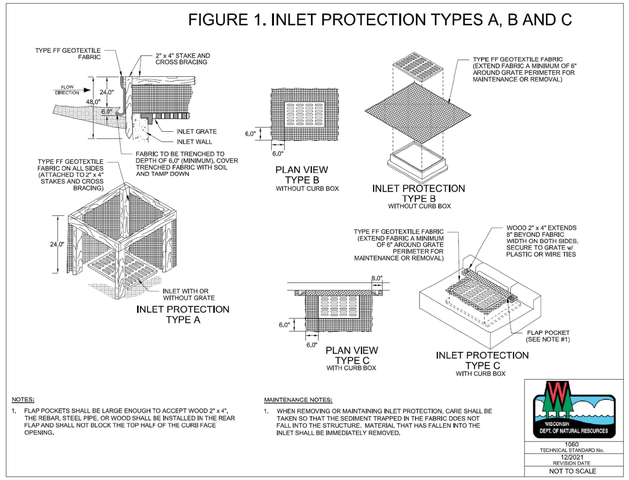
SHEET NUMBER
C2.1

CIVIL DETAILS

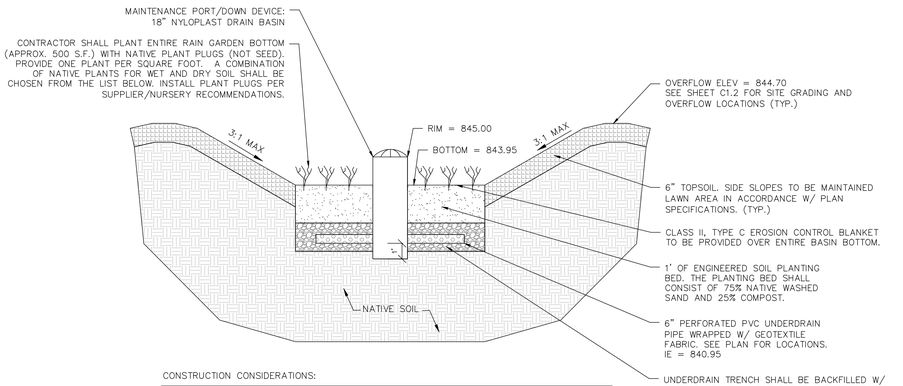
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SILT FENCE – INSTALLATION DETAIL
NO SCALE



INLET PROTECTION DETAIL
NO SCALE



CONSTRUCTION CONSIDERATIONS:

NOTE:

AVOID COMPACTION WITHIN RAIN GARDEN DURING CONSTRUCTION. MINIMIZE OR AVOID USE OF HEAVY EQUIPMENT WITHIN THE BASIN THROUGHOUT CONSTRUCTION WHEN PRACTICAL. FINAL CONSTRUCTION OF THE RAIN GARDEN SHALL TAKE PLACE ONCE CONTRIBUTING DRAINAGE AREA IS STABILIZED TO AVOID SILTATION. REMOVE ANY SEDIMENT DEPOSITS FOLLOWING CONSTRUCTION AS NEEDED. IT IS RECOMMENDED THAT THE BOTTOM OF THE BASIN BE SCARIFIED AND RAKED TO PROMOTE PROPER INFILTRATION.

ENGINEERED SOIL:

THE NATIVE SAND SHALL BE WASHED USDA SAND, 0.02 TO 0.04 INCHES IN DIAMETER. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100. ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 8.0.

VEGETATION ESTABLISHMENT:

NATIVE PLANTINGS SHALL BE ESTABLISHED AT THE BOTTOM OF THE RAIN GARDEN BASIN. VEGETATION SHALL BE ESTABLISHED WITH NATIVE PLANT PLUGS. CLASS II TYPE C EROSION CONTROL BLANKET IS REQUIRED AT THE BOTTOM OF THE BASIN TO PREVENT WASHOUTS AND ENSURE PROPER ESTABLISHMENT. FOR NATIVE PLANT PLUGS, INSTALL EROSION CONTROL BLANKET PRIOR TO PLANTING AND CUT THROUGH TO INSTALL PLANT PLUGS AS NEEDED. FOLLOW WDNR TECH STANDARD 1009 FOR ADDITIONAL CONSTRUCTION RECOMMENDATIONS. LANDSCAPE CONTRACTOR SHALL COORDINATE FINAL PLANTINGS/ESTABLISHMENT METHODS WITH SUPPLIER. REGULAR WATERING SHALL OCCUR TO PROMOTE PROPER ESTABLISHMENT OF THE NATIVE VEGETATION.

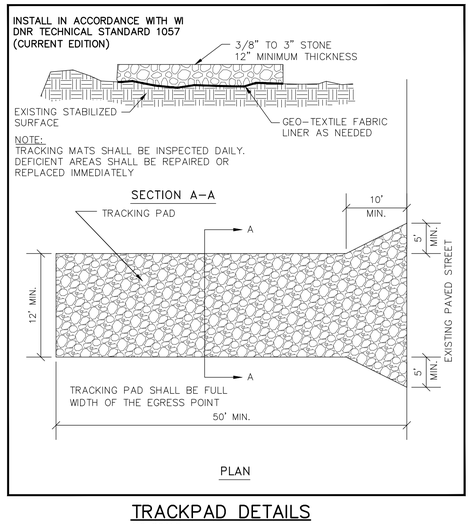
RECOMMENDED PLANT LIST:

A COMBINATION OF PLANTS SUITED FOR WET AND DRY SOIL IS RECOMMENDED TO ENSURE PROPER ESTABLISHMENT. THE LIST BELOW IS PROVIDED AS A REFERENCE FOR POTENTIAL SPECIES TO INCLUDE. FINAL SELECTIONS BY LANDSCAPER/SUPPLIER.

DRY SOIL: BUTTERFLY FLOWER, PURPLE PRAIRIE CLOVER, BEE BALM, LITTLE BLUESTEM SPIDERWORT, WHITE FALSE INDIGO, VIRGINIA WATERLEAF, SWEET BLACK-EYED SUSAN, BIG BLUSTEM, CUP PLANT, COMMON IRONWEED.

WET SOIL: GIANT HISSOP, CANADA ANEMONE, MARSH MILKWEED, NEW ENGLAND ASTER, TURTLEHEAD, JOE-PYE WEED, BONESET, BLUEFLAG IRIS, GREAT BLUE LOBELIA, SWITCHGRASS OBEDIENT PLANT, MOUNTAIN MINT, TALL MEADOW RUE, CULVER'S ROOT, GOLDEN ALEXANDER.

RAIN GARDEN DETAIL
NO SCALE



TRACKPAD DETAILS
NO SCALE

CONSTRUCTION SEQUENCE

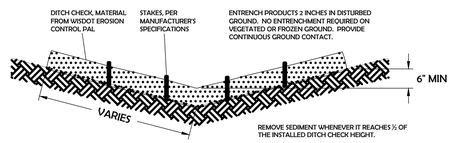
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. FINAL LOCATION BY CONTRACTOR/OWNER. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP AS NEEDED.
	11. ONCE SITE IS STABILIZED, FINALIZE CONSTRUCTION OF RAIN GARDEN.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

DITCH CHECK DETAIL

LOG-TYPE DITCH CHECK



CIVIL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

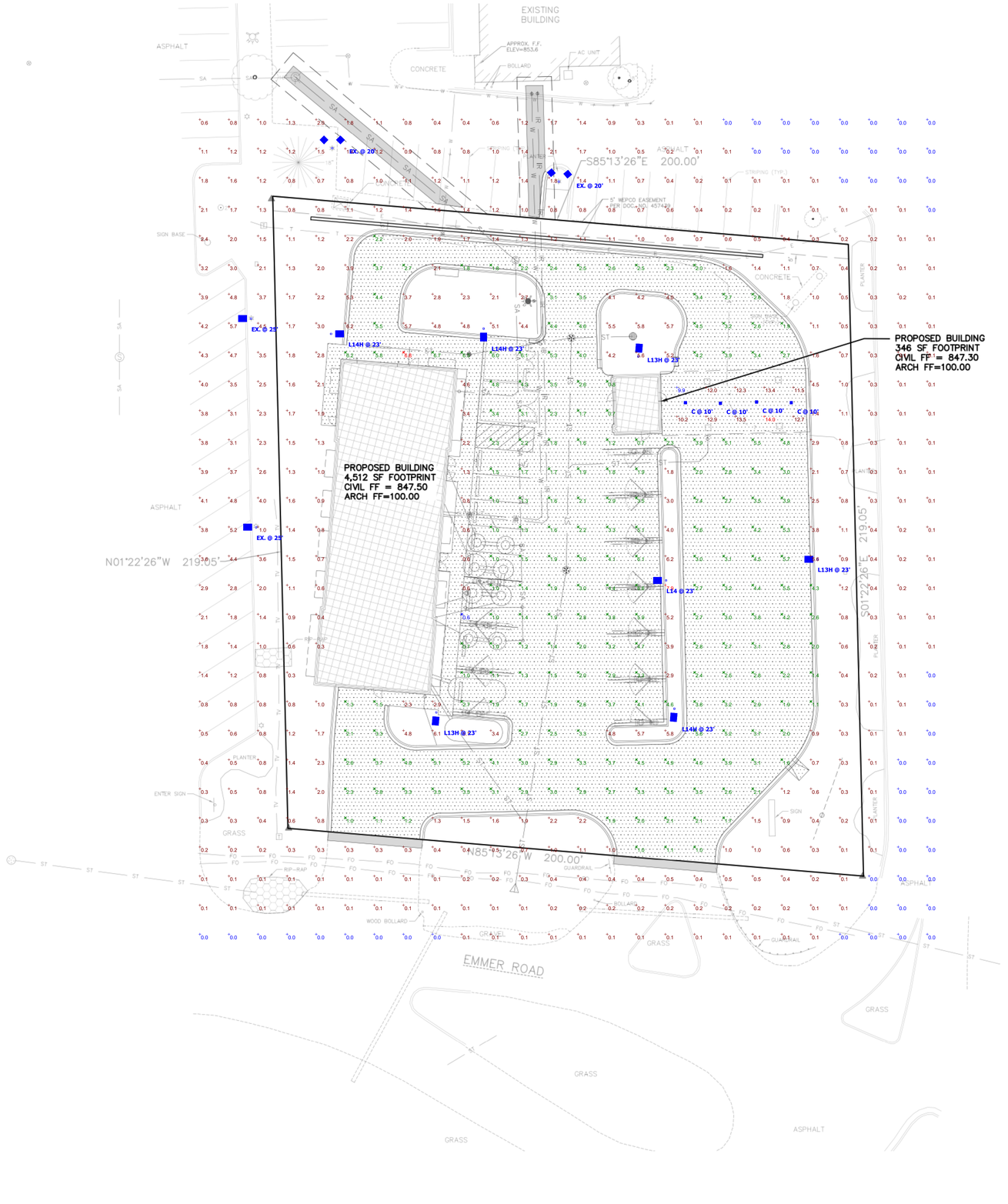
PRELIMINARY DATES
FEB. 12, 2024

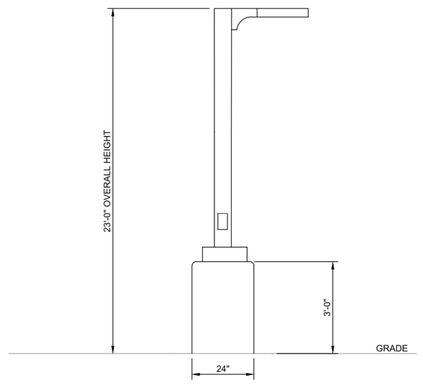
NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C2.2

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LIGHT POLE DETAIL

NO SCALE

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V7 11/01/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways.

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire; 10 years for ColorFast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse™ accessories; 1 year for luminaire accessories

*See https://creelighting.com/warranty/terms for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-WL-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-3M-UL-WH-BK

Mount (Luminaire must be ordered separately)*			
OSQ-			
Medium/Large Mounts **OSQ-WL-C-AA** Adjustable Arm **OSQ-WL-C-DA** Direct Arm **OSQ-WL-C-TN** Trunnion Mount	**Extra Large Mounts** **OSQ-X-C-AA** Adjustable Arm **OSQ-X-C-DA** Direct Arm	**Color Options:**	**BK** Black **BZ** Bronze **GY** Grey **WH** White

* Mount must be ordered separately per options, kits and pole configuration suitability data beginning on page 14.

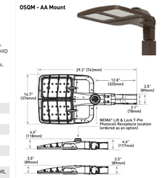
Luminaire (Mount must be ordered separately)											
OSQ-											
Family	Size	Series	Lumen Package	CCT / CRI	Optic	Voltage	Mount	Color Options	Controls*	BML	Options
OSQ	M Medium L Large X Extra Large	C	**Medium:** **4L** 4,000 Lumens **6L** 6,000 Lumens **8L** 8,000 Lumens **10L** 10,000 Lumens **Large:** **11L** 11,000 Lumens **14L** 14,000 Lumens **17L** 17,000 Lumens **Extra Large:** **22L** 22,000 Lumens **28L** 28,000 Lumens **34L** 34,000 Lumens **42L** 42,000 Lumens **56L** 56,000 Lumens **70L** 70,000 Lumens **85L** 85,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K7** 5000K, 70 CRI **57K7** 5700K, 70 CRI **30K9** 3000K, 90 CRI **40K9** 4000K, 90 CRI **50K9** 5000K, 90 CRI **57K9** 5700K, 90 CRI	**Asymmetric:** **4A**** Type II Wide/Forward Throw Installed **5A**** Type II Wide w/ Factory-Installed Backlight Shield (Available with all lumen packages except 4L) **6A**** Type II Wide w/ Factory-Installed Backlight Shield (Available with all lumen packages except 4L) **Symmetric:** **3M** Type V Mod Wide **4M** Type V Wide **5M** Type V Narrow **4F**** Type III Medium Flood/Scallop™ Type IV Left/Center Installed **4R**** Type III Medium Flood/Scallop™ Type IV Left/Center Installed (Available with all lumen packages except 4L)	**UL** 120-277V **HV** 347-480V Not available with 4L, 6L, 70L and 85L lumen packages	**WH** White Standard on All Specific Color Options **BK** Black **BZ** Bronze **GY** Grey **WH** White	**Bluetooth® Technology Enabled Multi-Level Sensor** Utilizes a smartphone app **MSBT** 360° Multi-Level Sensor, 8-15' mounting height **Factory-Installed Options** Add to luminaire catalog number when ordering with luminaire. **Field-Installed Accessories** Order separately. **Field Adjustable Output** **DFA** Dimming Driver **Bi-Level Switched Dimming** **BL30** Bi-Level 30% Dimming **Network Control** **NLTAIR2** nLight AIR Wireless Node **SDNY** SiteSync Network Bridge **Photocontrols** **PER** Button Photocontrol **PER7** 7-Pin Photocontrol **Shorting Cap** **SCR** Shorting Cap	**BML**	**Options** **Factory-Installed Options** Add to luminaire catalog number when ordering with luminaire. **SPD** 10kV Surge Protection **Field-Installed Accessories** Order separately. **Tools** **TOOL-TWR** Tamper Resistant Tool **Mounting Accessories** **OSQ-WL-SQ-WBA** Wall Bracket Adapter **OSQ-WL-RPA** Round Pole Adapter **OSQ-WL-SPA** Square Pole Adapter **OSQ-WL-SRA** Square Pole Adapter **OSQ-WL-SQ-PMA** Pole Mount Adapter **OSQ-WL-SQ-PMA-FB** Pole Mount Adapter with Full Base **OSQ-WL-SQ-PMA-SRA** Pole Mount Adapter with Square Pole Adapter **OSQ-WL-SQ-PMA-RPA** Pole Mount Adapter with Round Pole Adapter **OSQ-WL-SQ-PMA-TA** Pole Mount Adapter with Tenon Adapter **OSQ-WL-SQ-PMA-SRA-TA** Pole Mount Adapter with Square Pole Adapter and Tenon Adapter **OSQ-WL-SQ-PMA-RPA-TA** Pole Mount Adapter with Round Pole Adapter and Tenon Adapter **OSQ-WL-SQ-PMA-SRA-FB** Pole Mount Adapter with Square Pole Adapter and Full Base **OSQ-WL-SQ-PMA-RPA-FB** Pole Mount Adapter with Round Pole Adapter and Full Base **OSQ-WL-SQ-PMA-TA-FB** Pole Mount Adapter with Tenon Adapter and Full Base **OSQ-WL-SQ-PMA-SRA-TA-FB** Pole Mount Adapter with Square Pole Adapter, Tenon Adapter and Full Base **OSQ-WL-SQ-PMA-RPA-TA-FB** Pole Mount Adapter with Round Pole Adapter, Tenon Adapter and Full Base **OSQ-WL-SQ-PMA-SRA-FB** Pole Mount Adapter with Square Pole Adapter and Full Base **OSQ-WL-SQ-PMA-RPA-FB** Pole Mount Adapter with Round Pole Adapter and Full Base **OSQ-WL-SQ-PMA-TA-FB** Pole Mount Adapter with Tenon Adapter and Full Base **OSQ-WL-SQ-PMA-SRA-TA-FB** Pole Mount Adapter with Square Pole Adapter, Tenon Adapter and Full Base **OSQ-WL-SQ-PMA-RPA-TA-FB** Pole Mount Adapter with Round Pole Adapter, Tenon Adapter and Full Base

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
** Factory-installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory table on page 2.

US: creelighting.com T (800) 236-4800
Canada: creelighting-canada.com T (800) 473-1234

CREE LIGHTING

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings on page 27.

CPY500™ Series

CPY500™ LED Canopy Luminaire - Direct Mount

Rev. Date: V10 09/25/2023

Product Description

The CPY500™ Series LED luminaire features a large 11" X 11" glass optic that delivers the best in visual comfort and performance. Diffused optics minimize glare and increase visual comfort while delivering top-of-category 175 LPW efficiency and high-performance light distribution. Its sleek and low-profile form blends into the canopy while still being easily serviceable from below. Above the canopy, its uniquely angled extruded aluminum driver housing allows the CPY500™ Series to easily install around existing structures, making it ideal for both retrofit or new construction applications. Optional bezels provide enhanced aesthetics and optical control to minimize uplight and diffract the eye of drivers.
Applications: Petroleum canopies, CNG fueling stations

Performance Summary

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 20,900

Efficacy: Up to 175 LPW

CRI: Minimum 70 CRI (40K, 50K, 57K); 80 CRI (30K); 90 CRI (40K, 50K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire/10 years on ColorFast DeltaGuard® finish/up to 5 years for Synapse™ accessories/1 year on field-installed accessories

IP65 overall, IP66 optics/IP66 driver housing

Class I, Division 2 Hazardous Location for select models

*See https://creelighting.com/warranty/terms for warranty terms.

Accessories

Field-Installed Accessories	
10" Square Sparkle Bezel CPY-SQ-SB-* 10" Flat with 109 or SPI controls) **10" Square Cut-Off Bezel** CPY-SQ-CO-* 10" Flat with 109 or SPI controls) **24" Square Beauty Plate** Covers roof includes backer plate) CPY-SQ-BP-* - May be used with bezel accessories - Not for use with SMS, or 3T options **24" Square Beauty Plate Pipe Plate** CPY-SP-11-WH-Pipe Plate with 11" cutoutsize) - May be used with bezel accessories - Field-customizable to upgrade most existing recessed luminaires - Not available with SMS, or 3T options	**Wet Location Junction Box w/Mounting Bracket for Driver Extrusion** CPY-JBOX-HC - Suitable for use with standard and hazardous locations - 4.5" (114mm) H x 2.75" (70mm) W x 2.5" (51mm) D die-cast aluminum w/ gray powdercoat - 1/2" (13mm) hub in each end and in back **Synapse™ SimplyConnect 109 Interface** CPY-SYNAPSE-109 - 109-277V - Enables Smart Synapse components to complete system - Refer to Cree.com spec sheet for details **Shorting Cap** (does not include knockout plate) CPY-SCR-* (for use with 10" canopies) CPY-SBP-10-BK (for use with 10" canopies) - Field-customizable to upgrade most existing recessed mounted luminaires - Not for use with SMS, or 3T options - May be used with bezel accessories **Adapter Plate for Double Skin Canopies** CPY-DSA-* - Allows for full luminaire installation from below the canopy

*Must specify color: BK (Black), BZ (Bronze), GY (Silver) or WH (White)

Ordering Information

Example: CPY-11L-57K7-DF-UL-2M-WH-120V

CPY									
Product	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting**	Color Options	Controls (specify one)	Options
CPY	**7L** 7,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **15L** 15,000 Lumens **20L** 20,000 Lumens	**30K8** 3000K, 80 CRI **40K7** 4000K, 70 CRI **40K8** 4000K, 80 CRI **50K7** 5000K, 70 CRI **50K8** 5000K, 80 CRI **57K7** 5700K, 70 CRI	**DF** Diffused Lumiflex Lumiflex Diffused **CL** Clear Lumiflex Clear	**UL** 120-277V **HV** 347-480V Not available with 7L, 70L or 85L lumen packages	**2M** 2M Direct	**BK** Black **BZ** Bronze **GY** Silver **WH** White	**10V** 10V Dimming to 10% - Not available with other controls - Must specify with 7TF option **7TF** 7-Pin Twist-Lock Receptacle - Not available with other controls - Available only with 10V and SPI controls **BML** Bluetooth® Technology Enabled Multi-Level Sensor - Utilizes a smartphone app - Requires use of lens included in the BML option in the catalog number - Not available with 7TF option **SPI** Synapse™ SimplyConnect Enabled - Utilizes a multifunction sensor - Refer to Cree.com spec sheet for details - Not available with 7TF option **DFA** Field Adjustable Output w/10V Dimming - Offers full range adjustability - Refer to page 3 for power and lumen values - Not available with other controls - Not available with 7TF option as DF option is not available with 7TF option	**120V** 120V Operation **SPD** 10kV/10kA Surge Suppression Protection - Required for use of hardwired SiteSync network bridge - Compatible with 120V, 277V or 347V Synapse components - Consult factory if having a request for 208V, 240V or 480V **2T** 2-Tap Dimming - Allows code-dictates tuning, see drive delay fuse **Utility Label and NEMA® L/R & Lock 7-Pin Photocell Receptacle** - Factory-connected to 10V dim leads - Requires photocell or shorting cap by others **NEMA® L/R & Lock 7-Pin Photocell Receptacle** - Factory-connected to 10V dim leads - Requires photocell or shorting cap by others **10kV/10kA Surge Protection** - Factory-connected to 10V dim leads - Requires photocell or shorting cap by others - Refer to page 3 for compatible Synapse control offerings **Bi-Level Right** - LED left optic are rotated to the right - Refer to 08/09_configuration diagram on page 27 for optic directionality - Not for use with symmetric optics **Bi-Level Left** - LED left optic are rotated to the right - Refer to 08/09_configuration diagram on page 27 for optic directionality - Not for use with symmetric optics

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT. Refer to Delivered Lumens tables for specific lumen values.
** Recessed refit, recessed canopy, cut-reach, hook & cord and pendant mounts are also available. Refer to https://www.creelighting.com/products/outdoor/canopy-and-soffit/ for spec sheets for these additional mounts.

US: creelighting.com T (800) 236-4800
Canada: creelighting-canada.com T (800) 473-1234

CREE LIGHTING

Lumen Package	Dim "A"	Dim "B"	Weight
7L, 9L, 11L	11.1" (282mm)	15.6" (397mm)	10.6 lbs. (4.7kg)
15L	11.1" (282mm)	15.9" (403mm)	10.8 lbs. (4.9kg)
20L	13.2" (335mm)	17.9" (457mm)	12.0 lbs. (5.4kg)

Refer to page 4 for free drawings of the CPY or the CPR, CPS, CPZ, CPT options and bezel accessories.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	C	4	Cree Lighting	CPS-4L-57K7-DF-UL-xx-xx-xxx	CPS Canopy Luminaire, 8L Lumen Package, 5700K, 70 CRI, Diffuse Lambertian Distribution	1	8091	50.6
	L14	1	Cree Lighting	OSQL-C-22L-57K7-4M-Ux-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-30K7-4M-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type IV Mid	1	20900	131
	L13H	3	Cree Lighting	OSQL-C-22L-57K7-3B-Ux-xx-xx-xx CONFIGURED FROM OSQL-C-40L-30K7-3B-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 40L Lumen Package, 3000K, 70CRI, Type III Mid Optic w/Internal BLS	1	14375	131
	L14H	3	Cree Lighting	OSQL-C-22L-57K7-4B-Ux-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-40K7-4B-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type IV Mid w-Internal BLS	1	13175	131

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
POS CANOPY	+	12.2 fc	14.0 fc	9.9 fc	1.4:1	1.2:1
Calc Zone #1	+	1.8 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	3.0 fc	6.8 fc	0.6 fc	11.3:1	5.0:1

NORTH

1"= 20'

20' 0 20' 40'

SCALE FEET

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:

CREW CARWASH

N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 12, 2024

NOT FOR CONSTRUCTION

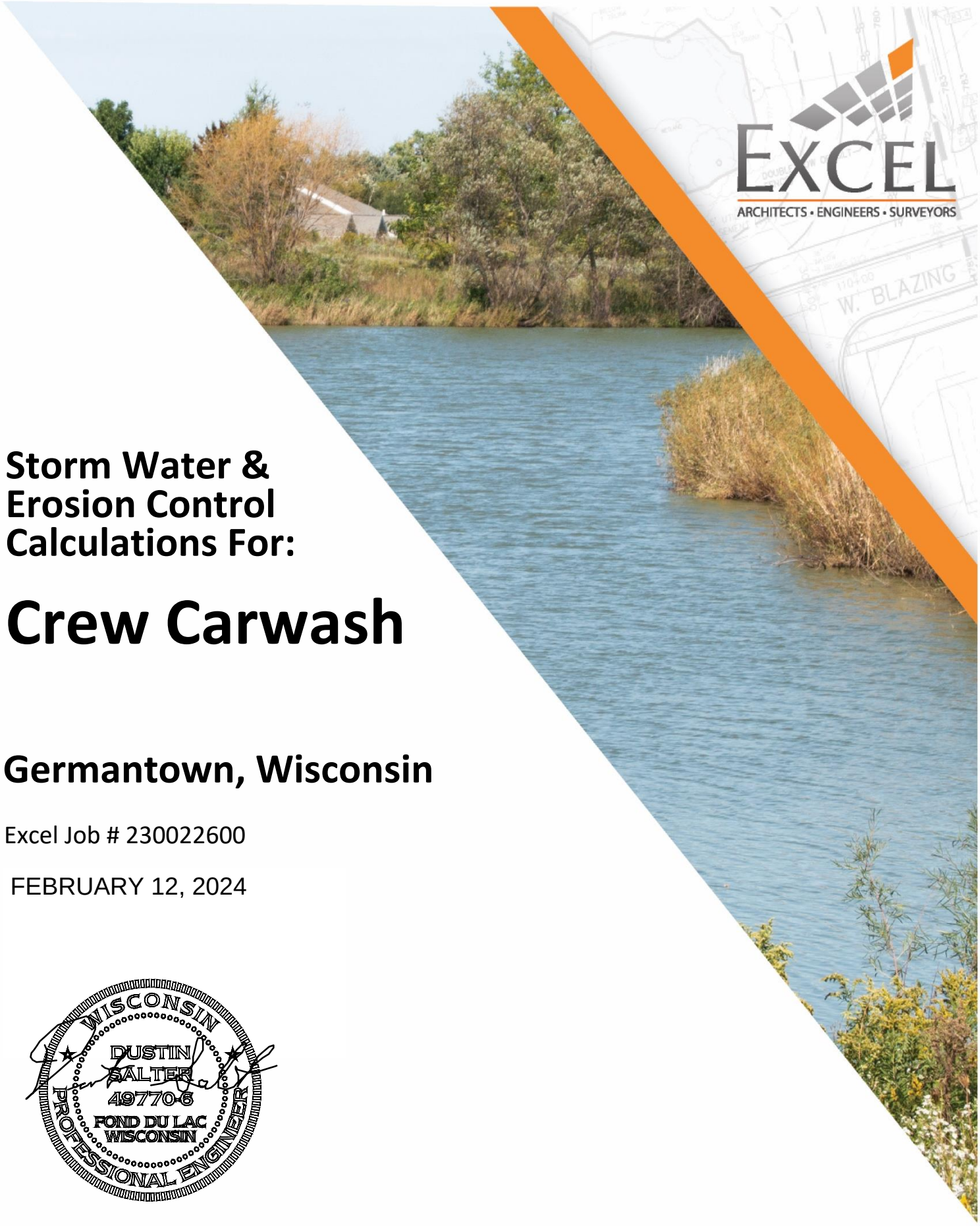
JOB NUMBER

230022600

SHEET NUMBER

C3.1

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Storm Water & Erosion Control Calculations For:

Crew Carwash

Germantown, Wisconsin

Excel Job # 230022600

FEBRUARY 12, 2024

WISCONSIN
DUSTIN SALTER
49770-6
FOND DU LAC WISCONSIN
PROFESSIONAL ENGINEER

Prepared by Dustin Salter, PE
100 Camelot Drive • Fond du Lac, WI 54935
920-926-9800 • www.excelengineer.com

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Appendices

Appendix A: Existing Drainage Patterns

Appendix B: Green Infrastructure Drainage Exhibit

Appendix C: Storm Pipe Calculations

Appendix D: Web Soil Survey Map

Appendix E: Post Construction Operation and Maintenance Plan

0.0 Introduction

0.1 Existing Conditions

The proposed redevelopment project site is located at N96W17500 County Line Road in the Village of Germantown, Wisconsin. The project site is approximately 1 acre in size. The site is bound by Emmer Road to the south and adjacent commercial properties to the north, east, and west. The existing site currently consists of a BP gas station along with a self-serve carwash and associated paved parking and drive lanes. The existing site will be completely razed as needed for the proposed new site improvements. The site currently sheet drains from north to south where stormwater is conveyed to a roadside ditch at the south end of the property. Stormwater is eventually conveyed via culverts to the Menomonee River located directly south of County Line Road. A representation of the existing site and current drainage patterns is provided in Appendix A.

0.2 Proposed Project Overview

The proposed redevelopment project consists of constructing a new Crew Carwash facility along with associated site improvements. Site improvements include concrete parking areas, sidewalks, and drive aisles. The proposed site improvements will result in approximately 43,346 square feet (0.995 acres) of disturbed site area. Proposed drainage patterns will match the existing site drainage patterns. Stormwater will be conveyed via sheet flow to various new inlet structures that will convey stormwater to the same discharge point as the current condition at the south end of the site. Refer to the construction plan set for a representation of the proposed site and final drainage patterns.

0.3 Stormwater Management Applicability

As previously mentioned, this project site is considered a redevelopment project site as defined by WDNR standards. Since the disturbed project area is less than one acre in total site disturbance, a construction site NOI is not required and the project is exempt from the WI DNR post construction stormwater management performance standards outlined in NR 151 for redevelopment sites. The project site will therefore be required to meet the local performance standards as required by the Village of Germantown and MMSD. Furthermore, since the redevelopment project site will disturb less than two acres of land and will add between 5,000 square feet and 21,780 square feet of new impervious area, the project site will be subject to meeting the green infrastructure requirements as defined by Chapter 13 of MMSD. The below sections of this report detail how the project site meets or exceeds the applicable requirements.

1.0 Design Criteria

1.1 Soils

Site specific geotechnical investigations have not yet been completed on the project site, therefore, soil characteristics were determined by utilizing available web soil survey information. See Table 1 below for a summary of the soils and hydrologic ratings indicated by the web soil survey map. Refer to Appendix D for the associated web soil survey map. Hydrologic soil group C soils were utilized for the site storm sewer sizing calculation.

Table 1: Web Soil Survey

MAP SYMBOL	SOIL TYPE	HYDROLOGIC RATING
Cw	Colwood silt loam	C/D
MtA	Mequon silt loam	C/D
OuB	Ozaukee silt loam	C

1.2 Rainfall Data

NOAA Atlas 14, Washington County rainfall depths with an MSE3 distribution were used for the site stormwater calculations. See Table 2 below for the rainfall data used.

Table 2: NOAA Atlas 14 24-hour Rainfall Depth

DESIGN STORM	RAINFALL DEPTH (INCHES)
10-YEAR	3.82

2.0 Stormwater Management Requirements

2.1 Wisconsin DNR Summary

As previously stated, the project site will result in 43,346 square feet (0.995 acres) of disturbed site area. Therefore, a construction site NOI will not be required by WI DNR. Therefore, the performance standards relating to peak discharge, TSS removal, infiltration, etc do not apply to the proposed redevelopment project.

2.2 Village of Germantown/MMSD Summary

Since the redevelopment project site will disturb less than two acres of land and will add between 5,000 square feet and 21,780 square feet of new impervious area, the project site will be subject to meeting the green infrastructure requirements as defined by Chapter 13.302(3)(c) of MMSD.

2.3 Green Infrastructure

The redevelopment project site will utilize a rain garden BMP to meet the green infrastructure requirements as defined by Chapter 13.302(3)(c) of MMSD. A total of 432 square feet of rain garden area is required based upon the new impervious area added. The proposed rain garden will total approximately 500 square feet, therefore exceeding this requirement. See Table 3 below for a summary of the green infrastructure requirements. Refer to Appendix B for a green infrastructure drainage area exhibit. Refer to the construction plan set for design details of the proposed rain garden BMP.

Table 3. Rain Garden

Green Infrastructure Summary		
Total New Added Impervious	6093	sf
Volume Required (1/2" x New Impervious Area)	254	cf
	1899	gal
Rain Garden Area Required (Per Section 13.302(4)(b) Table)	432	sf
Rain Garden Area Provided	500	sf

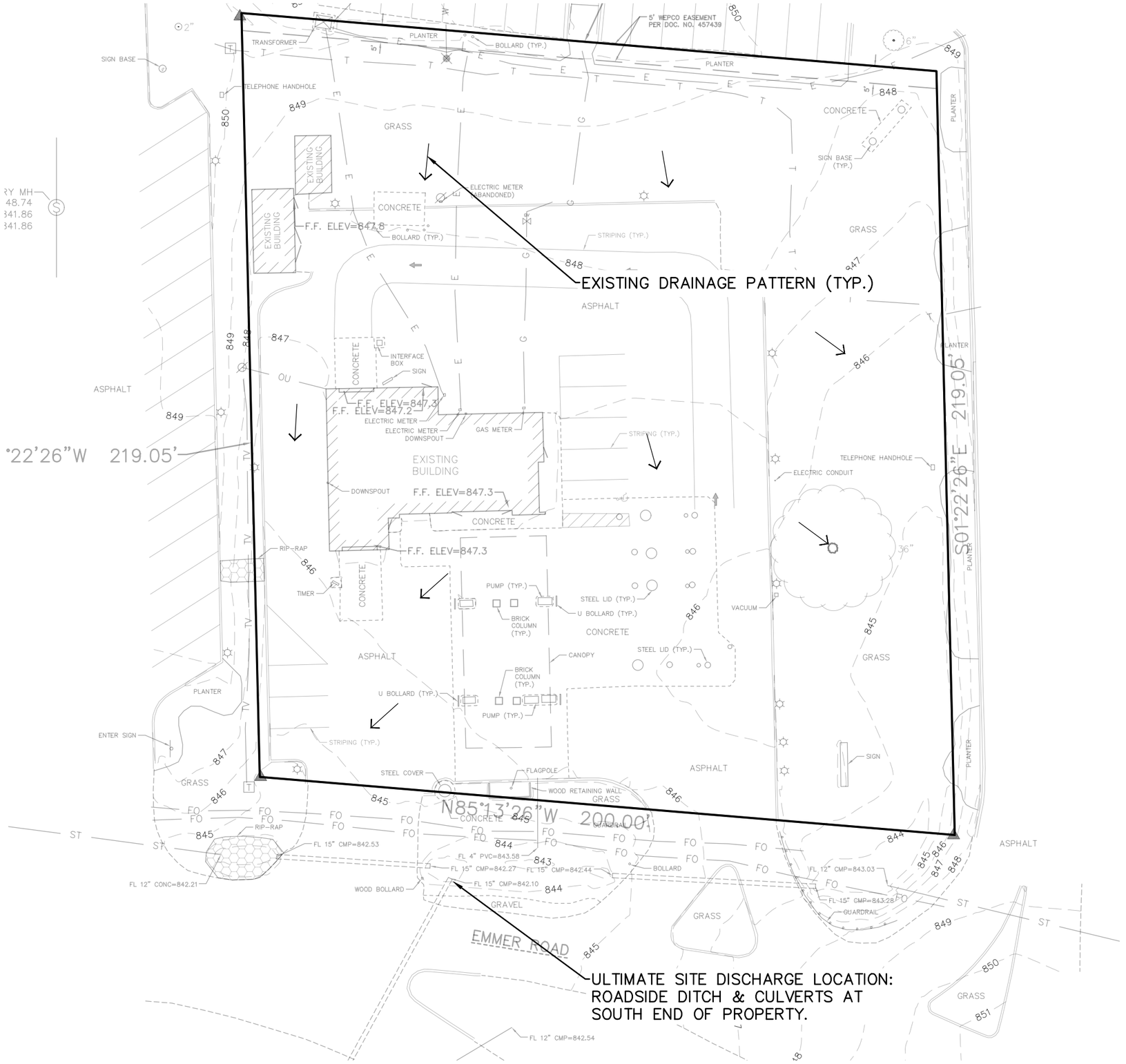
3.0 Storm Sewer Design

All storm sewer has been designed to convey the 10-year 24-hour post development storm. Additional capacity has been provided as a safety factor. See Appendix C, for pipe drainage areas and calculations

4.0 Erosion Control

The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan will be included on sheet C0.1, C1.2, and C2.2 of the construction plan set.

Appendix A: Existing Drainage Patterns



EXISTING SITE DRAINAGE PATTERNS

NORTH

1"= 30'

SCALE

30' 0 30' 60'

FEET

Appendix B: Green Infrastructure Drainage Exhibit

PROPOSED BUILDING
346 SF FOOTPRINT
CIVIL FF = 847.30
ARCH FF=100.00

PROPOSED BUILDING
4,512 SF FOOTPRINT
CIVIL FF = 847.50
ARCH FF=100.00

PROPOSED IMPERVIOUS AREA DRAINING TO RAIN GARDEN = 9000 SF

GREEN INFRASTRUCTURE RAIN GARDEN. SEE DETAIL ON C2.2 (500 SF)

ULTIMATE SITE DISCHARGE LOCATION: ROADSIDE DITCH & CULVERTS AT SOUTH END OF PROPERTY.

RAIN GARDEN EXHIBIT

NORTH

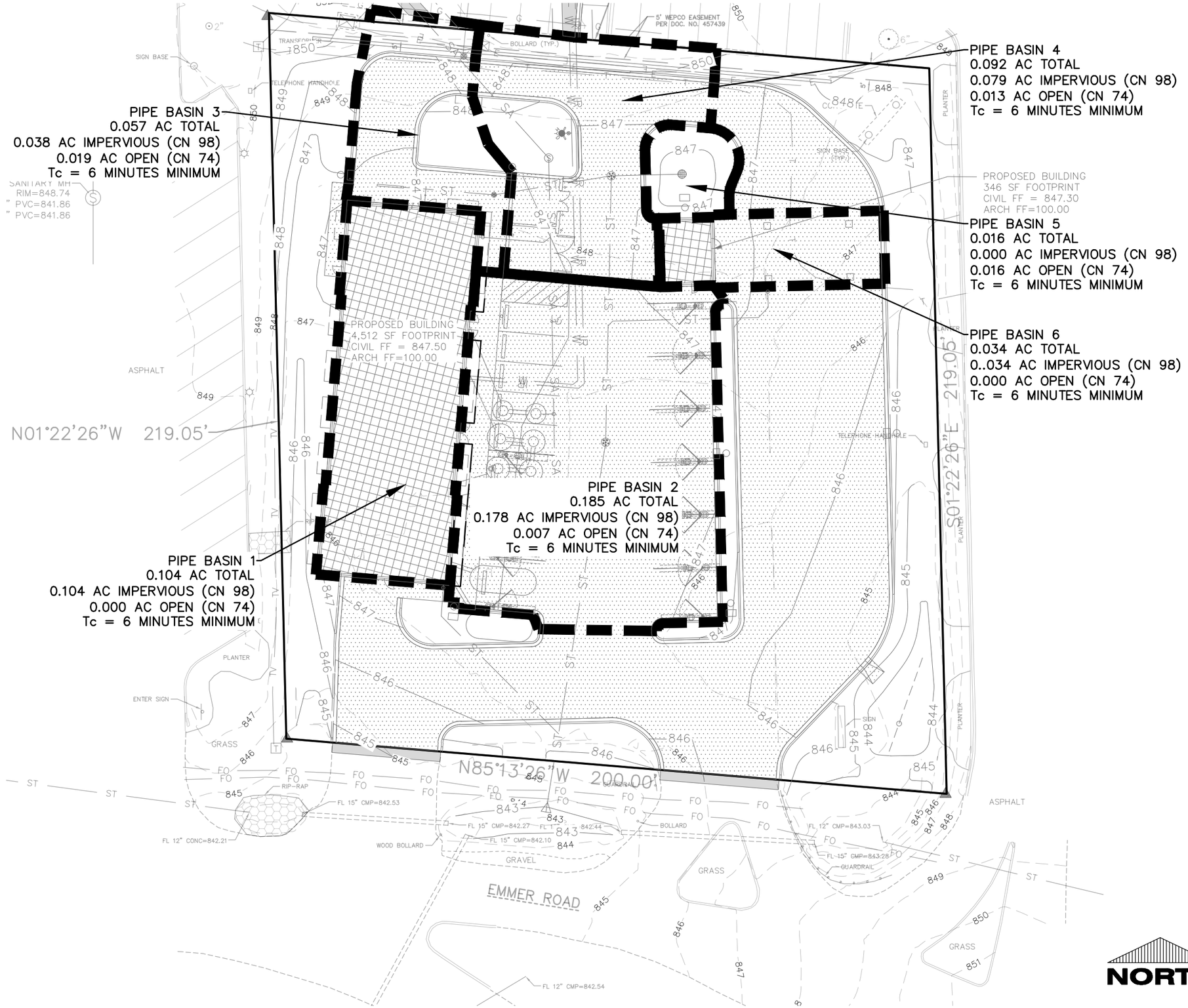
1"= 30'

SCALE

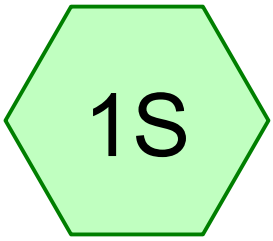
30' 0 30' 60'

FEET

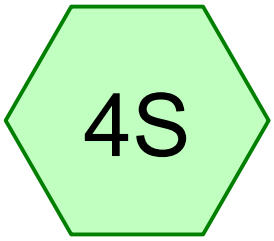
Appendix C: Storm Pipe Calculations



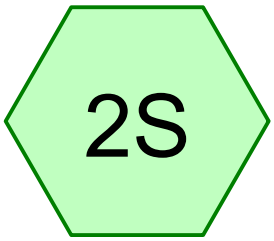
STORM SEWER BASIN MAP



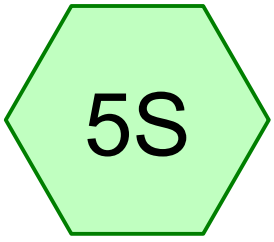
PIPE BASIN 1



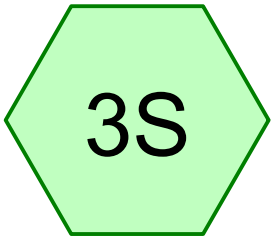
PIPE BASIN 4



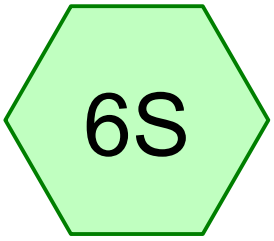
PIPE BASIN 2



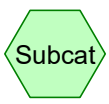
PIPE BASIN 5



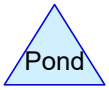
PIPE BASIN 3



PIPE BASIN 6









Routing Diagram for Pipe Calculations
Prepared by {enter your company name here}, Printed 2/12/2024
HydroCAD® 10.00-21 s/n 01178 © 2018 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.433	98	(1S, 2S, 3S, 4S, 6S)
0.055	74	(2S, 3S, 4S, 5S)
0.488	**95**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PIPE BASIN 1 Runoff Area=0.104 ac 100.00% Impervious Runoff Depth>3.58"
Tc=6.0 min CN=98 Runoff=0.57 cfs 0.031 af

Subcatchment2S: PIPE BASIN 2 Runoff Area=0.185 ac 96.22% Impervious Runoff Depth>3.47"
Tc=6.0 min CN=97 Runoff=1.00 cfs 0.054 af

Subcatchment3S: PIPE BASIN 3 Runoff Area=0.057 ac 66.67% Impervious Runoff Depth>2.75"
Tc=6.0 min CN=90 Runoff=0.27 cfs 0.013 af

Subcatchment4S: PIPE BASIN 4 Runoff Area=0.092 ac 85.87% Impervious Runoff Depth>3.25"
Tc=6.0 min CN=95 Runoff=0.48 cfs 0.025 af

Subcatchment5S: PIPE BASIN 5 Runoff Area=0.016 ac 0.00% Impervious Runoff Depth>1.47"
Tc=6.0 min CN=74 Runoff=0.04 cfs 0.002 af

Subcatchment6S: PIPE BASIN 6 Runoff Area=0.034 ac 100.00% Impervious Runoff Depth>3.58"
Tc=6.0 min CN=98 Runoff=0.19 cfs 0.010 af

Total Runoff Area = 0.488 ac Runoff Volume = 0.135 af Average Runoff Depth = 3.31"
11.27% Pervious = 0.055 ac 88.73% Impervious = 0.433 ac

Summary for Subcatchment 1S: PIPE BASIN 1

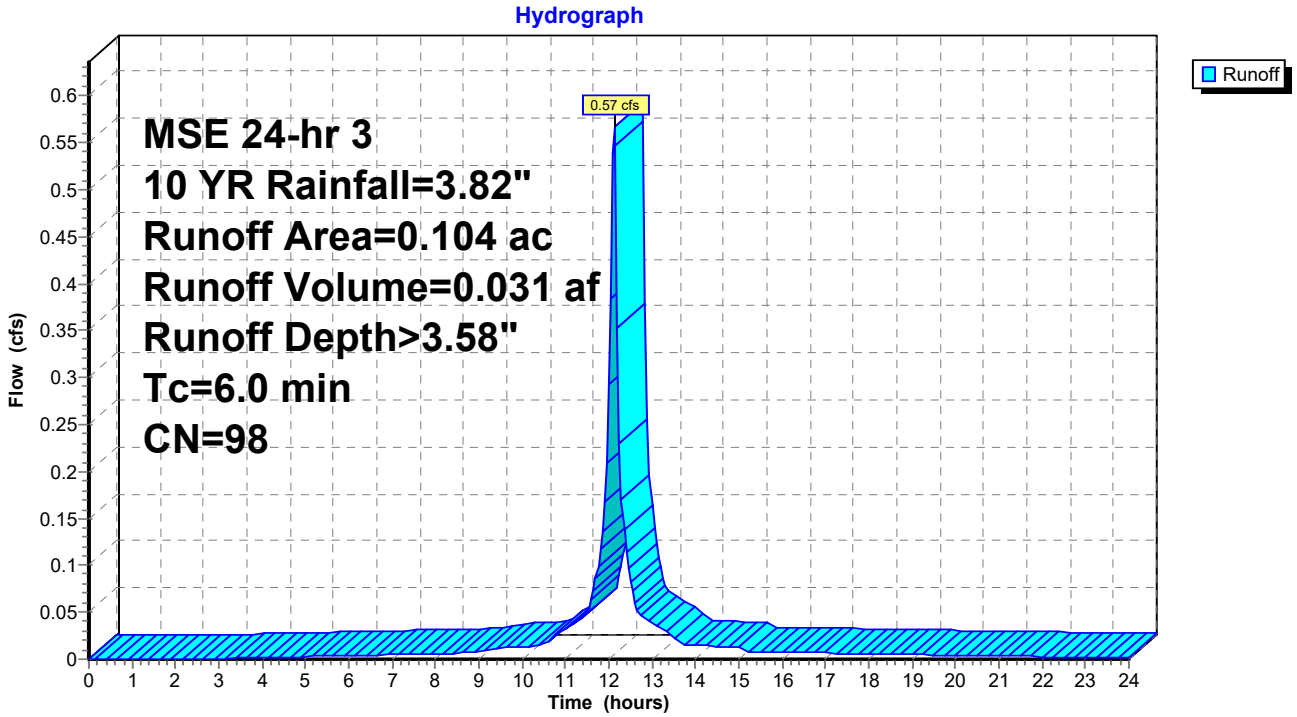
Runoff = 0.57 cfs @ 12.13 hrs, Volume= 0.031 af, Depth> 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

	Area (ac)	CN	Description
*	0.104	98	
	0.104		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: PIPE BASIN 1



Summary for Subcatchment 2S: PIPE BASIN 2

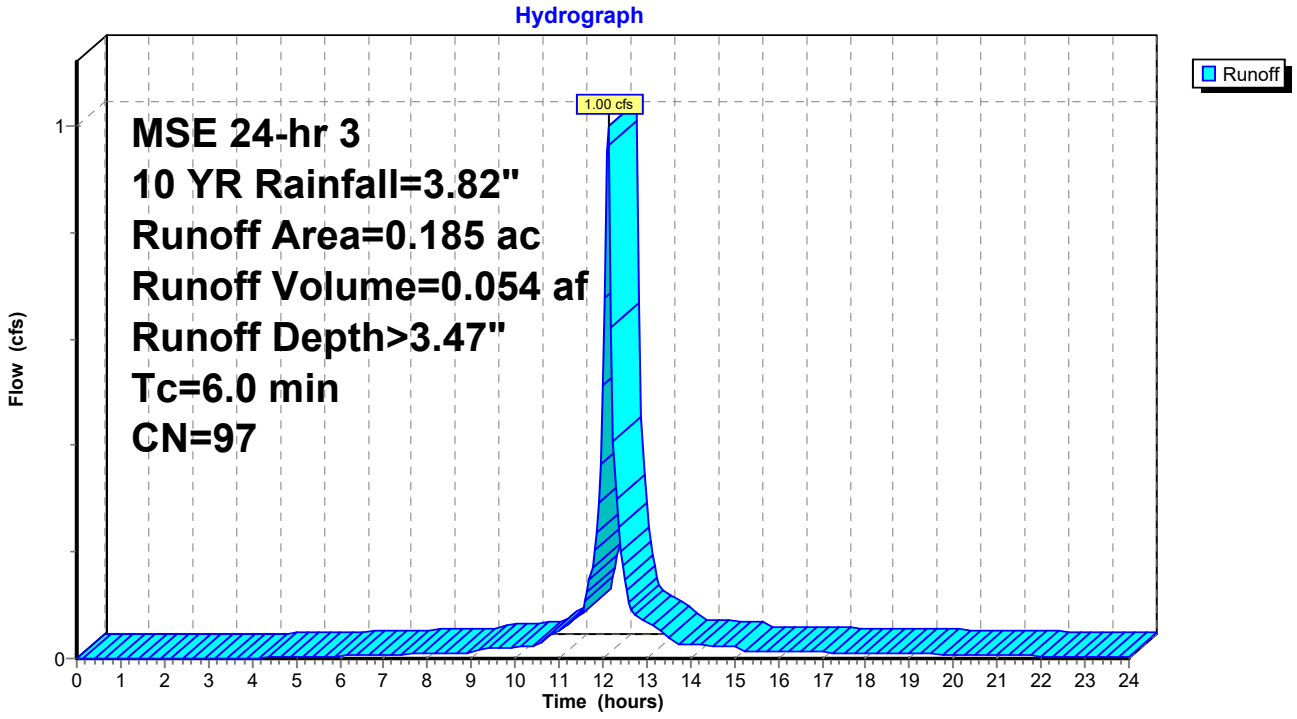
Runoff = 1.00 cfs @ 12.13 hrs, Volume= 0.054 af, Depth> 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

	Area (ac)	CN	Description
*	0.178	98	
*	0.007	74	
	0.185	97	Weighted Average
	0.007		3.78% Pervious Area
	0.178		96.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: PIPE BASIN 2



Summary for Subcatchment 3S: PIPE BASIN 3

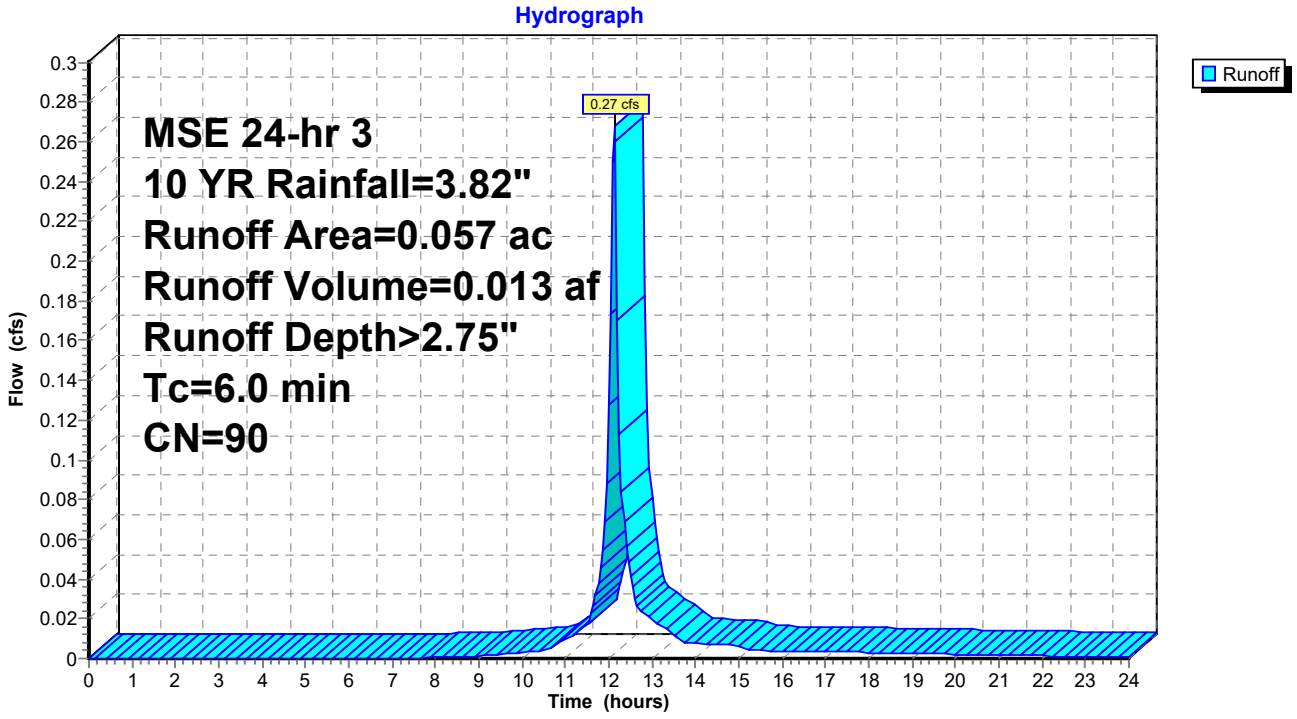
Runoff = 0.27 cfs @ 12.13 hrs, Volume= 0.013 af, Depth> 2.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

	Area (ac)	CN	Description
*	0.038	98	
*	0.019	74	
	0.057	90	Weighted Average
	0.019		33.33% Pervious Area
	0.038		66.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3S: PIPE BASIN 3



Summary for Subcatchment 4S: PIPE BASIN 4

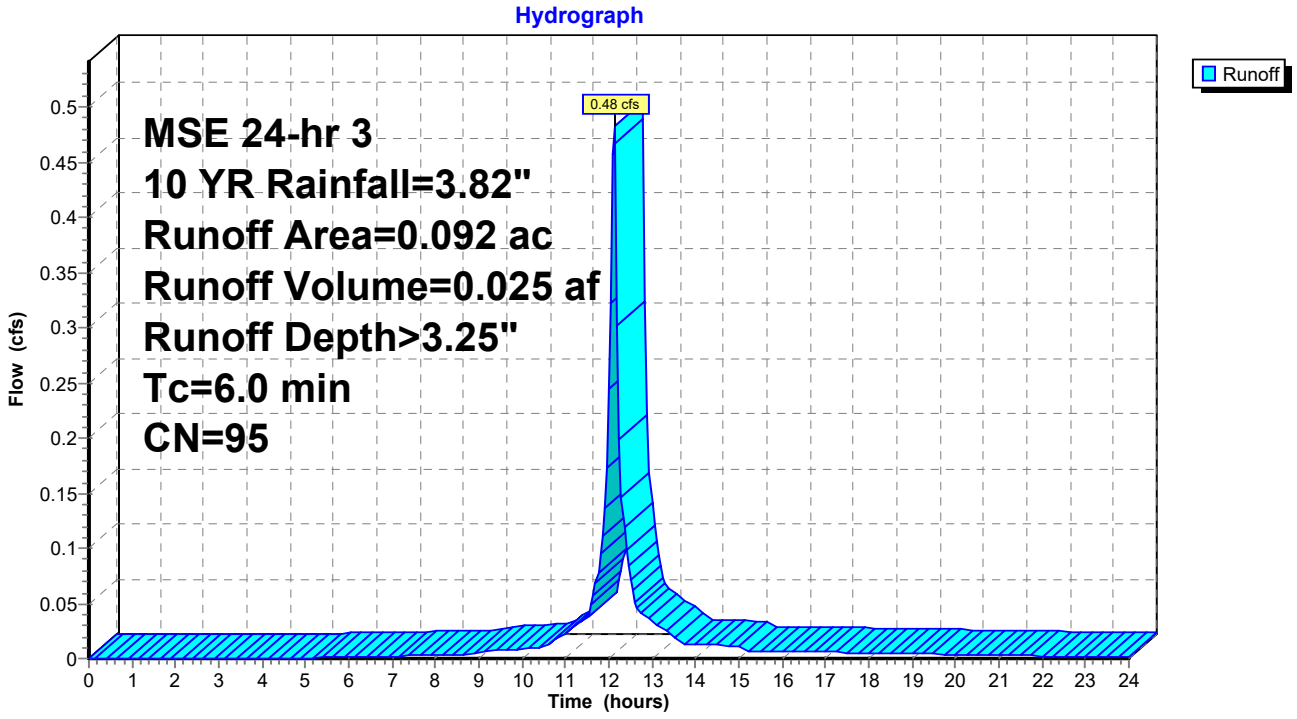
Runoff = 0.48 cfs @ 12.13 hrs, Volume= 0.025 af, Depth> 3.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

	Area (ac)	CN	Description
*	0.079	98	
*	0.013	74	
	0.092	95	Weighted Average
	0.013		14.13% Pervious Area
	0.079		85.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: PIPE BASIN 4



Summary for Subcatchment 5S: PIPE BASIN 5

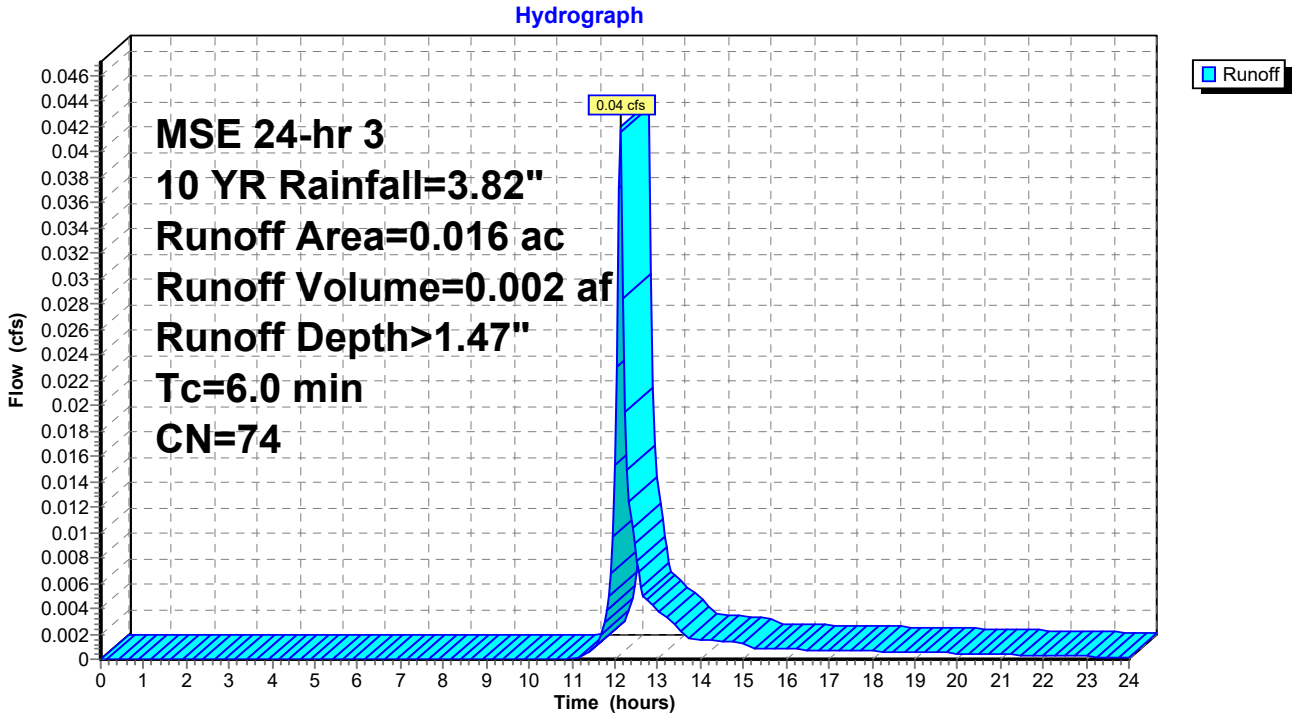
Runoff = 0.04 cfs @ 12.14 hrs, Volume= 0.002 af, Depth> 1.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

	Area (ac)	CN	Description
*	0.016	74	
	0.016		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: PIPE BASIN 5



Summary for Subcatchment 6S: PIPE BASIN 6

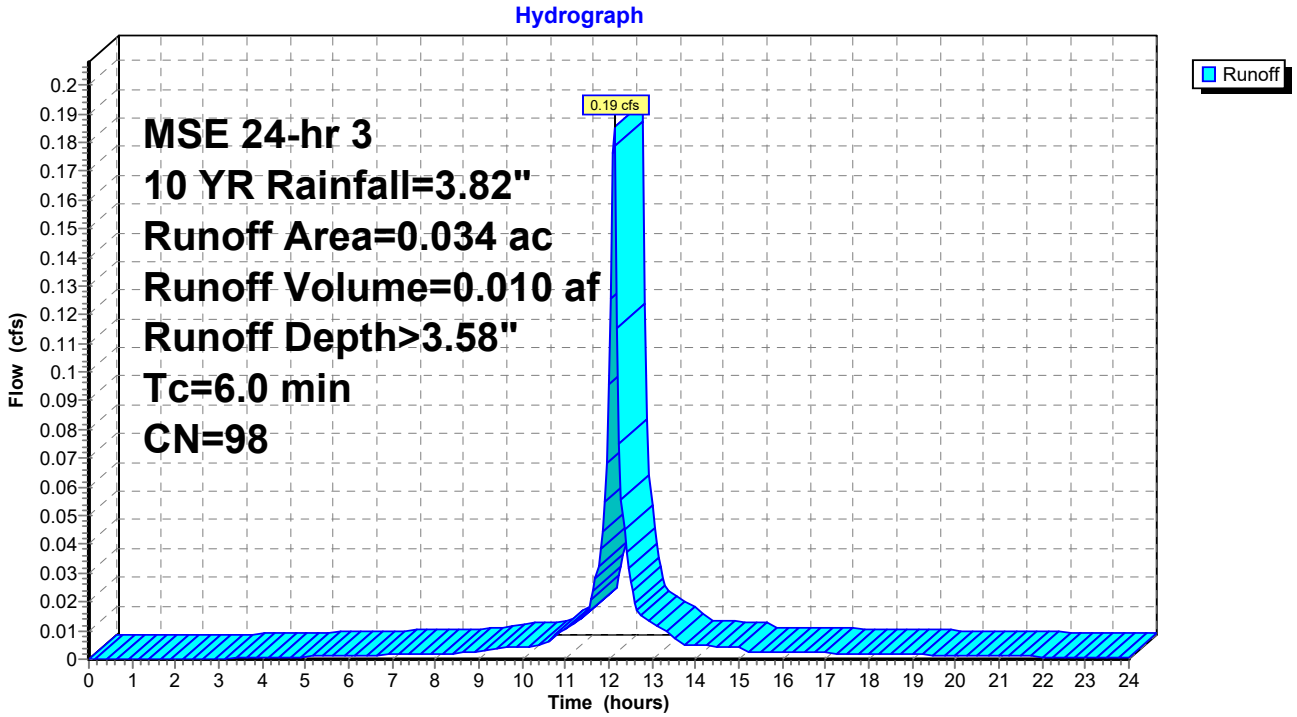
Runoff = 0.19 cfs @ 12.13 hrs, Volume= 0.010 af, Depth> 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10 YR Rainfall=3.82"

	Area (ac)	CN	Description
*	0.034	98	
	0.034		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 6S: PIPE BASIN 6



Excel Engineering Project No. 230022600 Project Name Crew Carwash - Germantown

Pipe Data				Pipe Capacity (10-yr)				
Pipe ID	Diameter (FT)	Slope (FT/FT)	Manning's n	Contributing Basin Numbers	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
A	1	0.0053	0.012	1,2,3,4,5,6	2.55	1144	2.82	1264
B	0.67	0.0150	0.012	1	0.57	256	1.63	731
C	1	0.0050	0.012	3,4,5,6	0.98	440	2.74	1228
D	0.67	0.0050	0.012	6	0.19	85	0.94	422
E	0.83	0.0040	0.012	5	0.04	18	1.49	668
F	0.67	0.0055	0.012	3	0.27	121	0.99	443
G	0.67	0.0055	0.012	3	0.27	121	0.99	443

Full Flow Capacity based off Manning's Equation $Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$

Where: Q = Full Flow Capacity of Pipe (cfs)
n = manning's roughness coefficient
R = hydraulic radius (ft) (D/4)
s = hydraulic gradient, slope (ft/ft)
a = flow area (sq. ft.)

Typical Manning's n	
HDPE	0.012
PVC	0.012
Concrete	0.013
CMP	0.024

Pipe Basin Number	10 Yr Flow (cfs)
1	0.57
2	1.00
3	0.27
4	0.48
5	0.04
6	0.19

*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

Appendix D: Web Soil Survey Map



Map Scale: 1:507 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin
Survey Area Data: Version 23, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cw	Colwood silt loam, 0 to 2 percent slopes	C/D	0.1	10.6%
MtA	Mequon silt loam, 1 to 3 percent slopes	C/D	1.1	89.0%
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	C	0.0	0.4%
Totals for Area of Interest			**1.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix E: Post Construction Operation and Maintenance Plan

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.	
STORMWATER FACILITY	**TYPE OF ACTION**
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Swales	All grassed swales showing signs of erosion, scour, or channelization shall be repaired, reinforced, and revegetated immediately. All swales shall be repaired to the original plan requirements. Mowing shall take place no less than twice per year at a height of no less than three inches. Grasses shall not be allowed to grow to a height that permits branching or bending. Mowing shall only take place when the ground is dry and able to support machinery.
3. Rip Rap	All rip rap showing signs of erosion or scour shall be repaired and reinforced immediately. Rip rap should be kept clean of vegetation and sediment. All rip rap shall be repaired to the construction plan requirements.
4. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be kept cleared of any clogging or the blocking of stormwater flow.
5. Rain Garden	During the first 2-3 months of establishment, the garden will require, at a minimum, watering on a weekly basis depending on weather. Visual inspections of the garden shall be performed annually at a minimum and more frequently during establishment. Maintenance shall be required when standing water occurs 3 days after a rain event. Rain garden can be dewatered by utilizing a submersible pump in the maintenance port/drawdown device. Maintenance shall consist of the removal of sediment, and a 2 foot undercut. Replace the undercut material with 1/3 topsoil, 1/3 compost, and 1/3 sand. Restoration of plant material shall be by plugging 1 native perennial per square foot, not by seeding. In the spring of each growing year, dead vegetation shall be removed to allow for new growth. At least 2 times during the growing season, the garden should be weeded and additional hardwood mulch shall be added as needed to assist in weed suppression.
6. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by the local governing agency. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.


Crew
CARWASH
Crew
CARWASH
9705
Clean Car Exit
Crew
CARWASH
Cashier
Cashier
Unlimited
Club
Unlimited
Club


Crew
CARWASH
Crew
CARWASH
9705
Clean Car Exit
Cashier
Cashier
Unlimited
Club
Unlimited
Club


Crew
CARWASH
Cashier
Cashier
Unlimited Club
Unlimited Club


Crew
CARWASH


Crew
CARWASH


Crew
CARWASH
Friendly

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid _____ Date_____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

SignCraft Industries
8816 Corporation Dr
Indianapolis, IN 46256
Insaller - TBD
Phone (317) 842-8664
Fax ( )
E-Mail mkelsey@signcraftind.com

PROPERTY OWNER

Crew Carwash
11650 Exit 5 Parkway
Fishers, IN 46037
Phone ( )

2

PROPERTY ADDRESS OR GENERAL LOCATION

N96 W 17500 County Line Rd, Germantown, WI 53022

3

SIGN INFORMATION

EC01

Sign Dimensions 5' height x 10' width (Single/Multi Tenant (circle one))
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 100
Total height of the Sign 9.43'
Is the Sign to be illuminated x yes _____ no
Type of Sign Construction Materials Existing brick base, metal retainer, plactic face
Distance to Closest Property Line 10'

Are there any existing signs on the property Yes, monument sign
If yes, what is the total Square Footage of existing signs 50 sqft

What are the intentions for the existing signs: Take down _____ Remain and reface

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Christina Blackwell 5/31/24
Applicant Date

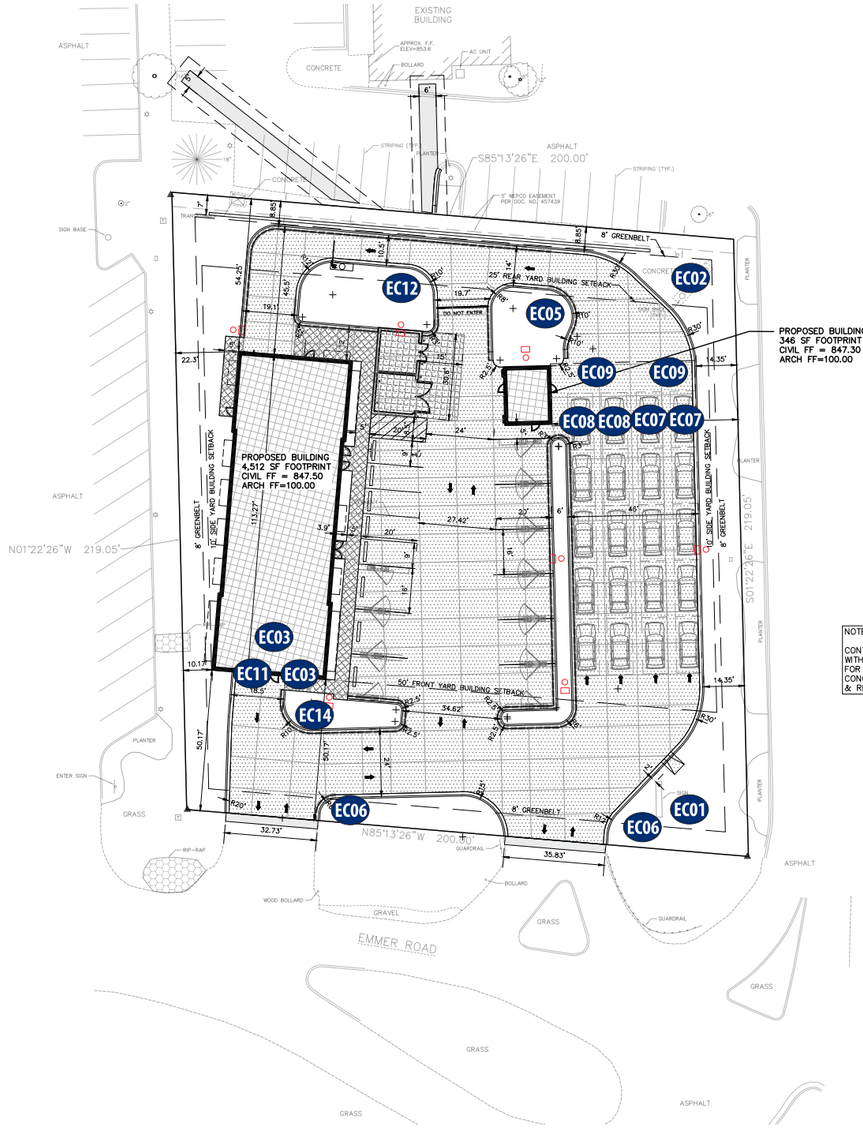
_____
Owner Date



GERMANTOWN, WI

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SITE MAP



NOTE:
CONTRACTOR TO COORDINATE WITH OWNER AND MEP PLANS FOR ANY EXTERIOR HEATED CONCRETE SLAB LOCATIONS & REQUIREMENTS.

NOTE:
KNOX BOX TO BE PROVIDED AT PRIMARY ENTRANCE PER LOCAL REQUIREMENTS. CONTRACTOR TO COORDINATE W/ BUILDING INSPECTOR/FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS.

PAVEMENT HATCH KEY:
- ASPHALT
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE
- SIDEWALK CONCRETE

*SEE SHEET C0.1 FOR SECTION REQUIREMENTS

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY ADDRESS: N96W17500 COUNTY LINE RD, GERMANTOWN WI

PARCEL ID NUMBER: 334990

PROPERTY AREA: 43,558 S.F. (1.00 ACRES).

EXISTING ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED USE: CONVEYOR-STYLE CARWASH

AREA OF SITE DISTURBANCE: 43,346 SF (0.995 AC)

SETBACKS: BUILDING: FRONT = 50'
SIDE = 10'
REAR = 25'

PAVEMENT: FRONT = 8'
SIDE = 8'
REAR = 8'

PROPOSED BUILDING HEIGHT: 35' TO TOP OF TOWER (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: NO CODIFIED REQUIREMENT FOR CARWASH USE; ADEQUATE SPACE FOR EMPLOYEES AND CUSTOMERS

PARKING PROVIDED: 14 TOTAL (5 STANDARD EMPLOYEE SPACES, 9 VACUUM SPACES)

HANDICAP STALLS REQUIRED: 1 REQUIRED, 1 PROVIDED

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO = 20% OPEN AREA

NORTH
1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL SITE PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 1, 2024
FEB. 5, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.1

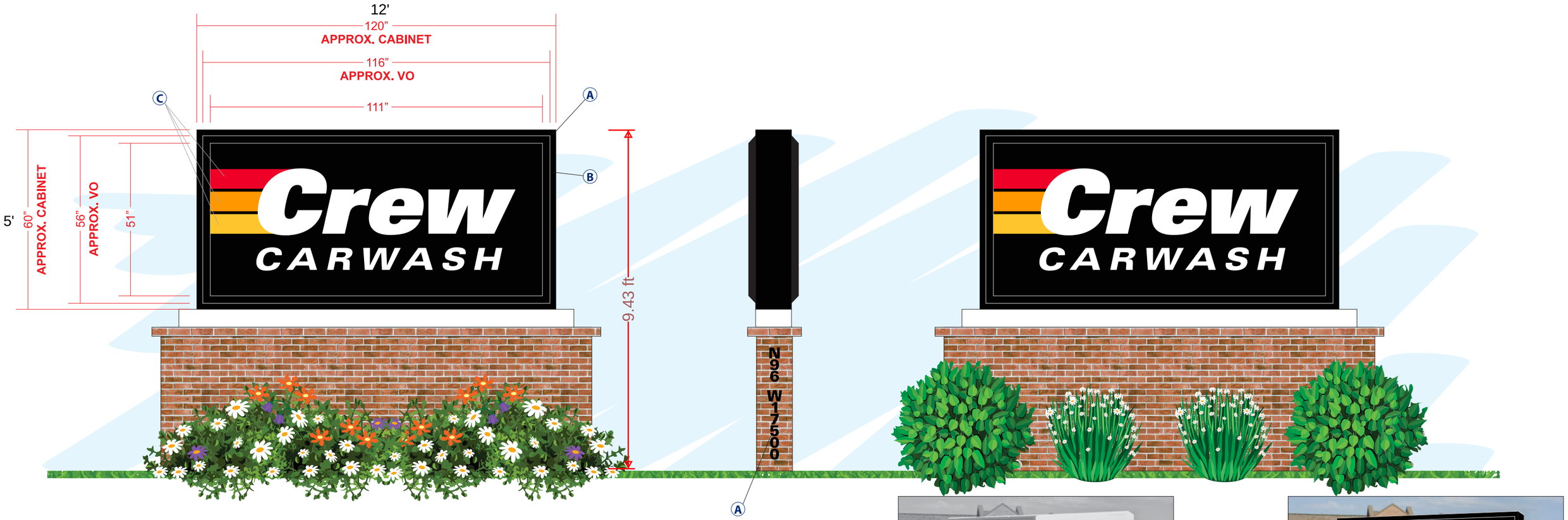
2021 © EXCEL ENGINEERING, INC.

SIGN SPECIFICATIONS

EC01	EXISTING MONUMENT
EC02	EXISTING PYLON
EC03	2 CHANNEL LETTERS
~~EC04~~	~~EXIT CHANNEL LETTERS~~
EC05	DIGITAL MENU BOARD
EC06	2 DIRECTIONAL SIGNS
EC07	2 UNLIMITED CLUB SETS
EC08	2 CASHIER SETS
EC09	4 SNAP FRAMES
EC10	2 SPECIAL SERVICE SIGNS
EC11	CLEAN CAR EXIT
EC12	WE ARE RESPONSIBLE SIGN
EC13	CLEARANCE BAR
EC14	VACUUMS SIGN
EC15	COMING SOON SITE SIGN

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EC01





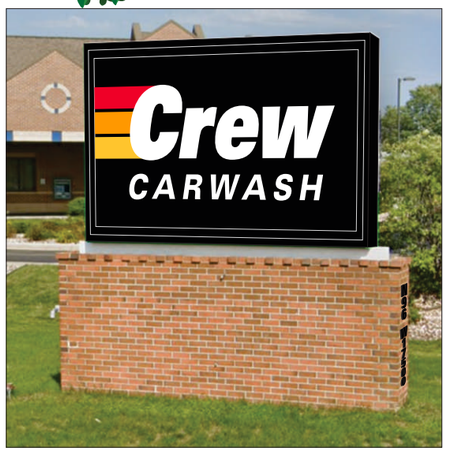


PHOTO SCALE: 3/16" = 1' - 0"

***NOTE: BRICK BASE AND CABINET ARE EXISTING**

***NOTE: A SURVEY IS NEEDED TO DETERMINE SIZE OF NEW FACES**

***NOTE: CABINET TO BE REPAINTED BLACK**

FABRICATE AND INSTALL QTY 2 NEW FACES FOR EXISTING D/F MONUMENT SIGN
Area: 50 sqft

FACES

MATERIAL - PAN FORMED, EMBOSSED PLASTIC TO MATCH SPECS

FLANGE - 2 1/2"

PAN DEPTH - 2"

INSTALLATION - MOUNTED INTO RIGID RETAINERS

FABRICATE AND INSTALL QTY 2 NEW SETS OF ADDRESS NUMBERS

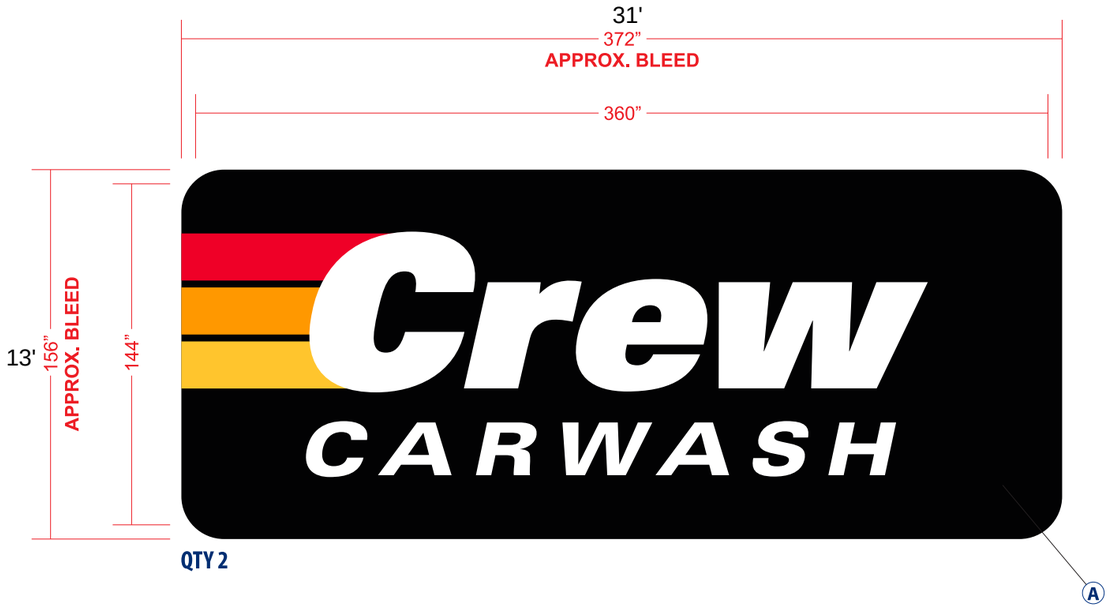
FACES - 1/2" BLACK PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO EXISTING BRICK BASE

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ART SCALE: 3/8" = 1' - 0"

EC02



QTY 2

*NOTE: A SURVEY IS NEEDED TO DETERMINE SIZE OF NEW FACES

*NOTE: PYLON TO BE REPAINTED BLACK

Area: 360 sqft

FABRICATE AND INSTALL QTY 2 NEW FACES FOR EXISTING D/F PYLON SIGN

FACES
MATERIAL - FLEX FACE MATERIAL PRINTED TO MATCH SPECS

INSTALLATION - MOUNTED INTO EXISTING RIGID RETAINERS

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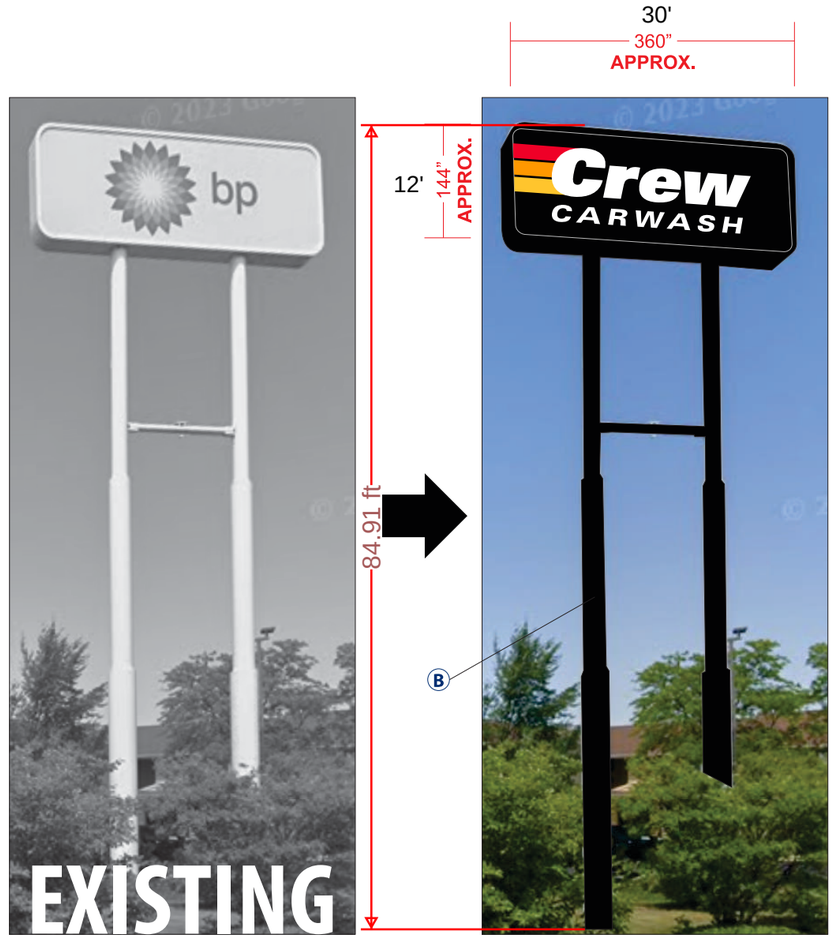
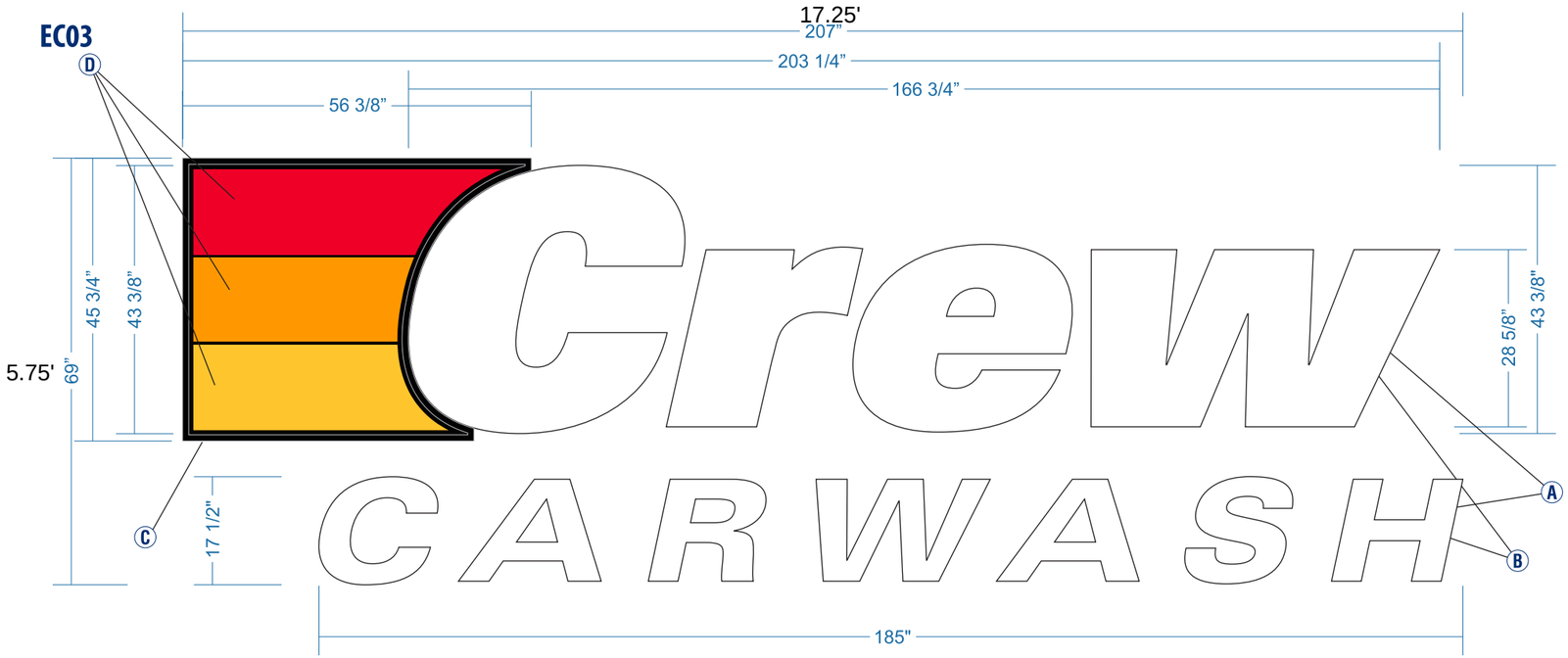


PHOTO SCALE: 1/16” = 1’ - 0”

ART SCALE: 3/16” = 1’ - 0”

EC03



99.19 SQ FT PER SIGN (198.38 SQ FT TOTAL)
FABRICATE AND INSTALL QTY 2 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGNS

RIBBON CABINET
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM
RETURNS - 3”TO MATCH SPECS
RETAINERS - 1” RIGID RETAINERS TO MATCH SPECS
LEDS - WHITE - **ADD EXTRA LEDS**

INSTALLATION - MOUNTED FLUSH TO FASCIA

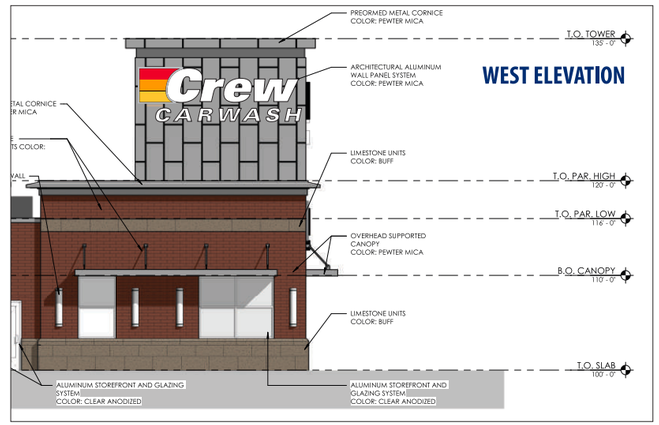
RIBBON FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC PAINTED SECOND SURFACE TO MATCH SPECS
FLANGE - 1 1/4”
PAN DEPTH - 1”

INSTALLATION - MOUNTED INTO RIGID RETAINERS

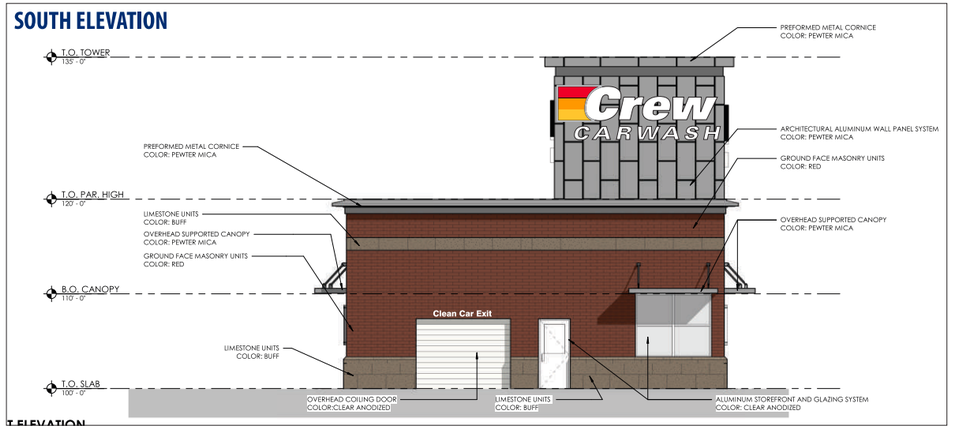
“CREW” & “CARWASH”
FACES - 1/8” 2447 WHITE ACRYLIC
RETURNS - 4”TO MATCH SPECS
TRIM CAPS - 1”TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

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SOUTH ELEVATION

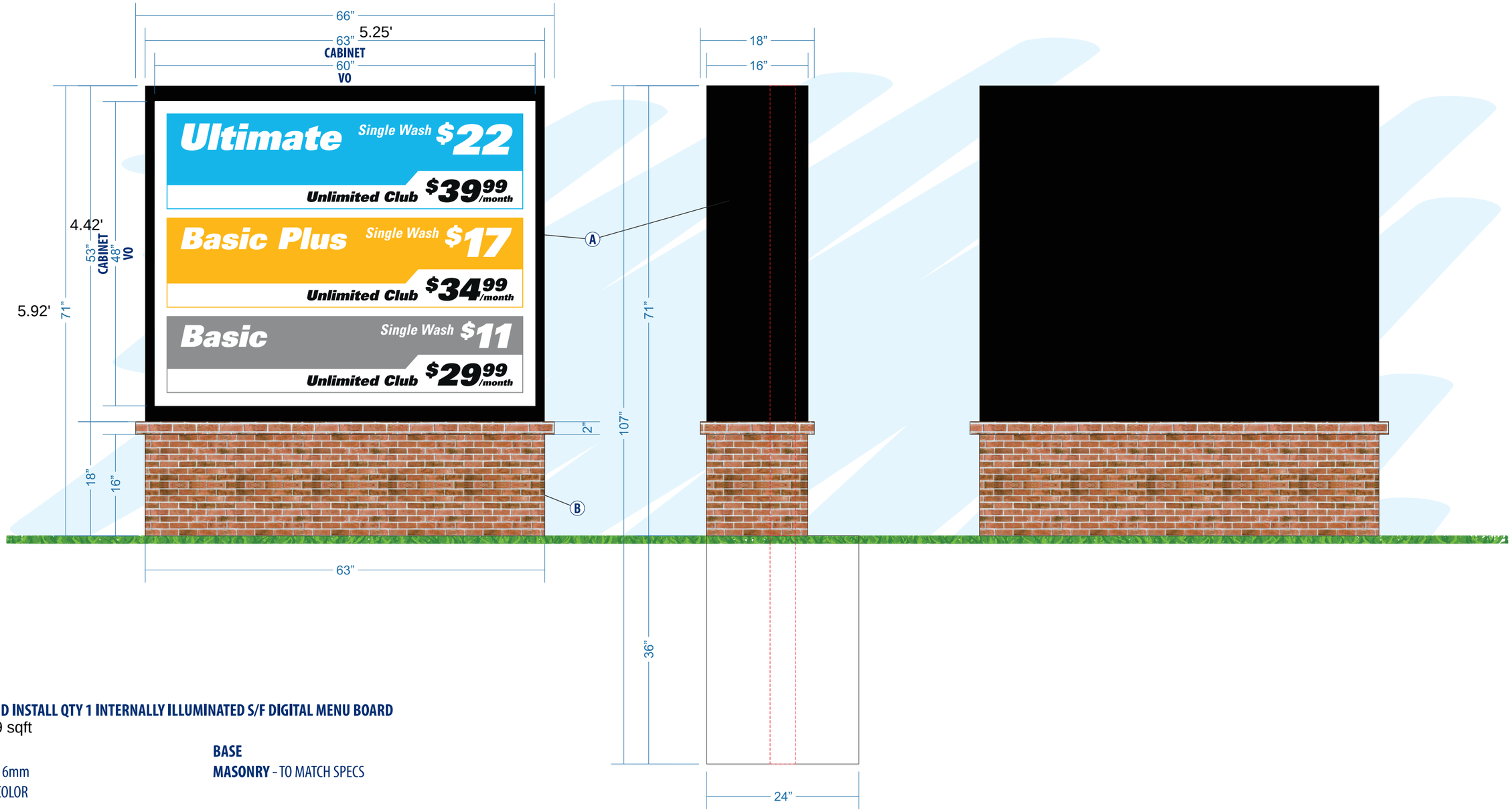


T ELEVATION

PHOTO SCALE: 1/16” = 1’ - 0”

ART SCALE: 1/2” = 1’ - 0”

EC05



FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED S/F DIGITAL MENU BOARD
Area: 23.19 sqft

EMC
RESOLUTION - 6mm
COLOR - FULL COLOR
DEPTH - 5”

BASE
MASONRY - TO MATCH SPECS

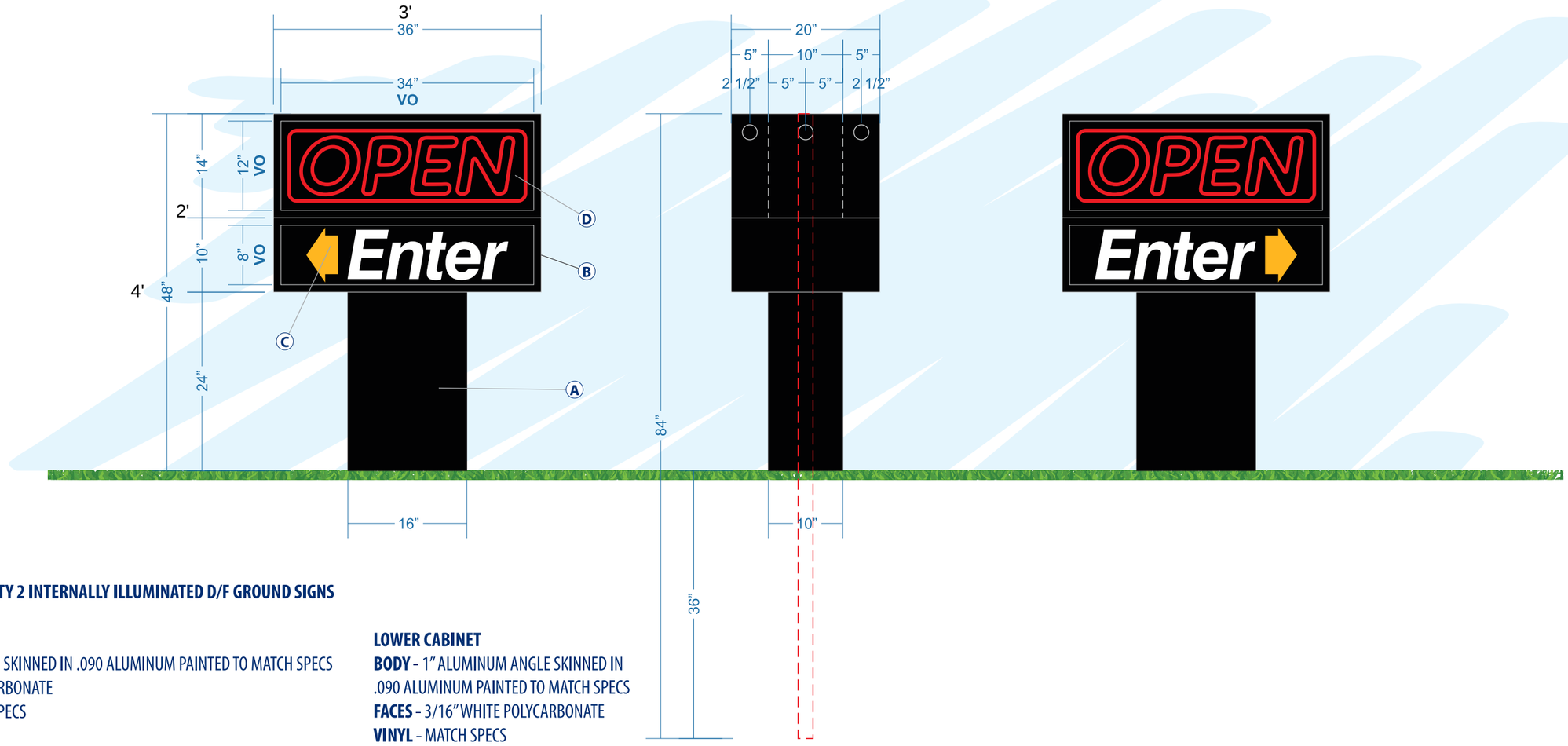
INSTALLATION - MOUNTED TO SIGN BASE & POST

INSTALLATION - MOUNTED AROUND 4” SCH 40 PIPE BURIED INTO GRADE

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ART SCALE: 3/4” = 1’ - 0”

EC06



6 SQ FT
FABRICATE AND INSTALL QTY 2 INTERNALLY ILLUMINATED D/F GROUND SIGNS

UPPER CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16" CLEAR POLYCARBONATE
RETAINERS - 1" TO MATCH SPECS
NEON - 12 MM RED

INSTALLATION - BAFFLE & DIVIDER NEEDED BETWEEN TOP AND BOTTOM CABINETS

BASE
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - INSTALLED AROUND 2" SQ ALUMINUM POST BURIED INTO GRADE

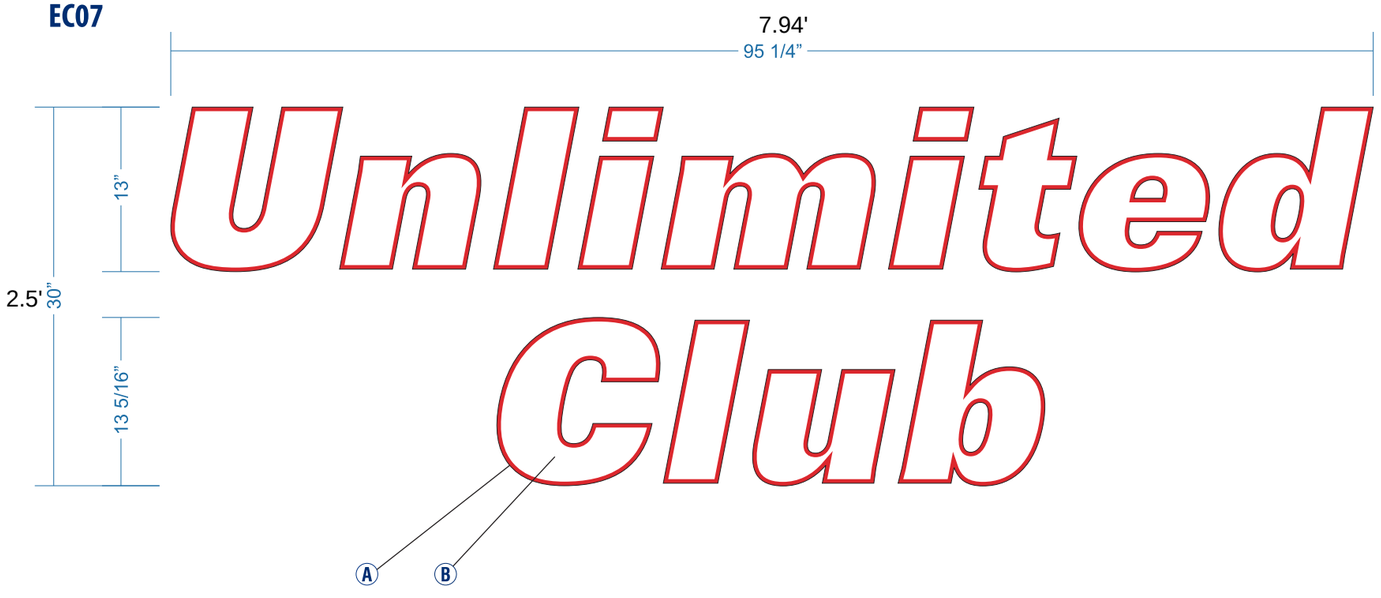
LOWER CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16" WHITE POLYCARBONATE
VINYL - MATCH SPECS
RETAINERS - 1" TO MATCH SPECS

INSTALLATION - MOUNTED TO BASE & POST

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ART SCALE: 3/4" = 1' - 0"

EC07



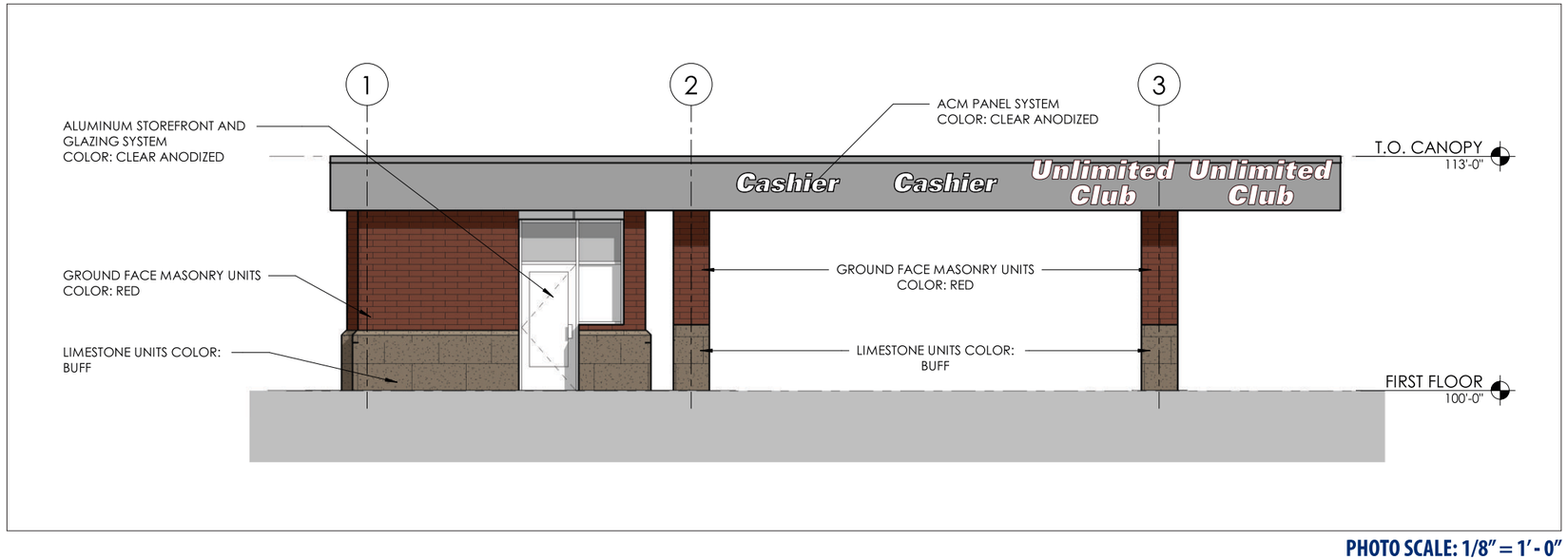


PHOTO SCALE: 1/8" = 1' - 0"

FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY

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ART SCALE: 1" = 1' - 0"

EC08



FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1” WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY

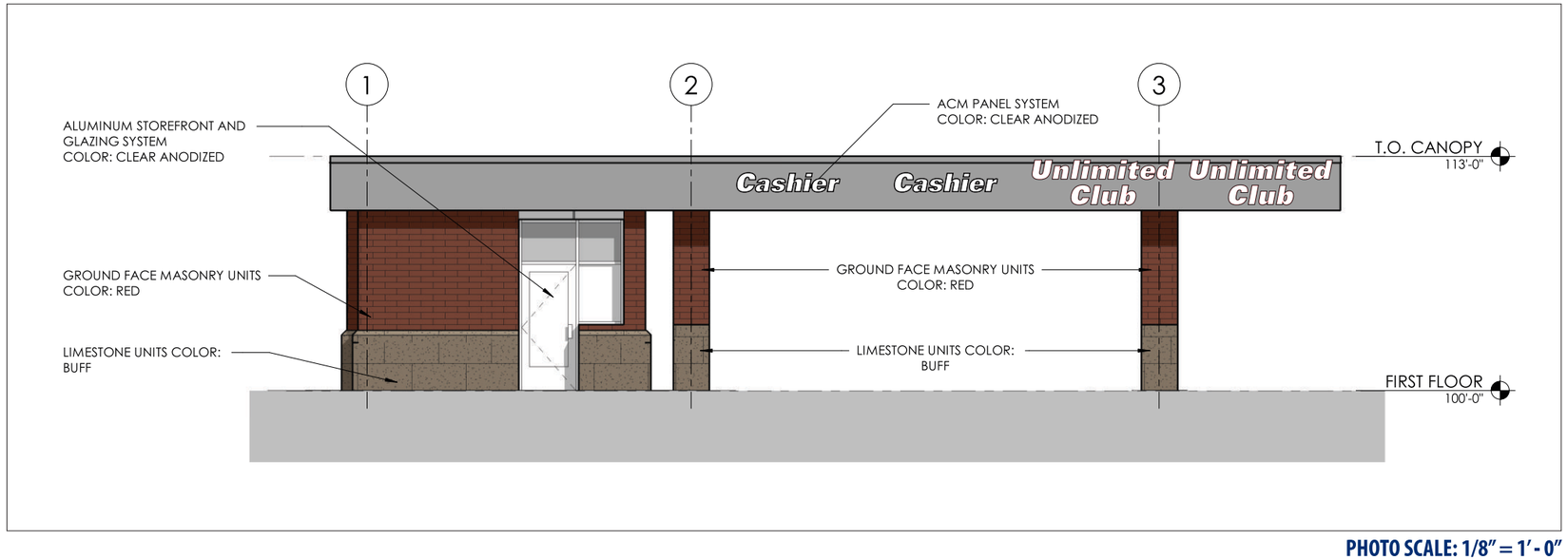
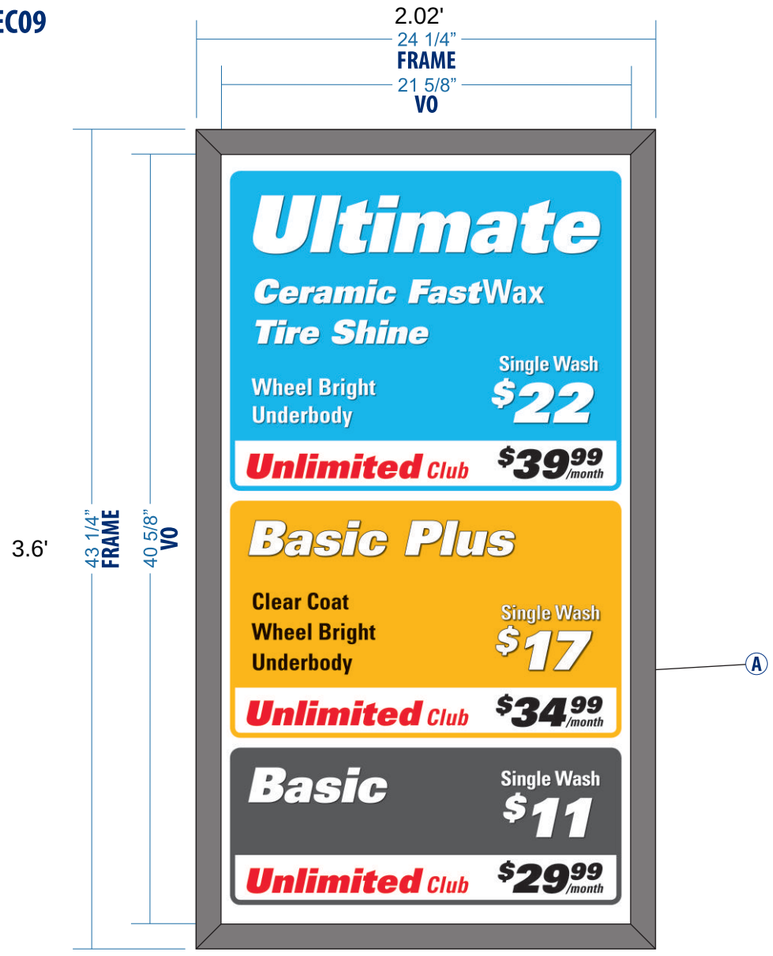


PHOTO SCALE: 1/8” = 1’ - 0”

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ART SCALE: 1” = 1’ - 0”

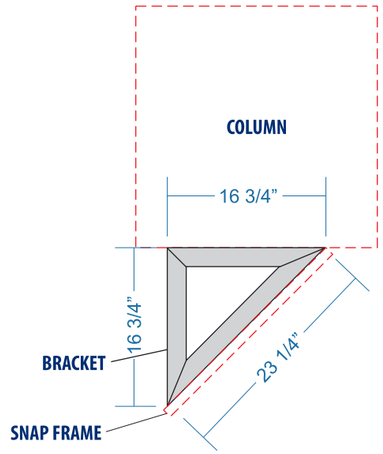
EC09



ASSEMBLED SIGN



DIBOND FACE ONLY



FABRICATE AND INSTALL QTY 4 SNAP FRAMES

BODY
SIGN COMP KIT - 1899 & 1869A PAINTED TO MATCH SPECS

INSTALLATION - QTY 2 FRAMES FLUSH MOUNTED TO COLUMNS, QTY 2 FRAMES ANGLED OFF COLUMNS

FACES
MATERIAL - 3MM WHITE DIBOND
VINYL - MATCH SPECS

INSTALLATION - MOUNTED INTO SNAP FRAMES

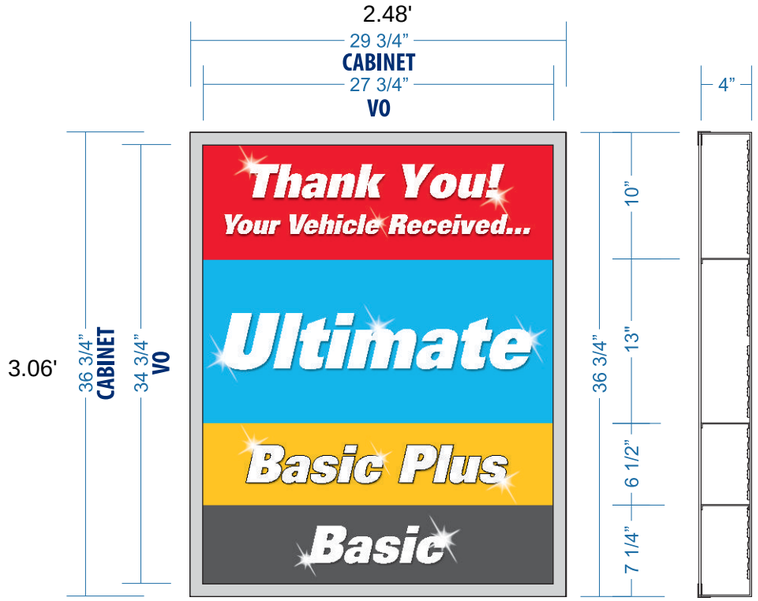
ANGLED BRACKETS
BODY - 2" ALUMINUM ANGLE

INSTALLATION - MOUNTED TO SNAP FRAME AND COLUMN

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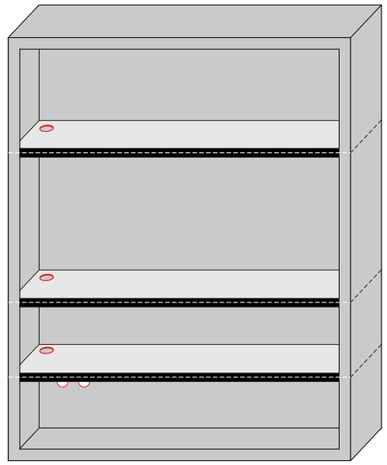
ART SCALE: 1-1/2" = 1' - 0"

EC10

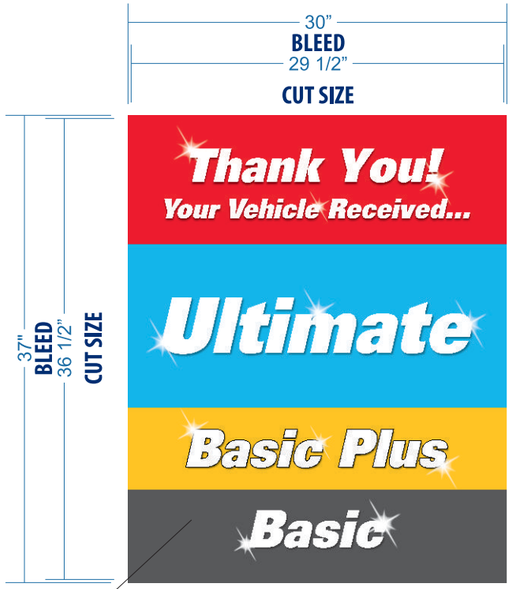


ASSEMBLED SIGN

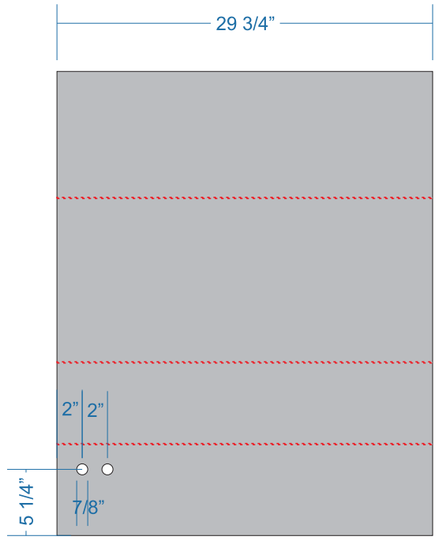
CROSS SECTION



NOT TO SCALE
ISOMETRIC VIEW OF TUNNEL CABINET SIGNS



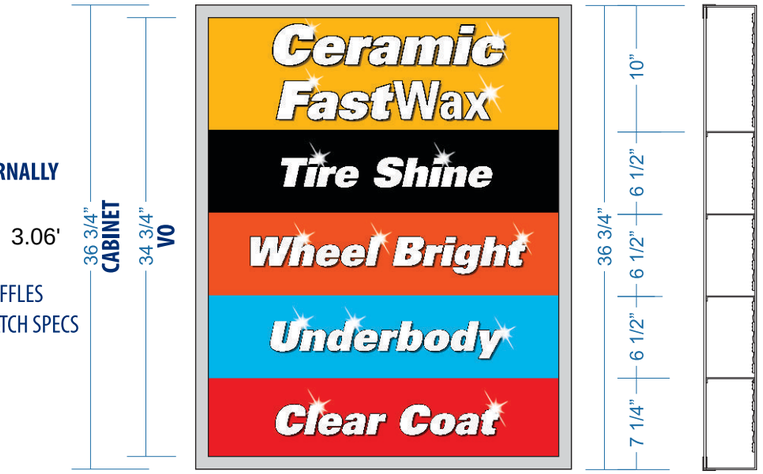
TUNNEL A FACE - QTY 1



TUNNEL A BACK - QTY 1

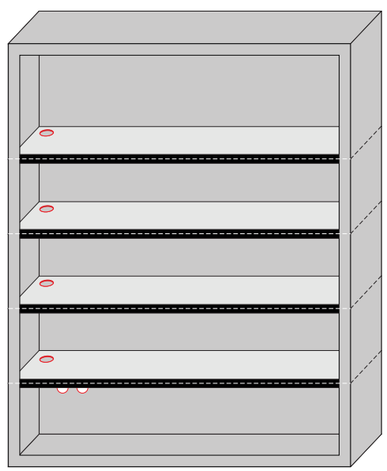


TUNNEL A & B DIVIDERS TOP VIEW - QTY 7

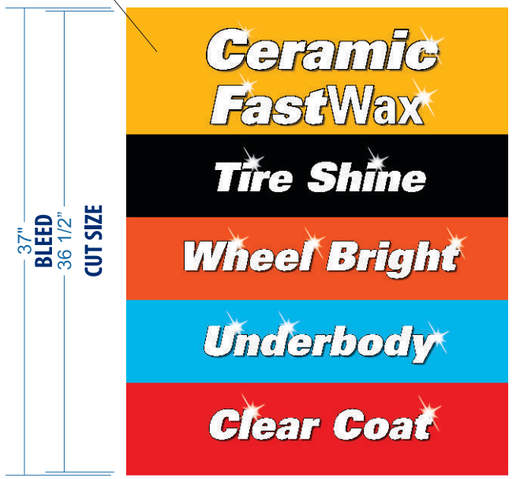


ASSEMBLED SIGN

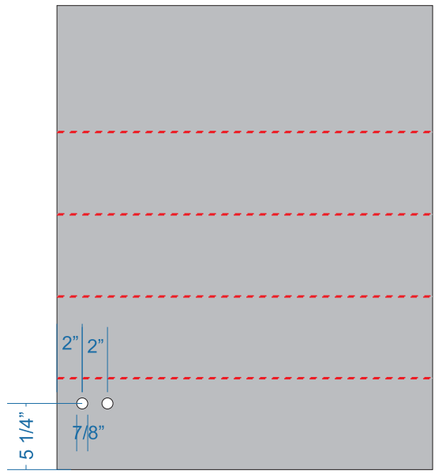
CROSS SECTION



NOT TO SCALE
ISOMETRIC VIEW OF TUNNEL CABINET SIGNS



TUNNEL B FACE - QTY 1



TUNNEL B BACK - QTY 1

FABRICATE AND DELIVER QTY 2 INTERNALLY ILLUMINATED S/F CABINET SIGNS

STRUCTURE
BODY - STAINLESS STEEL BODY WITH BAFFLES
RETAINERS - 1" STAINLESS STEEL TO MATCH SPECS
DEPTH - 5"
LEDS - PRINCIPLE IP68 WHITE

FACES
MATERIAL - 3/16" CLEAR ACRYLIC
VINYL - MATCH SPECS

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ART SCALE: 1" = 1' - 0"

EC11



FABRICATE AND INSTALL QTY 1 NON-ILLUMINATED LETTER SET

FACES - 1”WHITE PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO FASCIA

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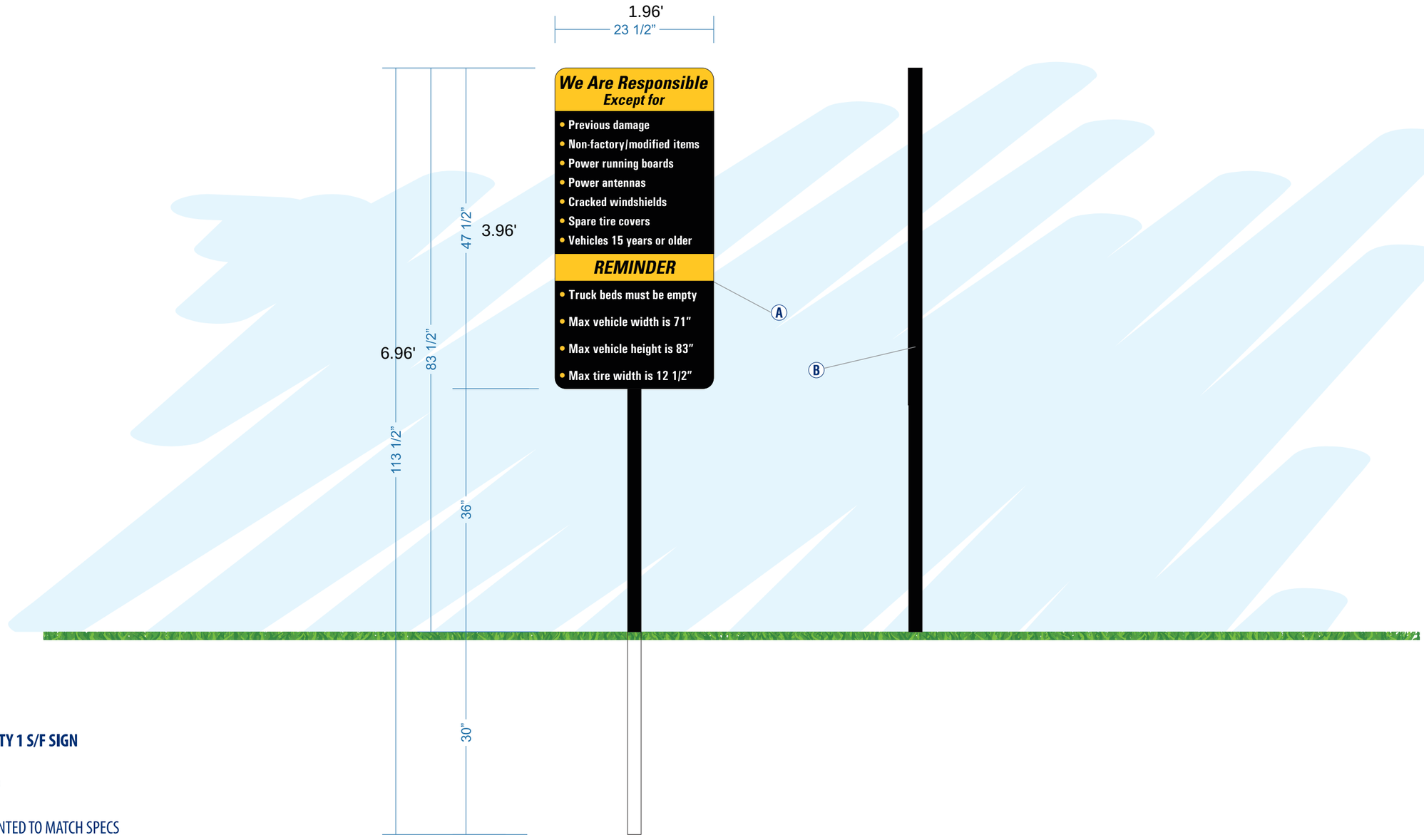
SW ELEVATION



PHOTO SCALE: 1/16” = 1’ - 0”

ART SCALE: 1-1/2” = 1’ - 0”

EC12



FABRICATE AND INSTALL QTY 1 S/F SIGN

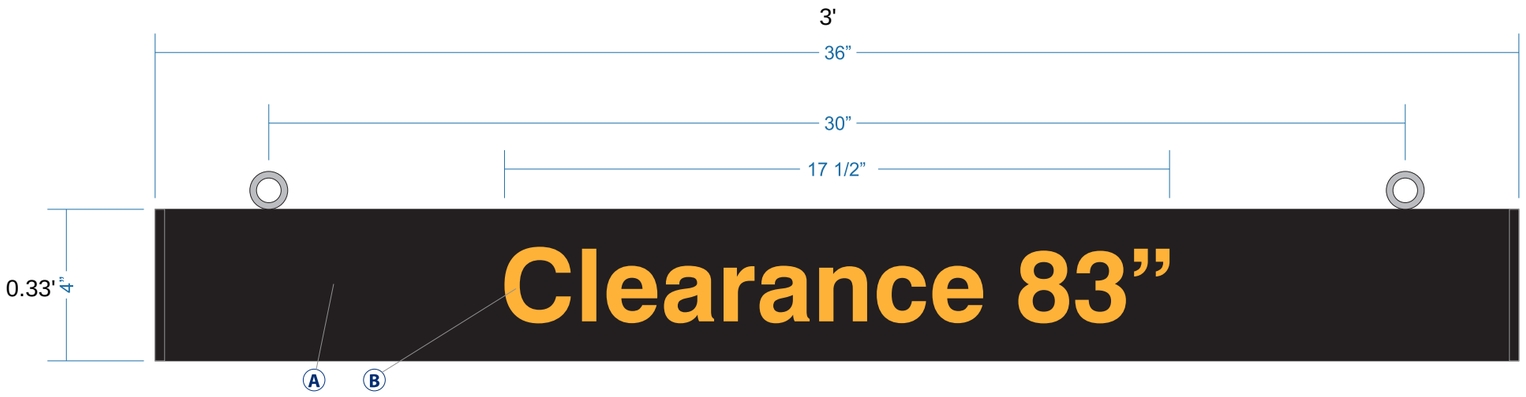
FACES - 3MM BLACK DIBOND
VINYL - MATCH SPECS
POST - 2” SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACE MOUNTED TO POST, POST BURIED INTO GRADE

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ART SCALE: 3/4” = 1’ - 0”

EC13



FABRICATE AND INSTALL QTY 1 S/F CLEARANCE BAR

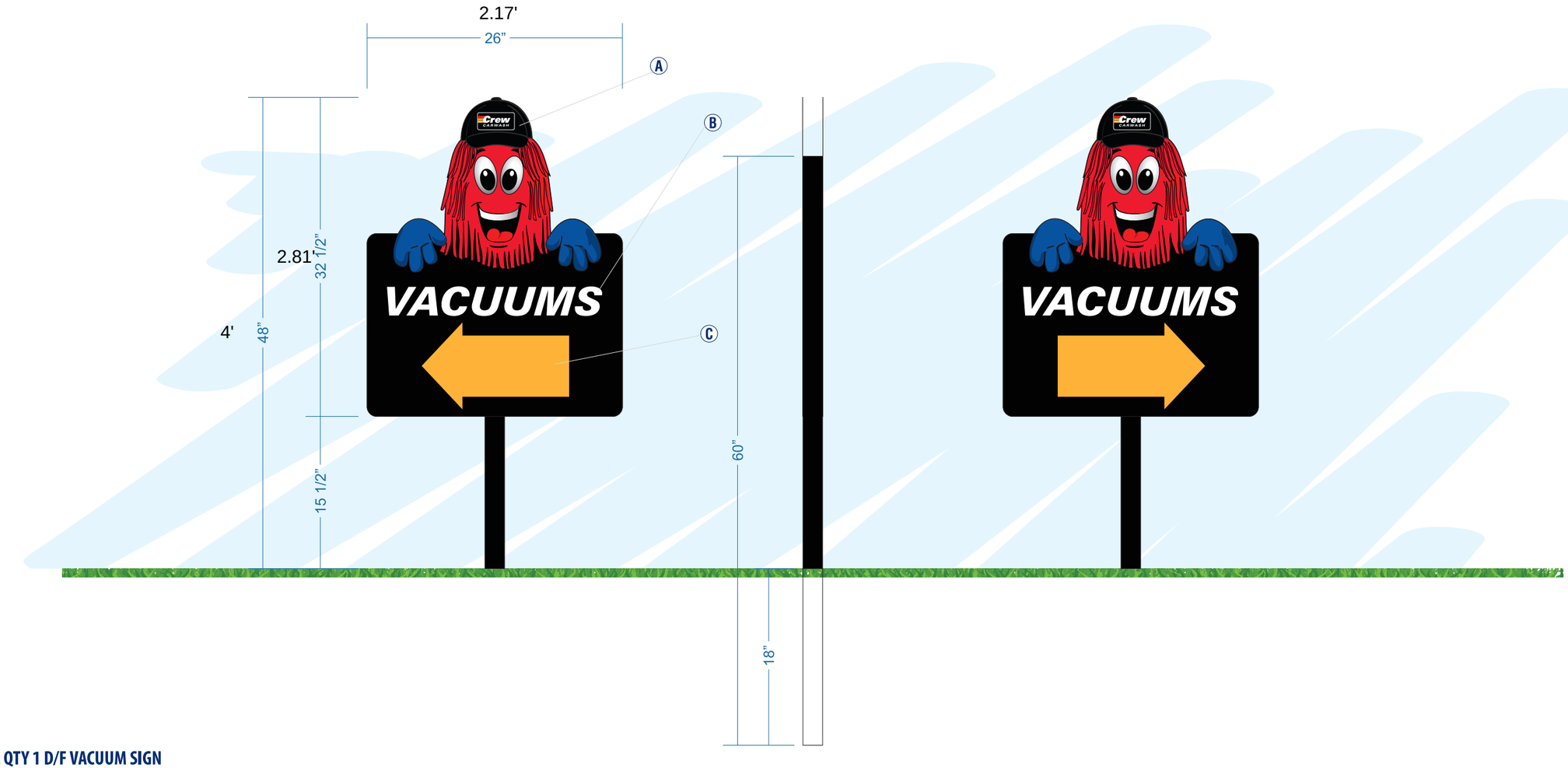
MATERIAL - 4” ROUND PVC PIPE WITH CAPS ON ENDS AND PAINTED TO MATCH SPECS
EYE HOOKS - STAINLESS STEEL
VINYL - TO MATCH SPECS

INSTALLATION - HUNG WITH AIRCRAFT CABLE 83” ABOVE GRADE

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ART SCALE: 3” = 1’ - 0”

EC14



5.87 SQ FT
FABRICATE AND INSTALL QTY 1 D/F VACUUM SIGN

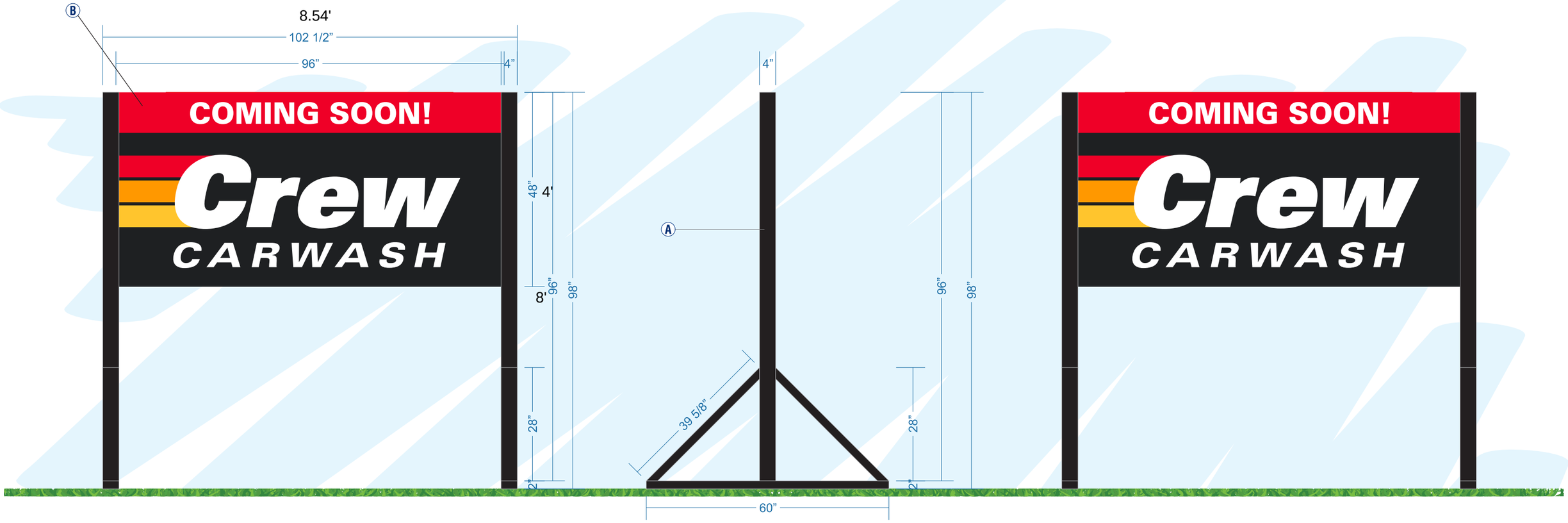
FACES - 3MM BLACK DIBOND PRINTED TO MATCH SPECS
VINYL - MATCH SPECS
POST - 2” SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACES MOUNTED TO POST, POST BURIED INTO GRADE

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ART SCALE: 1” = 1’ - 0”

EC15



FABRICATE AND INSTALL QTY 1 D/F STANDING SIGN POSTS W/ SANDBAGS

FACES - 1/2” ALUMCORE PRINTED TO MATCH SPECS

POSTS - QTY 3 - 10’ 2x4 TREATED WOOD PAINTED TO MATCH SPECS
QTY 2 - 8’ 4x4 POSTS PAINTED TO MATCH SPECS

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ART SCALE: 1/2” = 1’ - 0”

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Action Item

ITEM TITLE: Ordinance adopting text amendments to Section 14 (Building Code) and Section 17 (General Zoning Code) of the Village of Germantown Municipal Code. (ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

Village Staff is proposing a series of minor text amendments to various sections in the Building Code (Section 14) and Zoning Code (Section 17) as detailed in the attached proposed ordinance and summarized in the Staff Report & Recommendation.

ATTACHMENT:

1. PROPOSED ORDINANCE-Building-Zoning Code Text Amends-4-20-26
2. STAFF REPORT-3-9-26-Code Amendments
3. PC Minutes 3-9-26-CODE AMENDMENTS
4. Code Text Amendments-PH NOTICE-3-9-2026

STAFF RECOMMENDATION:

Staff recommendation is to **APPROVE** the proposed text amendments as presented in the draft ordinance.

ACTION BY COMMITTEE:

PLAN COMMISSION:
Plan Commission recommendation is to **APPROVE** the proposed text amendments as presented in the proposed ordinance.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. xx-2026

AN ORDINANCE AMENDING SECTION 14 (BUILDING CODE) AND SECTION 17 (ZONING CODE) OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

WHEREAS, the Village Board previously adopted Chapter 17 of the Germantown Municipal Code pursuant to the authority granted in Wis. Stat. 62.23 to broadly regulate the zoning of property within the Village; and

WHEREAS, the regulation of properties in the Village through zoning promotes the health, safety and welfare of the Community;

WHEREAS, the Village Board has determined it necessary to continually review and revise these zoning regulations as necessary to avoid inconsistencies with Wisconsin statutes and bring these regulations up-to-date to reflect current practice, procedures, and prevailing conditions in the Village; and

WHEREAS, the Plan Commission held a public hearing of the code revisions set forth below on March 9, 2026, and has made a recommendation to the Village Board to approve said revisions; and

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

SECTION I

Section 14.055 is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(3) **FEES TO BE CHARGED FOR PROPERTY RECORD MAINTENANCE.** Every person receiving an approved building permit from the Village in which said building permit requires an employee of the Assessor's office to physically review plans and/or view onsite any descriptive property and/or building change in an effort to assess the value for purposes of updating or to maintain the property record shall pay a property maintenance fee commensurate with the type of building permit issued by the Village. Said fee to be established and updated by the Village Board from time to time by resolution.

~~(4) **SCHEDULE OF FEES FOR PROPERTY RECORD MAINTENANCE.**~~

Permit Type	Residential/ Agricultural up to 3 Dwelling Units; Each Unit	Residential Condominiums 4+ Units; Each Building		Multifamily Residential 4+ Units; Each Building		Commercial Buildings
		Base	Each Unit	Base	Each Unit	
New Residential Dwellings	200	350	50	400	50	
New Commercial Buildings						400
Structural Addition	80		80		80	165
Structural Alteration	80		80		80	110
Accessory Structures	15		30		30	50
Porch, Deck, Patio, Canopy, Gazebo	15		30		30	30
Fireplace	15				15	20
Swimming Pool (Not Aboveground)	15		15		15	20
Building Demolition	15		15		15	15

SECTION II

Section 14.05(11) is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(11) **PERMIT EXPIRATION & RE-ISSUANCE ~~LAPSES~~.** A building, electrical, HVAC, and/or plumbing permit shall expire ~~lapse and be void~~ twelve (12) months after the date of issuance. If work authorized under a permit has commenced but has not been completed within the (12) month period, said permit may be re-issued at the discretion of the Building Inspector for an additional period up to (12) months upon the payment of a re-issuance fee equal to 50 percent of the original permit fee and provided no substantial changes to the work are proposed. If the work authorized under a permit has not commenced or substantial progress has not been made after work has commenced, the permit shall expire and a new permit may be applied for subject to payment of all permit, plan review, and other applicable fees in effect at the time of application. ~~issued within unless the permitted work is commenced within 6 months, or no significant progress has been made within one year, from the date of issuance thereof. A reissuance fee of 50% of the original fee shall be charged for any building, electrical or plumbing permit that has lapsed by operation of this section, been cancelled, or expired and is reissued, provided that no substantial changes are made to the original permit.~~ If the permittee requests that a ~~the~~ building, electrical, plumbing, or HVAC permit be cancelled, and no work, ~~has been done on~~ plan reviews or inspections have been conducted, 75% of the original permit fee will be refunded to the individual or entity who paid the fee.

SECTION III

Section 14.065 is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(1) **OCCUPANCY BOND REQUIRED.** Every ~~person, corporation or organization~~ applicant requesting a Building Permit pursuant to this Chapter for a new or renovated commercial or industrial structure subject to the occupancy permit requirements of section 14.06 shall, before a building permit is issued, deposit with the Village a financial guarantee or bond in the form of cash or an irrevocable letter of credit approved as to form by the Village Attorney, in an amount as provided in subsection (3) below, to ensure and guarantee to the Village that the building or structure for which the building permit is requested shall not be occupied before an occupancy permit shall have been issued by the Village and all requirements of said building permit and conditions of obtaining Plan Commission approval have been completed as required.

(2) DEFINITIONS.

c. Commercial Building or Structure. For purposes of this section, a Commercial Building or Structure shall be one constructed on a parcel which is zoned with one or more of the following zoning classifications: A-1: Agricultural, A-2: Agricultural, I: Institutional, EH: Elderly Housing, PD Planned Development District, B-1 Neighborhood Business District, B-2 Community Business District, B-3 General Business District, B-4 Professional Office District, and B-5 Highway Business District.

(3) **OCCUPANCY BOND RELEASE OR FORFEITURE.** The bond required under ~~provided in~~ subsection (1) above, in the form of a cash deposit or irrevocable letter of credit in an ~~the~~ amount established by resolution by the Village Board ~~of $20,000.00~~ for a commercial or industrial building or structure, shall be required prior to the issuance of any building permit. This bond shall be held by the Village until the Building Inspector, the Village Engineer and the Village Planner shall determine and certify upon inspection of all work that state and local codes, approved permits, approved plans and all conditions of such approvals are fully complied with, and until issuance of an occupancy permit for the building or structure. The bond shall be released and returned upon issuance of the final occupancy permit, less any outstanding costs and fees, including all unpaid inspection fees, invoiced by the Village to the owner/developer ~~and remaining unpaid~~. Failure to obtain a final occupancy permit, or occupancy of the building or structure prior to issuance of a final occupancy permit, or in appropriate cases in the discretion of the Village, a temporary occupancy permit, shall result in forfeiture of the deposit, which shall be in addition to any unpaid costs and fees or penalties or forfeitures sought or assessed for violation of the Village Code.

SECTION IV

Section 17.50(2)(f)2. is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

17.50(2)(f) Fences, Retaining Walls and Berms in Residential Zoning Districts (and properties used for residential purposes in business districts)

(1) Fences in rear or side yards may be up to 6 feet in height except that fences in yards on property abutting Interstate Highway US41 may be up to 10 feet in height.

SECTION V

Section 17.50(1)(g) is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(g) Monument Sign Height and Sign Area Modification.

1. Where the difference in elevation between a property and an abutting roadway exceeds 10 feet, the height of a monument ~~ground~~ sign to be installed on said property may be increased to a height of 75 feet measured from the ~~mean~~ base elevation of the proposed sign location on the subject property, but in no case shall the sign extend ~~be~~ more than 25 feet above the lowest elevation of the nearest public ~~topographically highest~~ roadway~~,~~ within 200 feet of the proposed ~~approved~~ sign location.

2. If a ground sign is required to be installed at a setback distance more than 5 feet away from a property line because the difference in elevation between a property and an abutting roadway exceeds 10 feet, the sign area ~~size~~ of ~~the~~ a monument ~~ground~~ sign~~s~~ may be increased from 80 square feet per side (with a maximum of 160 square feet on all sides) up to 150 ~~144~~ square feet per side (with a maximum of 300 ~~or 288~~ square feet on all sides) where the sign area may be increased an additional 10 square feet per side (20 square feet on all sides) for every 25 linear feet the ground sign is set back from the nearest property line.

3. Prior to granting approval of any increase in sign height or sign area as provided above, the Plan Commission must determine that all of the following criteria have been met:
    a. The property shall be located within a 500 feet corridor extending from either side of the right-of-way of U.S. Highway 41/45; and
    b. The property must be located in a Business or Industrial Zoning District ~~have the B-5 Highway Business District zoning designation~~; and
    c. ~~The businesses operated on such parcels, or seeking conditional use or other approval to operate on such parcels, are intended to serve, and are economically dependent upon, traffic traveling upon U.S. Highway 41/45~~; and
    d. Exceptional, extraordinary or unusual circumstances or conditions exist related to the characteristics of the property ~~exist that affect the property~~ where a literal enforcement of the sign code requirements would result in severe hardship. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the sign code be changed; and
    e. Preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity will not be adversely affected; and
    f. The modification will not materially impair or be contrary to the purpose and spirit of the sign code or public interest.

4. An applicant whose request for a sign height or sign area modification under this section ~~17.50(1)(f) above~~ is denied, or granted but at a lower height or sign area than requested by applicant, may seek a de novo review of the decision of the Planning Commission by the Board of Zoning Appeals ~~Village Board~~ at a regularly scheduled meeting thereof. Such request shall be made by filing the same in writing with the Village ~~Clerk~~ within (30) ~~7~~ days after ~~of~~ the Planning Commission decision to be reviewed.

SECTION VI

Section 17.33(3) M-1: Limited Industrial Zoning District is amended as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

(3) CONDITIONAL USES
- l. Construction contracting offices, shops, with fully enclosed interior storage areas or outdoor storage areas that are visually screened from view
- m. Sports & physical fitness/performance training facilities
- n. Animal training & daycare services

(7) OUTDOOR STORAGE SCREENING/BUFFERING REQUIREMENTS
- a. Subject to Site Plan review and approval by the Plan Commission, outdoor storage areas shall be visually screened from view from adjacent properties and public rights-of-way using a combination of walls, fencing, berming, and landscape plantings comprised of evergreen and deciduous trees and shrubs.

SECTION VII

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

SECTION VIII

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

SECTION IX

This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Adopted: April ____, 2026

_____
Robert A. Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

ZONING CODE TEXT AMENDMENTS

3/9/26 Plan Commission Meeting

Germantown Community Development Department

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

Summary

The Community Development Department (Planning & Zoning Services) is proposing a series of text amendments to Section 14 (Building Code) and Section 17 (Zoning Code) in the Germantown Municipal Code.

The following proposed text amendments to the various sections in the Zoning Code correspond to the attached draft ordinance. These proposed amendments are relatively minor in nature and are proposed to address specific issues Building Inspection services and Planning & Zoning services staff have had to address over the last year.

Amendment #1 *(see Section I; page 1)*
This proposed amendment deletes the Property Record Maintenance Fee Schedule under Section 14.055(4) and replaces it with language that indicates the fee schedule will be adopted by Village Board resolution. This revision simply allows the fee schedule to be changed by resolution along with other building permit fee changes without having to adopt an ordinance.

Amendment #2 *(see Section II; page 2)*
This proposed amendment clarifies the term for building permit expiration (after 12 months) and re-issuance if work authorized under a permit has commenced but is not completed within 12 months.

Amendment #3 *(see Section III; page 2)*
This proposed amendment revises language concerning occupancy bond requirements for non-residential structures subject of a building permit and indicates the occupancy bond schedule will be established by Village Board resolution.

Amendment #4 *(see Section IV; page 3)*
This proposed amendment increases the maximum height from 6 feet to 10 feet for fences in a side or rear yard of residential property abutting Interstate Highway US41.

Amendment #5 *(see Section V; page 3)*
This proposed amendment clarifies the conditions under which monument sign height and sign area may be increased by the Plan Commission due to differences in elevation between a business or industrial property and the abutting roadway.

Amendment #6 *(see Section VI; page 4)*
This proposed amendment adds specific land uses/activities to the list of Conditional Uses and provides for visual screening requirements of outdoor storage areas in the M-1: Limited Industrial Zoning District.

A recommendation from the Plan Commission is necessary to move the proposed code amendments to the Village Board for consideration and action.

VILLAGE STAFF RECOMMENDATION

The recommendation is to **APPROVE** the proposed text amendments as presented in the draft ordinance (see copy attached) as summarized above.

E. Village of Germantown Community Development Department - Proposed Text Amendments to Section 14 (Building) and Section 17 (Zoning) of the Village of Germantown Municipal Code. (PUBLIC HEARING AND ACTION)

Director Retzlaff stated that there are 6 amendments proposed to portions of the building and zoning code, they are relatively minor in nature and are proposed to address specific issues Building Inspection services and Planning & Zoning services staff have had to address.

Amendment #1 (see Section I; page 1)
This proposed amendment deletes the Property Record Maintenance Fee Schedule under Section 14.055(4) and replaces it with language that indicates the fee schedule will be adopted by Village Board resolution. This revision simply allows the fee schedule to be changed by resolution along with other building permit fee changes without having to adopt an ordinance.

Amendment #2 (see Section II; page 2)
This proposed amendment clarifies the term for building permit expiration (after 12 months) and re-issuance if work authorized under a permit has commenced but is not completed within 12 months.

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This proposed amendment revises language concerning occupancy bond requirements for non-residential structures subject of a building permit and indicates the occupancy bond schedule will be established by Village Board resolution.

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This proposed amendment increases the maximum height from 6 feet to 10 feet for fences in a side or rear yard of residential property abutting Interstate Highway US41.

Amendment #5 (see Section V; page 3)
This proposed amendment clarifies the conditions under which monument sign height and sign area may be increased by the Plan Commission due to differences in elevation between a business or industrial property and the abutting roadway.

Amendment #6 (see Section VI; page 4)
This proposed amendment adds specific land uses/activities to the list of Conditional Uses and provides for visual screening requirements of outdoor storage areas in the M-1: Limited Industrial Zoning District.

Staff recommends approval of the 6 proposed text amendments as presented in the draft ordinance as summarized above.

Chairman Soderberg opened the public hearing at 8:46pm.
No residents came forward to speak.
Chairman Soderberg closed the public hearing at 8:46pm.

Motion: Approve as presented
Motioned By: Josh Tarantino
Seconded By: Robert Williams

Yes: Bob Soderberg, Robert Warren, Robert Williams, Bridget Henk, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

F. Village of Germantown Community Development Department - Single-Family vs. Multi-Family Housing Definitions & Ratio Policy. (DISCUSSION)

Chairman Soderberg stated that he asked for this topic to be added to the agenda for tonight. Director Retzlaff stated that in 2025 the Plan Commission and Village Board discussed the multi/single family ratio policy multiple times. It all came back to a point in time where we started to ask ourselves; what's the actual definition of multifamily housing? Historically, it's viewed as rental, which isn't always the case and, likewise, single-family doesn't always mean owner-occupied, affordable housing or rental housing doesn't necessarily mean subsidized or low income. We never came to a definite conclusion and defined the terminology. Single family attached units vs single family detached units, attached is by definition in building codes, a condominium or a townhouse. Retzlaff went over 2 tables that he created and stated that the tables include Sutton Farm, Carillon-Cirrus, Victory Place and the Virtus townhouses. The current percentage not including recently approved housing developments is owner occupied = 75%, renter occupied = 25%.

Chairman Soderberg stated that he feels that we will need this information based on the atmosphere in the community and going into the neighborhood meetings for the Grosneck and Flower Source properties. Retzlaff questioned how we want to define multifamily and single family moving forward. If we want to track ownership vs renter what are we going to do about the baseline 8,619 units that were already in the Village that don't factor into the ownership vs rental? Do we need to go back and recategorize those as well? Because they may fall into a different category if we look closely. Soderberg stated that the VB will need to review the mix with each upcoming development project. He would like to get more specifics moving forward, but this could be a starting point. Retzlaff stated that we don't currently prohibit rental property developments but there are ways to do so moving forward if that's what the Village wants to do. The conclusion in September was that we were not going to adopt a multifamily policy, but we were going to keep track of the %. Soderberg stated that there are developers that will make a decision on whether to bring future developments to the village based on what they hear from this body tonight. Soderberg committed to work with the Community Development team to come back with a recommendation.

VI. ANNOUNCEMENTS:

None.

VII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 9:20pm.

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 9, 2026
TIME: 6:30 pm or later

The purpose of said hearing will be to hear all parties, their attorneys or agents, for or against an application by the Village of Germantown Community Development Department for proposed text amendments to: (1) Section 14 of the Germantown Municipal Code (the Building Code) concerning the schedule of property record maintenance fees and the expiration and renewal of building permits; and (2) Section 17 of the Germantown Municipal Code (the Zoning Code) concerning the height of fences installed on properties abutting Highway US41, the height and size of signs installed on properties abutting Highway US41, and revisions to the list of permitted and conditional uses allowed in the M-1: Limited Industrial Zoning District,

A copy of the proposed text amendments is on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall.

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

Donna Ott, Village Clerk
Dated this 11th day of February 2026

To Be Published On: February 18th and February 25th, 2026

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Action Item

ITEM TITLE: A Resolution Establishing an Occupancy Bond Deposit Schedule Required Under Section 14.065 of the Municipal Code (Building Code). (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

A proposed code amendment to Section 14.065 of the Building Code is scheduled for the April 20 VB meeting. The purpose for the Code amendment is to further define what type of building improvements will require the deposit of a refundable "occupancy bond" at the time the building permit is issued for said improvements. The amendment also revises the current occupancy bond from a "one-size-fits-all" amount to a variable amount based on the type of building improvement. The amendment also proposes to remove the actual bond amount from the Code and set it (and any future revisions) up for adoption by resolution by the Village Board. This resolution contains the proposed Occupancy Bond Deposit Schedule in Attachment "A". If the code amendment is approved by the Village Board, then this resolution and the Occupancy Bond Deposit Schedule also needs to be adopted at this time.

This requirement was initially adopted in 2008 at the request of the Building Inspector who, at that time, was having significant problems with some new commercial building owners or tenants who were occupying their new buildings and tenant spaces before the Building Inspector and Fire Department could conduct final code compliance and safety inspections. In some cases, once those final inspections were completed, it was determined that there were outstanding or additional code compliance and safety problems that made enforcement that much more difficult because the owner or tenant had already moved into the building or tenant space and was conducting business.

Combined with other changes to the Building Code since then, including creating an allowance for granting temporary and partial building occupancy permits, the refundable occupancy bond requirement has been very successful at eliminating the pre-occupancy permit problems we once experienced back in 2008 and before. However, only one occupancy bond amount was adopted in 2008 ($20,000) that applies to all types and sizes of buildings. Moreover, that amount has not been updated since 2008.

The proposed Occupancy Bond Deposit Schedule in the resolution creates a more flexible schedule of bond amounts that apply based on the zoning district a building is located in and the type, size and purpose of a building or building improvement. The proposed schedule provides further flexibility by giving the Building inspector the discretion to adjust a bond deposit (up to the maximum amount in the schedule) based on the specific circumstances that apply to a given situation.

ATTACHMENT:

1. VB Resolution-2026 Occupancy Bond Fee Schedule Amendment-4-20-26

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

GENERAL GOVERNMENT & FINANCE COMMITTEE:
The proposed Occupancy Bond Deposit Schedule and resolution will be presented to the GGF Committee for their consideration and recommendation on April 20, 2026..

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. _____-2026

A RESOLUTION TO REVISE THE VILLAGE OF GERMANTOWN OCCUPANCY BOND FEE SCHEDULE CHARGED BY THE VILLAGE OF GERMANTOWN COMMUNITY DEVELOPMENT DEPARTMENT

WHEREAS, Section 14.06 (Building Code) of the Village of Germantown Municipal Code provides that no new building shall be occupied or used prior to first obtaining an occupancy permit from the Village Building Inspector to ensure all building, safety and other code requirements have been met and the building is safe for occupancy; and

WHEREAS, Section 14.065 (Building Code) of the Village of Germantown Municipal Code provides that no applicant for a building permit for a non-residential structure that requires an occupancy permit shall deposit a refundable "occupancy bond" with the Village as a financial guarantee intended to ensure that the building will not be occupied before first obtaining an occupancy permit, and, that all requirements of said building permit, applicable building and safety codes, and all other conditions of approval of said building, including but not limited to Plan Commission approval, shall have been completed as required; and

WHEREAS, Section 14.065(3) (Building Code) of the Village of Germantown Municipal Code provides that the deposit amount for said occupancy bond shall be established by resolution by the Village Board.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board approves the Occupancy Bond Deposit Schedule under Section 14.065 as set forth in Table 1 of Attachment "A" hereto; and

BE IT FURTHER RESOLVED that the Occupancy Bond Deposit Schedule set forth in Table 1 of Attachment "A" shall become effective on upon adoption of this resolution by the Village Board or as otherwise provided by law.

Adopted: April 20, 2026

_____
Robert A Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

ATTACHMENT A

Section 14.065 – Table 1. Occupancy Bond Deposit Schedule

TABLE 1.
OCCUPANCY BOND DEPOSIT SCHEDULE

	LAND USE / ZONING DISTRICT			
	Commercial/Multi-Family Residential	**Industrial**	**Institutional**	**Agricultural**
Type of Building Construction	B-1, B-2, B-3, B-4, B-5, Rm-1, Rm-2, Rm-3	M-1, M-2, M-3, M-4	I, EH	A-1, A-2
New Building Construction	$25,000	$25,000	$25,000	up to $10,000 (1)
Major Building Renovation/Tenant Space Buildout (2)	$10,000 to $20,000 (1)	$10,000 to $20,000 (1)	$10,000 to $20,000 (1)	up to $5,000 (1)
Minor Building Renovation/Tenant Space Buildout (3)	$5,000 to $10,000 (1)	$5,000 to $10,000 (1)	$5,000 to $10,000 (1)	up to $2,500 (1)
Accessory Buildings (4)	up to $5,000 (1)	up to $5,000 (1)	up to $5,000 (1)	up to $1,000 (1)

NOTES:

(1) Deposit amount to be determined by Building Inspector

(2) "Major" renovation/remodel means a construction value of $100K or greater <or> building area 25K sqft or greater

(3) "Minor" renovation/remodel means a construction value under $100K <or> building area under 25K sqft

(4) "Accessory" buildings include cold storage or other unheated/seasonal buildings or structures not intended for regular occupancy

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Action Item

ITEM TITLE: A Resolution Establishing a Schedule of Property Record Maintenance Fees Required Under Section 14.055 of the Municipal Code (Building Code). (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

A proposed code amendment to Section 14.055 of the Building Code is scheduled for the April 20 VB meeting. The purpose for the Code amendment is to clarify when "Property Record Maintenance Fees" are collected and for what type of property improvements. The amendment also proposes to remove the actual fee schedule from the Code and set it (and any future revisions) up for adoption by resolution by the Village Board (like the other Village fee schedules). This proposed resolution contains a new "Property Record Maintenance Fee Schedule" as Attachment "A". If the Code amendment is approved by the Village Board, then this resolution and the proposed Property Record Maintenance Fee Schedule also needs to be adopted at this time.

This requirement and the current fee schedule were initially adopted by the Village in 2004. The purpose for collecting this particular fee is to offset costs incurred by the Village's assessor, Associated Appraisal Associates, Inc. (AAC), for creating and/or updating property assessment records when improvements are made to a property. Property record maintenance fees are collected by our inspection services contractor, SAFEbuilt, at the time a building permit is issued for certain building-related improvements made to a property. The Village retains 100 percent of the fees collected and, in turn, are used to off-set a portion of the annual cost for the "Contract for Maintenance Assessment Services" between the Village and AAC. The original and current Property Record Maintenance Fee Schedule has not been updated since it was originally adopted in 2004.

The proposed Property Record Maintenance Fee schedule in Attachment "A" to the resolution revises the amounts and specifies additional types of improvements for which a property record fee should be collected. Generally, the proposed amounts reflect an increase from the original fee using a 2004 to 2026 CPI-based inflation adjustment of 75 percent (or an annual average increase of 2.5 percent).

ATTACHMENT:

1. VB Resolution-2026 Property Record Maintenance Fee Schedule-4-20-26-FINAL
2. Property Record Maint Fees-Proposed vs Current Chart-4-20-26

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

GENERAL GOVERNMENT & FINANCE COMMITTEE:
The proposed Property Record Maintenance Fee Schedule and resolution will be presented to the GGF Committee for their consideration and recommendation on April 20, 2026.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. _____-2026

A RESOLUTION TO REVISE THE SCHEDULE OF PROPERTY RECORD MAINTENANCE FEES CHARGED BY THE VILLAGE OF GERMANTOWN COMMUNITY DEVELOPMENT DEPARTMENT

WHEREAS, Section 14.055 (Building Code) of the Village of Germantown Municipal Code provides that ANYONE receiving a building permit from the Village for which said permit requires the Village Assessor to review plans for and/or physically view any descriptive property change in order to create or maintain the property record shall pay a fee commensurate with the type of building permit issued by the Village; and

WHEREAS, Section 14.055(3) (Building Code) of the Village of Germantown Municipal Code provides that the fees to be charged for property record maintenance shall be established by resolution by the Village Board;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board approves the schedule of Property Record Maintenance Fees under Section 14.055 as set forth in Table 1 in Attachment "A" hereto; and

BE IT FURTHER RESOLVED that the fee schedule set forth in Table 1 of Attachment "A" shall become effective upon adoption of this resolution by the Village Board or as otherwise provided by law.

Adopted: April 20, 2026

_____
Robert A Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

ATTACHMENT A

Section 14.055 – Table 1. Property Record Maintenance Fee Schedule

TABLE 1.
PROPERTY RECORD MAINTENANCE FEE SCHEDULE

TYPE OF BUILDING OR STRUCTURAL IMPROVEMENT	LAND USE / ZONING DISTRICT				
	RESIDENTIAL & AGRICULTURAL DISTRICT			COMMERCIAL, INDUSTRIAL & INSTITUTIONAL DISTRICT	
	SINGLE & TWO-FAMILY	MULTI-FAMILY 3+ UNITS		BASE FEE	BASE FEE PLUS
		BASE FEE	BASE FEE PLUS	(PER BLDG)	(PER SQFT)
	(PER UNIT)	(PER BLDG)	(PER UNIT)	<= 10K sqft	>10K sqft
New Construction - Principal	$350.00	$700.00	$75.00	$500.00	$0.06
New Construction - Accessory	$25.00	$35.00	n/a	$100.00	n/a
Addition/Alteration	$140.00	$140.00	n/a	$250.00	$0.03
Deck/Porch/Fireplace/Pool	$25.00	$50.00	n/a	$100.00	n/a
Basement/Rec Room buildout	$25.00	$50.00	n/a	$100.00	n/a
Demolition	$25.00	$25.00	n/a	$50.00	n/a
Swimming Pool	$25.00	$25.00	n/a	$50.00	n/a
Roofing/Siding	$35.00	$50.00	n/a	$50.00	n/a
Other Misc	$20.00	$35.00	n/a	$50.00	n/a
Maximum Fee	n/a	n/a	$5,000.00	n/a	$10,000.00

TABLE 1.

PROPERTY RECORD MAINTENANCE FEE SCHEDULE

PROPOSED

TYPE OF BUILDING OR STRUCTURAL IMPROVEMENT	LAND USE / ZONING DISTRICT				
	RESIDENTIAL & AGRICULTURAL DISTRICT			COMMERCIAL, INDUSTRIAL & INSTITUTIONAL DISTRICT	
	SINGLE & TWO-FAMILY (PER UNIT)	MULTI-FAMILY 3+ UNITS		BASE FEE (PER BLDG)	BASE FEE PLUS (PER SQFT)
		BASE FEE (PER BLDG)	BASE FEE PLUS (PER UNIT)	<= 10K sqft	>10K sqft
New Construction - Principal	$350.00	$700.00	$75.00	$500.00	$0.06
New Construction - Accessory	$25.00	$35.00	n/a	$100.00	n/a
Addition/Alteration	$140.00	$140.00	n/a	$250.00	$0.03
Deck/Porch/Fireplace/Pool	$25.00	$50.00	n/a	$100.00	n/a
Basement/Rec Room buildout	$25.00	$50.00	n/a	$100.00	n/a
Demolition	$25.00	$25.00	n/a	$50.00	n/a
Swimming Pool	$25.00	$25.00	n/a	$50.00	n/a
Roofing/Siding	$35.00	$50.00	n/a	$50.00	n/a
Other Misc	$20.00	$35.00	n/a	$50.00	n/a
Maximum Fee	n/a	n/a	$5,000.00	n/a	$10,000.00

CURRENT

TYPE OF BUILDING OR STRUCTURAL IMPROVEMENT	LAND USE / ZONING DISTRICT				
	RESIDENTIAL & AGRICULTURAL DISTRICT			COMMERCIAL, INDUSTRIAL & INSTITUTIONAL DISTRICT	
	SINGLE & TWO-FAMILY (1 UNIT)	MULTI-FAMILY 3+ UNITS		BASE FEE (PER BLDG)	~~BASE FEE PLUS $ PER SQFT~~
		BASE FEE (PER BLDG)	BASE FEE PLUS $ PER UNIT	~~<= 10K sqft~~	~~>10K sqft~~
New Construction - Principal	$200.00	$400.00	$50.00	$400.00	~~n/a~~
New Construction - Accessory	$15.00	$15.00	~~n/a~~	$50.00	~~n/a~~
Addition/Alteration	$80.00	$80.00	~~n/a~~	$150.00	~~n/a~~
Deck/Porch/Fireplace/Pool	$15.00	$15.00	~~n/a~~	$30.00	~~n/a~~
Basement/Rec Room buildout	$15.00	$15.00	~~n/a~~	$20.00	~~n/a~~
Demolition	$15.00	$15.00	~~n/a~~	$15.00	~~n/a~~
Swimming Pool	$15.00	$15.00	~~n/a~~	$20.00	~~n/a~~
~~Roofing/Siding~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~Other Misc~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~Maximum Fee~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Action Item

ITEM TITLE: Award of Architectural Firm contract for Police Department Building construction project (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. Architect Recommendation Summary
2. RFP - Architect-Engineering Services
3. A/E Firm Recommendation ppt
4. FGMA Technical Proposal
5. FGMA Fee Proposal
6. Zimmerman Technical Proposal
7. Zimmerman Fee Proposal
8. Bray Technical Proposal
9. Bray Fee Proposal

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: April 20, 2026

AGENDA ITEM: Action

ITEM TITLE: Architectural & Engineering Services for New Police Facility

SUBMITTED BY: Chief Patrick Merten

SUMMARY EXPLANATION:

The Police Department staff, along with members from other Village departments, reviewed twelve (12) Architectural and Engineering proposals. The evaluation committee assessed each submission based on the following criteria: responsiveness, police facility experience, project team qualifications, technical approach, and cost.

After individual evaluations were completed, the scores for each firm were averaged and recorded on a master scorecard. Based on the initial review, the top three (3) firms were invited to participate in follow-up interviews with the committee.

The three highest-ranked firms were:

- FGM Architects – 84.60
- Zimmerman Architects – 80.60
- Bray Architects – 79.40

(All scores were based on a 100-point scale.)

The proposed Architectural and Engineering fees for each firm are as follows:

- FGM Architects: $1,764,000 (fixed fee)
- Zimmerman Architects: $1,597,000 (4.95% of construction cost)
- Bray Architects: $1,573,000 (5% of construction cost)

FGM Architects brings extensive experience in the design of police facilities, having completed over 300 such projects and serving more than 90 local police department clients. Within the past five years, they have worked on multiple police facilities, including seven (7) in Wisconsin and approximately thirty (30) nationwide. Their current projects include the Slinger Police Department and the Fitchburg Police Department. In 2023, they completed a combined police and fire department facility for the Village of Caledonia, which was delivered $2 million under budget.

Given their depth of experience and demonstrated expertise in police facility design, FGM Architects has a strong understanding of the unique requirements associated with these projects.

Based on the evaluation process and subsequent interviews, the Germantown Police Department Committee recommends awarding the Architectural and Engineering Services Agreement for the new Germantown Police Department facility to FGM Architects.

ATTACHMENT: ORDINANCE___ RESOLUTION_____ OTHER__X__

RECOMMENDATION:

A motion to recommend that the Village Board approve the selection of FGM Architects to provide Architectural and Engineering services for the new Police Facility, and authorization for the Village Administrator and Village Attorney to negotiate and execute a contract for the services.

REQUEST FOR PROPOSALS (RFP)
ARCHITESTURAL AND ENGINEERING (A/E) SERVICES
Germantown Police Department
New Police Facility
Germantown, Wisconsin

Issue Date:	January 28, 2026
Proposals Due:	February 20, 2026
Owner:	Village of Germantown, Wisconsin
Architect of Record:	Selected through this process
Estimated Construction Cost:	Approximately $30M
Project Lead	Police Chief Pat Merten

Issued by the Village of Germantown, Wisconsin

SECTION 1: PROJECT OVERVIEW AND BACKGROUND

1.1 Project Overview

The Village of Germantown, Wisconsin (the "Village"), and the Germantown Police Department are soliciting proposals from qualified and experienced architectural and engineering (A/E) consultant teams to provide full professional design services for the planning, design, bidding support, and construction administration of a new Police Department facility.

The proposed project will result in the complete replacement of the Village's existing Police Department facilities currently located at N112W16877 Mequon Road, Germantown, Wisconsin. The new facility will be constructed at N122W17177 Fond du Lac Avenue, Germantown, Wisconsin, on the site of the former Department of Public Works (DPW) building, which has been demolished. A substantial sanitary sewer and water main extension is included in this project.

The intent of this project is to deliver a purpose-built, modern police facility that meets current operational needs, supports projected staffing and service growth for at least the next 20 years, and reflects best practices in law enforcement facility design, security, resiliency, and community engagement.

1.2 Background and Need for the Project

The existing Germantown Police Department facilities are approximately 45–50 years old and consist of multiple buildings that were constructed and expanded incrementally over time. While the buildings have generally been maintained, they no longer meet the functional, spatial, or organizational needs of a modern police department.

Operational deficiencies identified through internal review and a formal Police Department Building Feasibility Assessment include, but are not limited to:

- Fragmented building layout with multiple disconnected structures
- Inadequate and undersized public lobby and reception areas
- Lack of logical grouping of staff offices and workspaces
- Insufficient indoor parking and secure vehicle processing areas
- Absence of a properly sized training facility and emergency operations space
- No dedicated or adequate weapons training range

- Undersized locker rooms, showers, and wellness facilities, particularly for female staff
- Inadequate storage for equipment, evidence, and specialized units
- Limited or no capacity for future staffing and operational growth

These deficiencies have been exacerbated by significant growth in staffing and operational complexity. As of 2026, the Police Department includes approximately 42 sworn officers and multiple civilian and technical support positions, including expanded command staff, specialty units, and support functions not contemplated when the current facility was designed.

1.3 Planning and Site Evaluation

Between 2024 and 2026, the Village undertook a comprehensive feasibility and site evaluation process to assess long-term police facility needs and evaluate potential locations for a new building. Multiple sites were reviewed, including the existing Mequon Road site, a former commercial site, and the former DPW site on Fond du Lac Avenue.

Based on this evaluation, the Fond du Lac Avenue (former DPW) site was identified as the preferred location due to its:

- Village ownership and Institutional zoning (no rezoning required)
- Adequate size and geometry to support efficient building layout and secure circulation
- Ability to accommodate indoor vehicle functions, training spaces, and future expansion
- Reduced impacts to surrounding residential neighborhoods
- Lower construction risk compared to sites requiring phased construction or land acquisition

The selected site does present known constraints, including required utility extensions, bedrock considerations, and stormwater management needs. These conditions are well documented and will be incorporated into the design process.

1.4 Anticipated Facility Program and Scale

A preliminary space program has been developed through prior study and stakeholder engagement. The new Police Department facility is anticipated to be approximately 64,500 to 66,500 square feet and will generally include, at a minimum:

- Secure and separated public, staff, and detainee circulation
- Administrative and command offices grouped by function
- Patrol and investigative workspaces
- Adequate interview and conference rooms
- Evidence processing and storage areas
- Indoor secure parking and sallyport
- Training facilities, including a full live-fire indoor weapons training range
- Locker rooms, showers, and wellness spaces sized for current and future staffing
- Community-facing spaces suitable for meetings, training, and public interaction
- A 2,500-foot extension of sanitary sewer and water main, upsized for future development.
- An onsite stormwater management BMP.

The selected A/E consultant will be responsible for validating, refining, and advancing the preliminary program into a fully coordinated and constructible design.

1.5 Project Budget and Schedule

The Village anticipates a construction budget of approximately $30 million, inclusive of a substantial utility extension.

Anticipated schedule (subject to change):

- Design Phase: 2026
- Construction Phase: 2027
- Substantial Completion and Occupancy: Mid to Late 2028

The project will be delivered using a Construction Manager at Risk (CMAR) method. The A/E consultant shall coordinate closely with the Owner and CMAR throughout design, bidding, and construction. A more detailed schedule can be referenced in Section 5.

SECTION 2: SCOPE OF PROFESSIONAL DESIGN SERVICES

2.1 General Scope

The Village intends to retain a qualified A/E consultant team to provide full professional design services from programming validation through construction administration. The consultant shall serve as prime consultant and manage all required subconsultants.

Services include, but are not limited to architecture, structural, civil, site and utilities, stormwater, landscape, mechanical, electrical, plumbing, fire protection, technology/telecommunications, security systems, interior design, and specialized police facility and live-fire range consultants.

2.2 Programming Validation and Project Initiation

The consultant shall:

- Review all feasibility and planning documents provided by the Village
- Validate the preliminary space program against staffing, operations, and growth projections
- Conduct focused programming sessions with Police Department leadership and Village staff
- Confirm functional adjacencies and secure circulation
- Document refinements and obtain Village approval prior to schematic design
- Study of storage space needed, and whether Garage 4 on site is sufficient for Germantown Police Department and general Village needs. If necessary, additional storage will be considered as part of this project.

2.3 Schematic Design

At a minimum:

- Site plan with access, circulation, secure movements, and stormwater concepts
- Preliminary floor plans, sections, and elevations
- Conceptual structural and MEP systems
- Security zoning diagrams
- Conceptual indoor parking, sallyport, training spaces, and live-fire range layout
- Preliminary construction cost estimate

Upon completion of the Schematic Design phase, the consultant will assist the Owner with a presentation of the design to the Village Board. Upon approval of the schematic design by the Village Board, the design will progress into the next phase.

2.4 Design Phase 2 – Design Development and Construction Documents

Upon schematic approval, services shall include:

- Coordinated design development documents for all disciplines
- Advancement of design to define materials, systems, and performance criteria
- Construction documents and specifications in AIA format suitable for CMAR bidding
- 30%, 60%, 90%, and 100% design submissions
- 30%, 60%, 90% and 100% plans and specifications for the sanitary and water main extensions. Coordination with and approval from the Village Engineer is required.
- Independent cost estimates at each milestone in coordination with the CMAR
- CMAR coordination for constructability, value analysis, phasing, and scheduling
- Coordination with Village staff and Police Department leadership
- Integration of code, accessibility, sustainability, and CPTED principles
- Integration of architectural, site, structural, MEP, security, technology, and range systems
- Participation in formal design reviews and Village Board presentations
- Presentations to the Building Advisory Committee, Public Safety Committee and Public Works and Highway Committee may be requested at different stages of design.

Electronic CAD/BIM files and PDFs shall be provided at each milestone.

2.5 Police Facility and Live-Fire Range Requirements

The project includes a full live-fire indoor weapons training range. The consultant shall:

- Retain qualified range design subconsultants
- Address ballistics, ventilation/lead management, acoustics, vibration, and safety systems
- Integrate the range with building structure and MEP systems

2.6 Permitting and Agency Coordination

The consultant shall coordinate approvals with all applicable agencies, including Village departments, DNR, WisDOT, Washington County, and MMSD.

2.7 Construction Administration

Services shall include:

- Preconstruction and progress meetings
- Interpretation of construction documents
- RFIs and submittals review
- Site observations and written field reports
- Coordination on substitutions, VE proposals, and changes
- Review of pay applications
- Substantial completion inspections
- Punch lists, closeout, and warranty review

Bidding Clarification:
Bidding and procurement shall be performed exclusively by the CMAR. The A/E consultant shall not conduct bidding and shall only provide technical support and clarifications.

SECTION 3: EVALUATION CRITERIA AND SELECTION PROCESS

3.1 Selection Process

Proposals will be evaluated by a Village-appointed Evaluation Team. The top two firms after initial scoring will be interviewed by the evaluation team. The top firm, after interviews, will receive the Evaluation Team recommendation for the Village Board to consider. Final selection is at the sole discretion of the Village Board.

3.2 Scoring Criteria (100 Points)

Criteria	Points
Responsiveness	15
Police Facility Experience	20
Project Team Qualifications	20
Technical Approach	20

Criteria	Points
Interview (if conducted)	10
Cost Proposal	15

3.3 Police Facility Experience (Required)

Proposers shall demonstrate at least one completed police facility within the past five years with higher scoring for greater police-specific building experience. Experience with live-fire ranges is strongly weighted. The individual serving as the consultant project manager should also have demonstrated success with police-specific building experience.

SECTION 4: INSTRUCTIONS TO PROPOSERS

4.1 Mandatory Pre-Submittal Meeting

Attendance at a mandatory pre-submittal meeting and site visit is required for proposals to be considered responsive.

4.2 Wisconsin Registration and Licensing

The proposer and all applicable subconsultants shall be properly registered and licensed in the State of Wisconsin.

4.3 Submission Requirements

- Technical Proposal
- A Cost Proposal
- A Draft Contract
- Electronic copies (USB)

Proposals will be submitted electronically to Administrative Assistant Heidi VanBeek, hvanbeek@germantownwi.gov, with hard copies delivered in person to Germantown Village Hall, Department of Public Works by 3pm on the date proposals are due. Questions can be submitted to the same address and will be disseminated to the project team from there.

4.4 RFP Schedule

Milestone	Date
RFP Issued	Wednesday, January 28, 2026
Mandatory Site Meeting	Friday, February 6, 2026 at 9AM

Questions Due	Wednesday, February 11, 2026 at 5PM
Written Response to Questions	Monday, February 16, 2026
Proposals Due	Friday, February 20, 2026
Proposal Evaluation	Week of February 23, 2026
Interviews (top 2 firms)	Monday, March 2, 2026
Negotiations/Contract	Week of March 9, 2026
Public Safety Committee Recommendation	Mid-March 2026
Village Board Award	March 16, 2026

The mandatory site meeting will start at the current Germantown Police Facility, located at N112W16877 Mequon Rd and then proceed to a site visit located at N122W17177 Fond du Lac Ave.

SECTION 5: PROPOSED PROJECT TIMELINE

Generally, the Village anticipates award of the design services contract in early 2026. Design development will take place over the remainder for 2026. Construction is anticipated to occur from 2027 through mid-to-late-2028. The CMAR will be hired by approximately 30% design.

Milestone	**Target Date**
Village Board Award	April 2026
Design Agreement Executed	April 2026
Programming Validation & Schematic Design	May 2026
CMAR Selection (approx. 30% Design)	Jun 2026
60% Design	August 2026
90% Design	September 2026
Construction Documents	November 2026
Construction Start	2027
Substantial Completion	Mid to Late 2028

SECTION 6: CONTRACT TERMS AND AGREEMENT FRAMEWORK

6.1 Form of Agreement

The Village anticipates using an AIA B101–based agreement, modified for Wisconsin municipal requirements.

6.2 Scope Consistency and Supplemental Hourly Rates

The agreement shall incorporate:

- This RFP
- The accepted proposal
- Negotiated amendments
- A supplemental hourly rate schedule for authorized supplemental services

6.3 Term of Agreement

Through construction administration, closeout, and warranty review.

6.4 Compensation and Payment

Based on the negotiated fee and subject to Village approval.

6.5 Changes in Scope

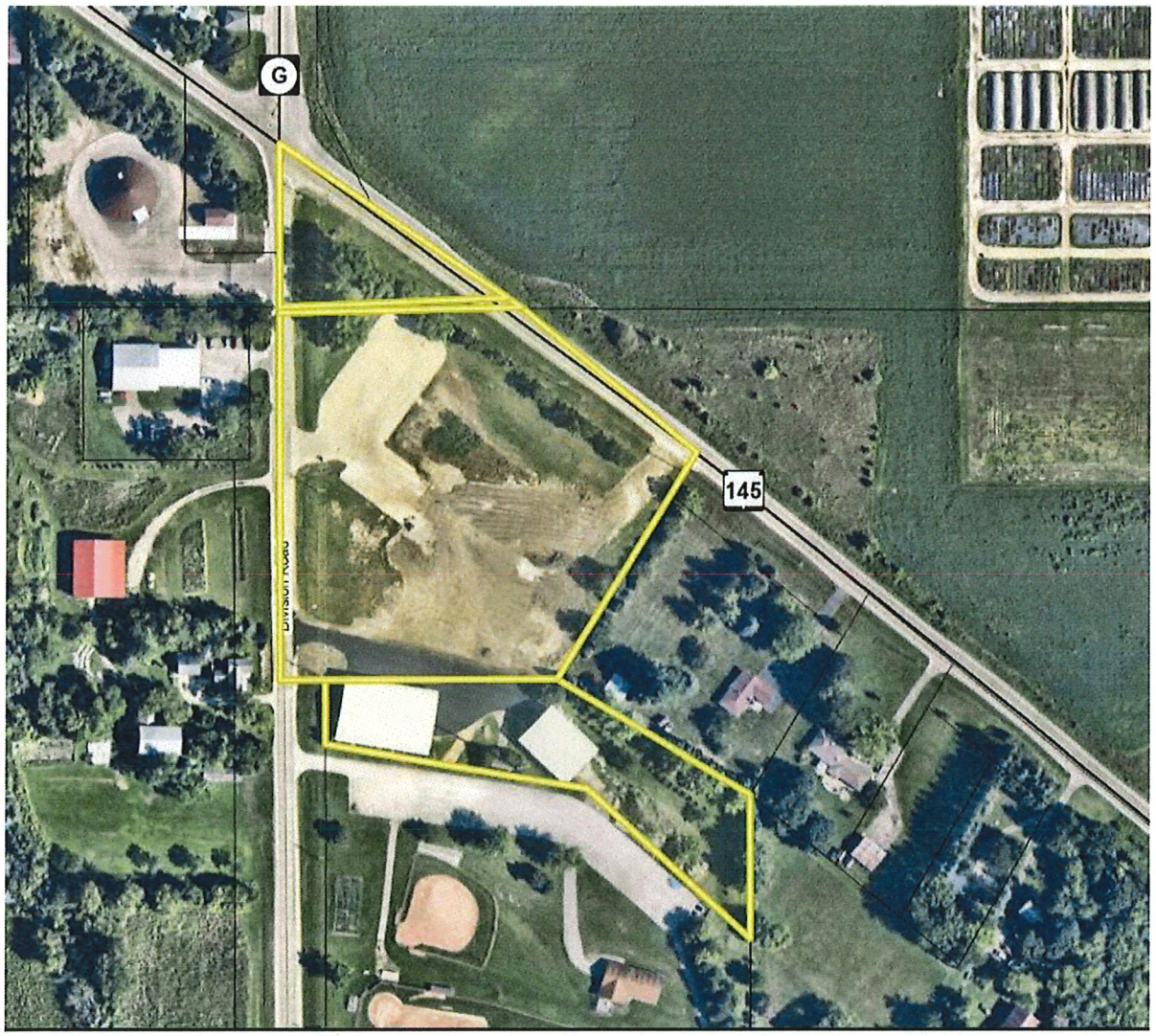
Must be authorized in writing.

The terms of the contract will be further negotiated upon the consultant receiving the evaluation committee recommendation and before Village Board award of the professional services agreement.

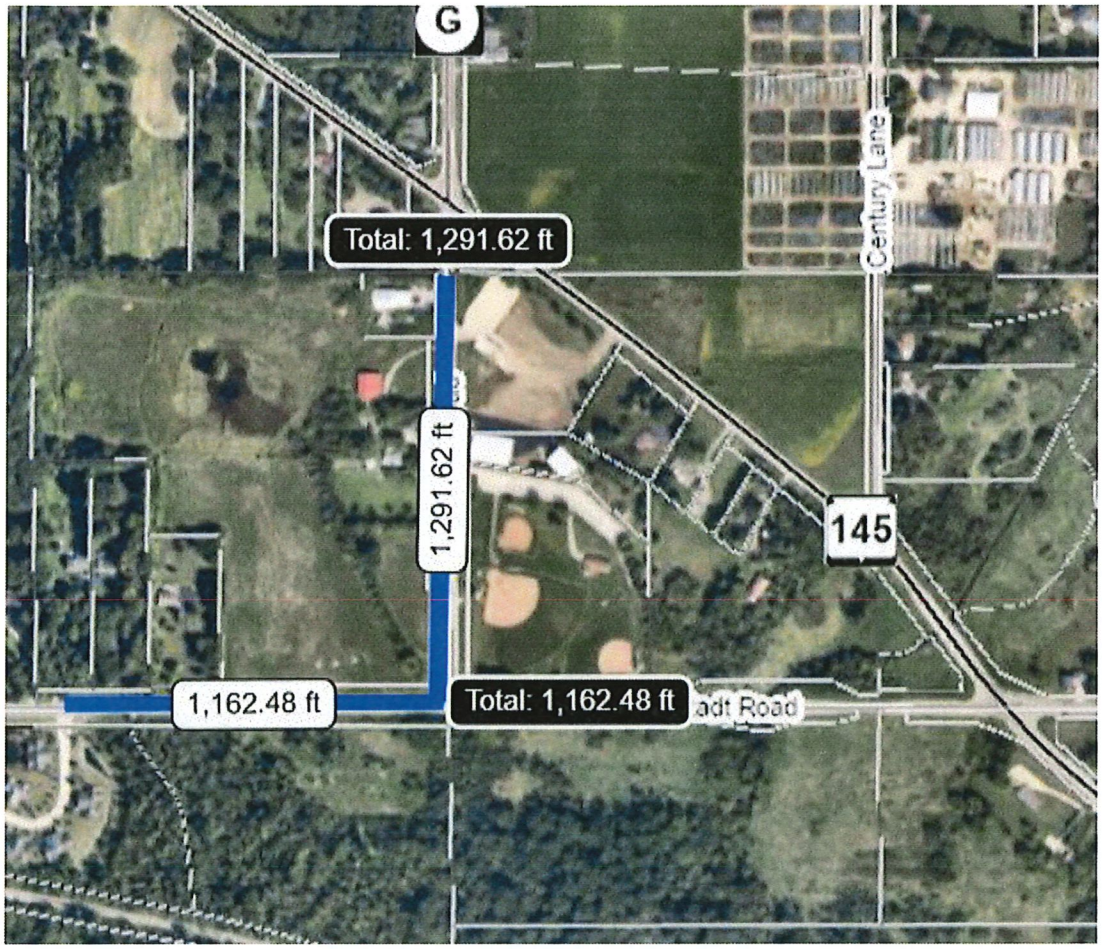
SECTION 7: ATTACHMENTS AND REFERENCE DOCUMENTS

Attachment A: Site Map
Attachment B: Utility Extension
Attachment C: Police Facility Feasibility Study

Attachment A - Site



Attachment B – Approximate Utility Extension


G
Total: 1,291.62 ft
1,291.62 ft
Century Lane
145
1,162.48 ft
Total: 1,162.48 ft
adt Road



POLICE DEPARTMENT BUILDING FEASIBILITY ASSESSMENT

Prepared For:

Village of Germantown

Prepared By:

GRAEF pra MOORE CONSTRUCTION SERVICES YOUR CONSTRUCTION PARTNER

January 19, 2026

Primary Contact:
Mike Paulos, PE
Project Manager | Principal-in-Charge
Mike.Paulos@graef-usa.com
414 / 266 9086

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Suite 300
Milwaukee, WI 53203
414 / 259 1500
www.graef-usa.com

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1.0 EXECUTIVE SUMMARY

The Village of Germantown is considering three potential sites for the construction of a new two-floor, 30,000-square-foot police department facility. Each location was evaluated for zoning compliance, infrastructure availability, environmental constraints, and overall feasibility. Analysis was limited to a desktop review, and no field verifications of wetlands, floodplains, geotechnical, or rock explorations were completed. Table 1.0 below summarizes the findings.

TABLE 1.0 - SUMMARY OF FINDINGS

CRITERIA	POTENTIAL SITES		
Address	N112W16877 Mequon Road (Existing PD Site)	W188N10963 Maple Road (Existing Kwik Trip Site)	N122W17177 Fond Du Lac Avenue (Former DPW Site)
Owner	Village No Reduction of Taxable Land	Private (3 Parcels) Reduction of Taxable Land	Village No Reduction of Taxable Land
Approx. Land Cost	N/A	$1,900,000 (Does Not Include 3rd Parcel)	N/A
Approx. Add. Demolition	N/A	$200,000	$200,000
Approx. Project Cost	$28,910,556	$28,666,298	$30,660,301 (Includes Utility Extension)
Approx. Total Cost	$28,910,556	$30,766,298	$30,860,301
Floor Orientation	1 Floor Above Grade 1 Floor Below Grade	2 Floors Above Grade	1 Floor Above Grade 1 Floor Below Grade
Zoning	Institutional (I) No Rezoning Required	B-1 & B-5 Requires CSM & Rezoning	Institutional (I) No Rezoning Required
Utilities	Power, Water, Sewer Available	Power, Water, Sewer Available	Power Available ~2,250 Ft Water/Sewer Extension Required
Stormwater	Detention Needed	Detention Needed Regional Pond May Assist	Detention Needed
Floodplain Zone	Zone X Low Risk	Zone A & Zone X High Risk	Zone X Low Risk
Wetlands	None Low Risk	Yes High Risk	None Low Risk
Bedrock	High Risk	Low Risk	High Risk
Environmental Risks	Phase 1 ESA Recommended Potential Fueling Station Contamination	Phase 1 ESA Recommended Potential Fueling Station Contamination	Phase 1 ESA Recommended Potential Fueling Station Contamination
Complexity	High Phased Construction to Maintain PD Operations	High Rezoning, CSM, Wetland, Groundwater, & Floodplain Constraints	Moderate Significant Utility Extension
Overall Suitability	Well-Suited Central Location Public Familiarity	Likely Suitable Significant Risk & Complexity	Well-Suited Central Location Good Site Access
Critical Notes	Communication Towers Remain. PD Operations to Continue Through Duration of Construction Cost of Additional Connectivity to Division Rd Not Included.	Prior To Land Purchase, Field Locating Floodplain & Wetlands to Confirm Site Suitability. Commerce Cir. to Become Public Roadway.	Significant Utility Extension, Likely Through Bedrock

2.0 EXISTING POLICE DEPARTMENT ARCHITECTURAL REPORT



2.1 EXISTING GROUNDS ASSESSMENT









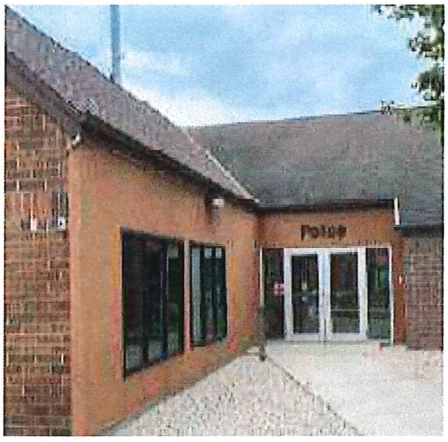
The police department consists of three separate buildings located on one site that fronts Mequon Road, with the entry on Western Avenue. Some buildings were purpose built and others were remodeled (former Library now used for office, conference, and training space). It is understood that the primary building has been added onto over the years. The buildings are located at the current civic campus in the Village of Germantown.

The site also contains two smaller outbuildings, a fueling station and towers that serve for local, county-wide and cellular communications.

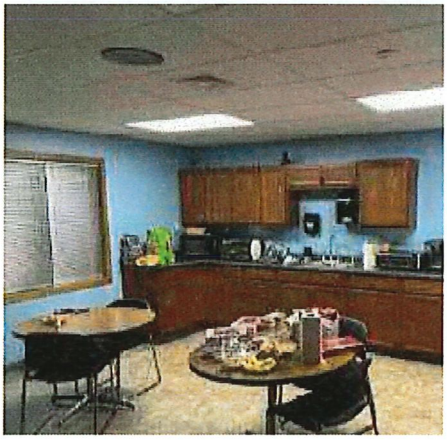
Generally speaking, the current site is “maxed out” with no obvious area for any major expansion.

From a way finding standpoint, the main public entrance needs to be determined by signage, as visually, without the signage, it is unclear where the general public should enter.

2.2 EXISTING FACILITY ASSESSMENT

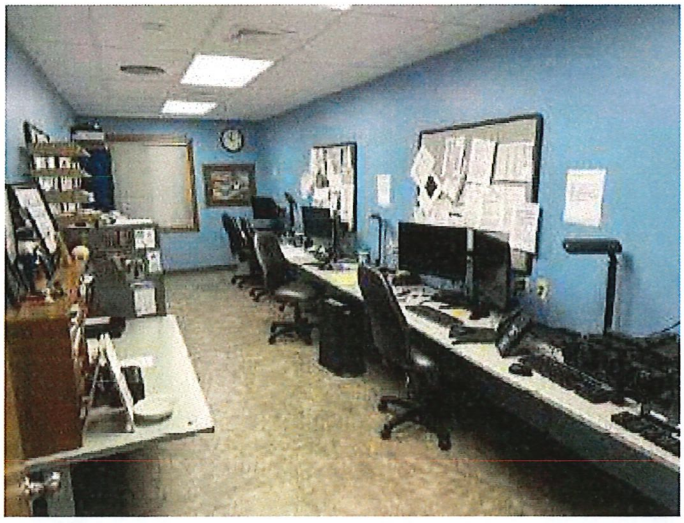


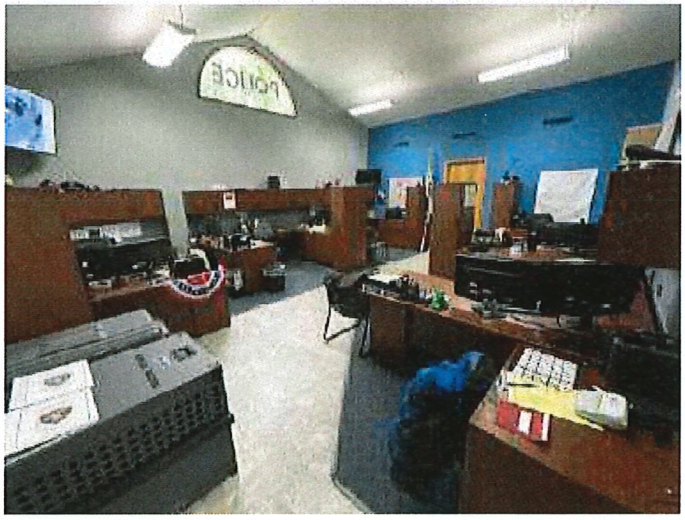
The exterior of the two personnel related buildings consist of masonry, EIFS or stucco finish, and wood trim. Other building materials used are vinyl and metal sidings, which are used on the storage/garage buildings. The roofs are dimensional asphalt shingles. Generally speaking the exterior materials have been maintained and are in good shape. Interior materials appeared to be well maintained and are in decent condition throughout.

2.2 EXISTING FACILITY ASSESSMENT (CONTINUED)









From a function standpoint, the building is poorly organized:

- Existing public lobby is too small
- Staff offices are not grouped together
- Common corridors do not exist
- Numerous spaces are undersized
- There is not enough indoor parking for police vehicles
- A proper training center does not exist
- An emergency operations center does not exist
- Work areas are shared
- There is no space for future staff
- General storage is lacking
- The locker room is not the appropriate size for female staff
- More showers should be available for all staff
- An indoor shooting range should be provided

The building clearly requires replacement in the near future to address the space needs challenges that are currently present.

2.3 CONCLUSION

As previously established, both the existing police department and fire station have become too small for current operations. This will be exacerbated at the start of 2025 as additional police and fire staff will be joining the departments as a result of the passed operational referendum. After reviewing the buildings and discussing functions and future staffing with the Village, it has become apparent that new buildings are needed for police and fire.

A space program was assembled for both new buildings and reviewed with leadership. From that information, it was derived that a new police station would be approximately 64,500-66,500 square feet. The proposed design includes indoor parking, a sallyport, ample storage and a shooting range on the lower level. The first floor would house all the staff workspace, training areas, locker rooms and public spaces.

The proposed fire station would be approximately 24,000-26,000 SF. Offices, training space, living quarters and the public lobby are designed on one half of the building, while the other half includes a five bay apparatus floor with storage for different functions and emergencies.

Refer to other documents developed by GRAEF, PRA and Moore Construction that identify potential building locations, site plans, floor plans, and probable overall budget cost information for the new fire and police stations.

Germantown Police Department

Introduction

- Overview of Current Police Facility
- Why a New Police Station needed
- What are the needs for the police department
- Selection Process procedure
- Recommendation to Committee / Village Board

Germantown Police Department

Overview

- Current Police Station built in 1982 (43 years old)
- Police Station purpose built in 1982
  - 19 officers / 9 civilian employees
- Talks of new police facility in 2020 & 2023
- 2026 Staffing
  - 42 officers / 7 civilian employees

Germantown Police Department

Operational Excellence & Community Safety

- Executive Summary & Personnel
- Security & Site Logistics
- Patrol & Tactical Operations
- Investigative & Evidence Services
- Fleet & Physical Plant
- Training Facilities
- Administrative & Clerical Support
- Wellness & Staff Retention
- Community Engagement

Germantown Police Department

Operational Excellence

- **Respect Every Officer**
  - valuing what everyone has to offer
- **Lead with Humility**
  - Seek input and buy-in from all levels (patrol to Chief)
- **Seek Perfection**
  - Continuously looking for ways to improve
- **Focus on Processes**
  - Look for process flaws rather than blaming individuals
- **Think Systemically**
  - Understanding how different departments and processes connect (residents - officers – detectives – command - courts)
- **Create Purpose**
  - Aligning the organization behind the “why”
- **Create Value**
  - Ensuring that every act directly benefits the end user

Germantown Police Department

Summary & Personnel

- **Current Staffing Overview**
  - **Sworn Officers – 42**
    - 1 Chief, 2 Captains, 3 Lieutenants, 6 Sergeants, 23 Patrol Officers (Including 3 K9's), 3 Detectives, 1 Drug Investigator, 2 SRO's, 1 Crime Prevention
  - **Civilian Staff – 7**
    - 1 Admin Secretary, 1 Clerk, 2 Support Specialists, 1 Property Custodian, 1 System Specialist, 1 Records Clerk
  - **Volunteer Support – 1**
    - 1 Chaplain
  - **Future Growth Provision – (15 – 20 officers)**
    - Additional Staff - Assistant Chief, 1 Lieutenant, 2 Sergeants, 2 Detectives, and additional Patrol staff

Security & Site Logistics

- **Triple-Separated Environment** – A specialized HVAC and architectural layout designed to prevent cross-contamination between 3 distinct zones.
  - **Public / Administrative Areas** - Standard office spaces where staff and the public interact. These use general building ventilation.
  - **Biohazard / Forensic Lab Areas** – Spaces where evidence (DNA, narcotics, or bloodstained items) is processed. These require negative air pressure and 100 % outside air exhaust to prevent fumes or particles from leaking into the rest of the building.
  - **Detention Holding Areas** – Areas where detainees are kept. These are separated to manage odors, prevent the spread of pathogens, and ensure the air from the booking room does not circulate back into the officer work areas.

Germantown Police Department

Patrol & Tactical Operations

- **Optimizing Response & Equipment Readiness**
  - **Workspace** – Dedicated report-writing rooms and investigative workspaces.
  - **Equipment Hub** – Centralized storage and charging for Drones, Body Worn Cameras (BWC), Radios, Patrol Bags, and Electronic Control Device (ECD) uploading station.
  - **Specialized Gear** – Secure Storage for Mobile Field Force equipment.
  - **K9 Operations** – On-site kennel and a dedicated maintenance area.

Germantown Police Department

Investigative & Evidence Services

- **Preserving the Chain of Custody**
  - **Detective Bureau –** A secured common area for collaboration with integrated technology for electronic downloads and video viewing.
  - **Evidence Processing** – Indoor bay for vehicle processing and a specialized Decon area for hazardous materials.
  - **Evidence Storage** – Expanded storage footprint with a dedicated office for the Property Clerk.
  - **Interview Rooms** – Multiple recorded interview rooms located off the lobby and within the Bureau.

Germantown Police Department

Fleet & Physical Infrastructure

- **Protection of Department Assets**
  - **Indoor Secure Parking** – Projected capacity for 35 - 40 squads
  - **Specialized Dimensions** – High-clearance / wide doors to accommodate the SWAT Rescue Vehicle and tow trucks.
  - **Maintenance** – On-site wash bay to maintain fleet longevity & biohazard cleaning.
  - **Sallyport** – Fully enclosed secure sallyport with direct access to the booking room

Training Facilities

- **The Core of Professionalism**
  - **Live-Fire Range** – Full indoor weapons training range
    - Specification: 25 - 50-yard length
    - Specification: Wide enough for tactical drills (two cars side-by-side with doors open)
  - **Classroom Space** – Community-facing rooms suitable for large scale training.
  - **Defensive Tactics –** Mat room for in-house training
  - **EOC** – Dedicated Emergency Operations Center for critical events.

Administrative & Clerical Support

- **Functional Command Structure**
  - **Command Offices** – Administrative and Command offices grouped by function with high-security access.
  - **Clerical Hub** – 5 dedicated offices for clerical staff and a centralized Records Storage area.
  - **Support Offices** – Dedicated spaces for the Chaplain, Crime Prevention Officer, Drug Investigator, and IT.
  - **Conference Space** – Large command conference room (Seats 20 at table, plus perimeter seating)

Germantown Police Department

Wellness & Staff Retention

- **Supporting Those Who Serve**
  - **Locker Rooms** – Sized for future growth (Currently: 39 Male / 12 Female total staff).
  - **Fitness & Health** – Dedicated fitness room with professional-grade equipment.
  - **Wellness Spaces** – Showers and quiet spaces for staff health.
  - **Sleeping Quarters** – 2 dedicated sleeping rooms for long-shift rotations, court, or emergency standby.

Community Engagement

- **Building Public Trust**
  - **Community Rooms** – Two separate spaces accommodating 30 - 40 people each (Total capacity 60 - 80).
  - **Public Interaction** – Lobby - adjacent interview rooms for citizen reports.
  - **Transparency** – Modern facilities designed to host Citizens Academy, Youth Functions, and public meetings.

Germantown Police Department

Building Assessment

- Needs assessment in 2024 – GRAEF PRA
- 3 separate buildings / 1 large site
  - PD – purpose built 1982 / Library – purpose built 1982
  - Old library remodeled over time for PD (New Library in 2000)
- Fueling station, Evidence Garage, Outside evidence storage
- Radio Towers for county wide radio and cellular communication
- Site is “maxed out” with no obvious area for major expansion
- Main entrance can’t be seen without signage
- Building poorly designed

Germantown Police Department

Building Assessment cont.

- 62,000 sq ft police station needed
- $3 million – Architectural and Engineering figured
- $30 million - Construction budget figured
- $2.2 million - Utility Extension estimated

Germantown Police Department

Proposed Project Timeline

- **Milestone Target Dates**

Village Board Award	April 2026
Design Agreement Executed	April 2026
Programming Validation & Schematic Design	May 2026
CMAR Selection (approx. 30% Design)	Jun 2026
60% Design	August 2026
90% Design	September 2026
Construction Documents	November 2026
Construction Start	Spring 2027
Substantial Completion	Mid to Late 2028

Germantown Police Department

Design Service RFP

- 64,500 – 66,500 sq ft New facility
- RFP issued on January 28, 2026
- 28 companies attended mandatory site visit meeting
- 12 companies submitted proposals
- Staff reviewed all 12 proposals, assigned points accordingly
- Top 3 companies were given interviews
  - Bray Architects
  - Zimmerman Architects
  - FGM Architects

Germantown Police Department

Design Service Scoring

- 5 Evaluators scoring
- Ratings
  - **Responsiveness (15) –** Met all of RFP requirements and PD Needs
  - **Police Facility Experience (20) –** How many, most recent
  - **Project Team Qualifications (20) –** Team, In-house, Outsourcing
  - **Technical Approach (20) –** Start to finish timeline
  - **Cost Proposal (15) –** Overall architectural and engineering cost
  - **Interview (10) –** Top 3 only rated
- Top 3 firms were asked to come back for interviews

	Scores
Angus-Young	58.80
Bray	79.40
Continuum	56.00
Engberg Anderson	47.20
Excel	52.20
FGMA	84.60
Hoffman	53.40
ISG	47.60
PRA	63.80
SEH	61.60
Wendel	54.80
Zimmerman	80.60

Germantown Police Department

Design Service Fees

- **FGM Architects**
  - $2,100,000 (Initial proposal)
  - **$1,764,000** (Updated) Reduced $336,000
- **Zimmerman Architects**
  - $1,576,591 + $112,060 (Utility Ext) = $1,688,651 (Initial Proposal)
  - $1,485,000 + $112,060 (Utility Ext) = **$1,597,060** (Updated) Reduced $91,591
- **Bray Architects**
  - $1,620,000 + $73,000 (Utility Ext) = $1,693,000 (Initial Proposal)
  - $1,500,000 + $73,000 (Utility Ext) = **$1,573,000** (Updated) Reduced $120,000

Design Service Fees cont.

- FGMA received the highest scoring
  - 84.60 / 100
- Staff negotiated fees
- Negotiated Services
  - Reduced the number of meetings
    - 2 public information meetings vs. 4 meetings
    - 1 final punch list meeting vs. 2 meetings

Germantown Police Department

Design Service Recommendation

- Staff recommends awarding the Architectural and Engineering Services contract for the new police department to FGM Architects.
  - Total = **$1,764,000.00**
- Reasons
  - Experienced – Over 300 PD projects, Over 90 local PD clients
  - Multiple PD facilities in the last 5 years 7 WI, 30 in USA
  - National Expert – Shot Show Presenter
  - Stakeholder professionally and personally vested in success of facility (Bradley Kropp) Worked with Kiwanis and Park & Rec Department with Gehl's Performing Arts Pavilion.

Germantown Police Department



Design Service Recommendation cont.

- Fitchburg PD – 64,400 sq ft / $25 million construction / 54 sworn – 11 civilian
- Slinger PD – 27,240 sq ft / $9.9 million construction / 13 sworn - 2 civilian
- Caledonia PD/FD - 2024 58,640 sq ft / $22 million ($2 million under budget)
- Internal Experts – Allows for competitive bidding
- 3D vision software for quality control
- References mentioned FGMA always adding new ideas to each new project
  - Has tremendous understanding of police facilities and how to design them to meet the needs of modern professional police services. (Caledonia PD)
- Positive recommendations locally (Fitchburg, Slinger, Menomonee Falls, Mequon)
- FGMA received the highest score 84.60 / 100

Germantown Police Department

Germantown Police Facility A/E Proposal FGMA - A/E Proposal			
Professional Service	**Proposed Fee - Initial**	**Proposed Fee - Negotiated**	**Difference**
Architectural	$ 1,589,050	$ 1,293,000	$ 296,050
- Interior Design	- Included above	- Included above	
Survey	$ 15,000	$ 10,000	$ 5,000
Civil / Stormwater	$ 75,000	$ 70,000	$ 5,000
Landscape	$ 15,000	$ 10,000	$ 5,000
Structural	$ 105,950	$ 91,000	$ 14,950
MEP & FP	$ 250,000	$ 240,000	$ 10,000
- Low Voltage Design	- Included above	- Included above	
Security	$ 20,000	$ 20,000	$ -
A/V & Tech	$ 20,000	$ 20,000	$ -
Door Hardware	$ 10,000	$ 10,000	$ -
Subtotal of Prof. Services	**$ 2,100,000**	**$ 1,764,000**	**$ 336,000**
Reimbursable Expenses	$ 20,000	$ 20,000	
Additonal Services	$ 50,000	$ 50,000	
- Geotechnical			
- Material Testing			
- Environmental Engineering			
- Hazard Waste			
- Traffic Engineering			
- F, F & E			
Subtotal of Reimbursables & Add. Services	**$ 70,000**	**$ 70,000**	**$ -**
Total of Services	**$ 2,170,000**	**$ 1,834,000**	**$ 336,000**

Fee Assessment

- Initial Percentage Fee Proposal
  - $2,100,000.00
- Negotiated Fixed Fee
  - $1,764,000.00
- Difference of $336,000.00

Germantown Police Department

Village of Germantown
Police Services Facility
Pre-design Opinion of Probable Cost

FGMARCHITECTS

April 2, 2026

Item	Quantity	Unit	Construction Cost	Notes
Building Construction Costs	64,000	s.f.		
Total Building Construction Costs			$ 21,900,000	
Construction Allowances & Contingencies				
Total Construction Allowances			$ 3,755,000	
Design and Construction Contingency	10%		$ 2,566,000	
Construction Phasing			$ -	N/A
Total Construction Budget			$ 28,221,000	
Allowances for Items to be Purchased by the City				
Total Allowances for Items to be Purchased by the City			$ 2,855,000	
Allowances for Items Fees and Soft Costs				
Total Allowances for Fees and Soft Costs			$ 2,907,000	
Owner's Contingency	10%		$ 576,000	10% of Allowances (B above)
Site Acquisition			$ -	city owned site
Total Budget				
Sub-total			$ 34,559,000	2026 Dollars
Cost Escalation	5%	to	$ 1,728,000	Assumes Spring 2027 Construction Bid
TOTAL POLICE FACILITY BUDGET			$ 36,287,000	

Notes:

Project budgets are preliminary and are based on historical square foot cost information.

Project budgets assume construction bid in Spring 2027. If project is planned to begin at a later date, escalation for inflation should be added accordingly.

Project is for new construction of a Police Services Facility on a Village owned lot.

The budget assumes there is no environmental remediation work required.

The project does not include USGBC Green Building certification.

Architectural and engineering fees includes architecture, civil, structural, MEPFP (incl. low voltage), security, audio/visual, and landscape architecture.

Project Budgets do not include legal fees or financing costs.

Construction Costs are based utilizing Construction Management for the project delivery method.

Probable Cost

- $34,559,000 million
- Construction Spring 2027
  - Cost escalation estimate 5%
  - $36,287,000 million (Est. 2027)

Germantown Police Department

Financial Impact on Residents

- Police Department probable cost - $35 million
- Impact on $450,000 home
  - $272.00 annually
    - 4.25% interest on 20-year note
  - Village may limit initial impact of the issuance by how they structure the debt.
    - Average homeowner may see smaller increases for first 5-years

Germantown Police Department

Questions

Thank you!

Chief Patrick Merten

RECEIVED
By Heidi Van Beek at 10:32 am, Feb 19, 2026

VILLAGE OF GERMANTOWN

RFP for Architectural and Engineering Services for Germantown Police Department New Police Facility
February 20, 2026



fgma
FGMARCHITECTS











Who is FGMA?

1945
YEAR FOUNDED

118
LOCAL PROFESSIONALS

90+
LOCAL POLICE CLIENTS

300+
POLICE STATION PROJECTS

> FGMA has a tremendous understanding of police and fire facilities and how to design them to meet the needs of modern professional police and fire services.
>
> **Christopher Botsch**
> **Chief of Police**
> **Caledonia Police Department**

FGMA is a full-service architecture, planning and interior design firm dedicated to creating lasting relationships through collaborative, community-focused design. We specialize in spaces that serve the public good and advance a thriving society, with a strong commitment to environmental responsibility and design usable by all people.

We Build Community

Optimizing Places for Learning, Protecting and Connecting

fgma
FGMARCHITECTS

Patrick Merten
Chief of Police
Village of Germantown & Germantown Police Department
N112 W16877 Mequon Road
Germantown, Wisconsin 53022

February 20, 2026

Re: RFP for Architectural and Engineering Services for Germantown Police Department New Police Facility

Dear Chief Merten,

For over 80 years, FGMA has established itself as a leader in municipal and public safety programming, planning and design. Our practice reflects an abundance of relevant experience, including designs of additions, renovations and/or new construction of police department and public safety facilities, as well as space utilization studies, facility conditions assessments, due diligence assessments and master planning. We specialize in public architecture with a distinct emphasis on police department and public safety design.

As such, we believe we are well-poised to serve as the Village of Germantown's (the Village) partner in support of its needs for architectural and engineering services for Germantown Police Department's New Police Facility. We are pleased to submit our qualifications and offer the following highlights that outline unique benefits of the FGMA Team:

Dedicated Senior Leadership Team | FGMA has assembled a uniquely qualified municipal/public safety team with a complementary set of expertise, as well as consultants who are recognized both locally and nationally. As Principal-in-Charge, myself, Brian Wright, am well-versed with managing large-scale, new facility programs and will ensure that the Village's goals are achieved. Project Manager, Bradley Kropp, brings a detail-oriented approach to management and recent Milwaukee experience with various local municipalities.

Building Connected Communities | "We Build Community" is more than just a tagline for us—it's a philosophy that reinforces our commitment to community-based design. As a resident of Germantown, Project Manager Bradley Kropp is a key stakeholder, making him both professionally and personally invested in the success of this project. His first-hand knowledge of the Village and the connections he has fostered equips us with valuable insights into the community's aspirations and needs.



COMMITMENT TO COMMUNITY

Click here **or flip to Page 25** for a closer look at Project Manager Bradley Kropp's resume, highlighting his investment to the local community.

Stakeholder Engagement and Consensus Building | The FGMA team will provide the guidance, stakeholder engagement and resources necessary to support this assignment. We will collaborate with the Village Board, as well as host public information meetings, as needed, during the schematic design phase for comments and/or presentation. Our ultimate goal is to listen and build consensus among your stakeholders throughout the engagement to establish solutions that align with your vision, schedule, budget and performance goals. We understand the importance of meaningful input and the effect it has on a decision-making process. The scope will be considered within the context of the big picture and we will make recommendations regarding complementary projects that, when executed together, will provide the greatest value.

FGM Architects Inc.
219 North Milwaukee Street, Suite 325 | Milwaukee, Wisconsin 53202
414.346.7282 | fgmarchitects.com

fgma
FGMARCHITECTS

High-Performance Design | Great design is rooted in purpose—and that is why we lead every project with a commitment to High Performance Design. It is about making thoughtful decisions that have a meaningful impact: reducing energy use, lowering operating costs, extending building life and creating healthy, comfortable environments in which people enjoy and thrive. To do this, we use advanced modeling tools to simulate how your building will perform before it is built, allowing us to make informed, cost-effective choices early on.

Throughout the project, we revisit the performance goals we have defined together- ensuring we stay on track, meet project requirements, and respect your budget. The result is a space that delivers more value, performs better and supports the people who use it.

FGMA looks forward to further discussing the value we can offer to a collaborative decision-making process and what it will be like to work with our team to support the Village and your mission and successfully deliver this project.

Sincerely,



Brian Wright
Principal-in-Charge
brianwright@fgmarchitects.com
414.346.7283

fgma
FGMARCHITECTS

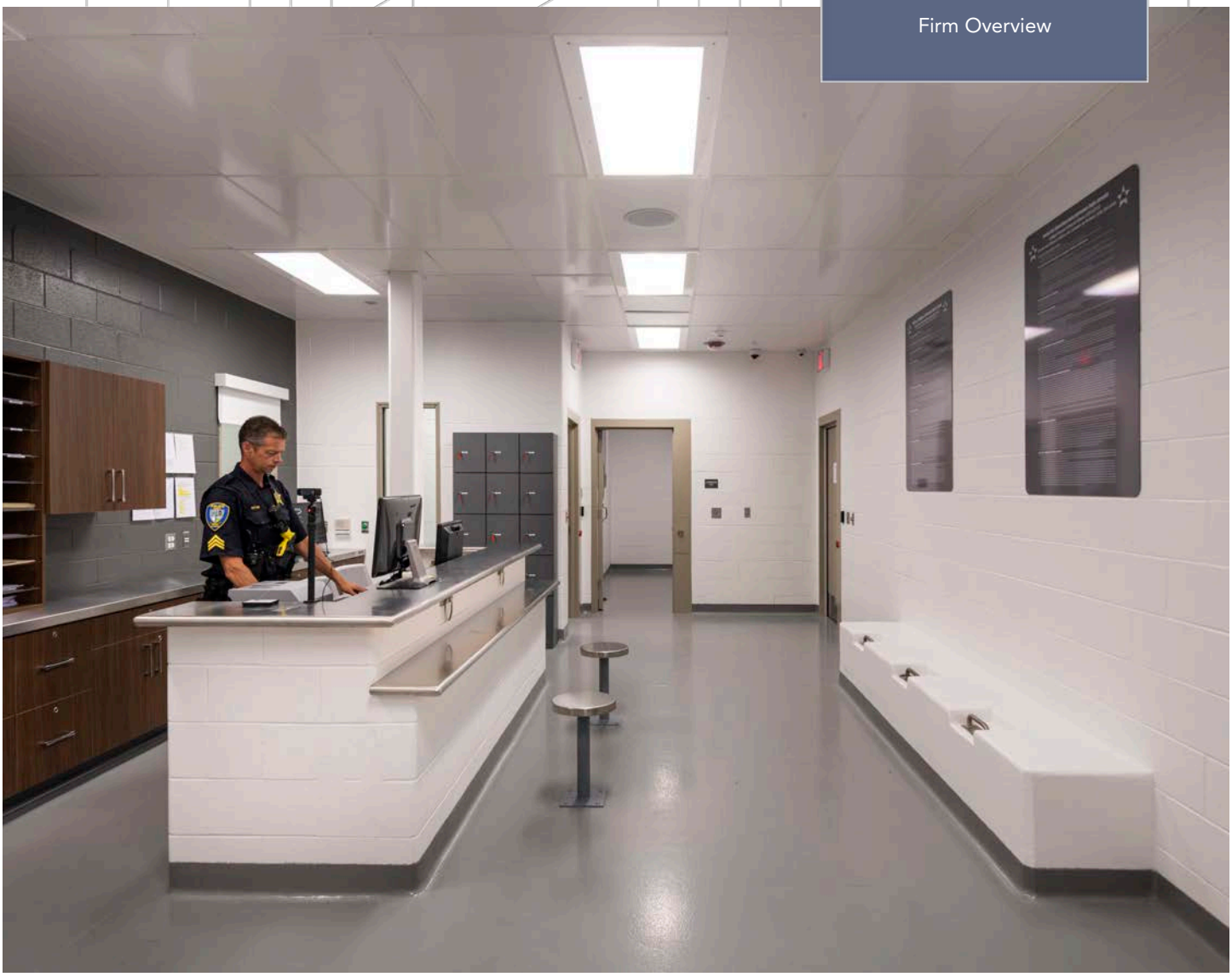
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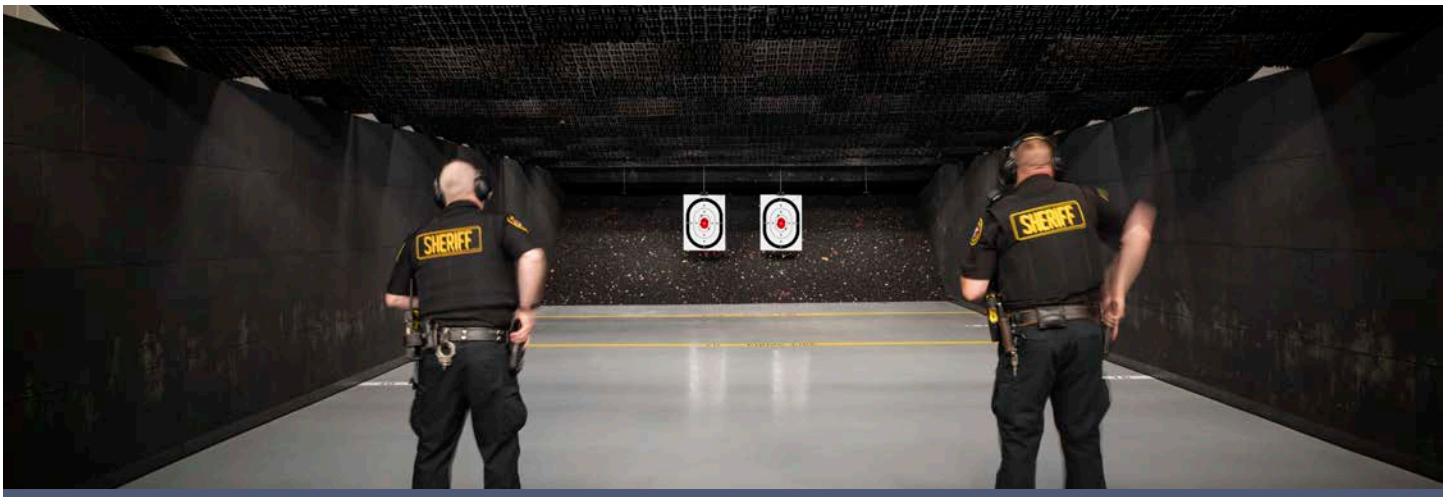

"Gripes go up, not down. Always up. You gripe to me, I gripe to my superior officer so on, so on and so on. I don't gripe to you."
-Captain Miller
-Saving Private Ryan
INTEGRITY DEDICATION PROFESSIONALISM

SECTION 1

Firm Overview







In collaboration with our clients, we create buildings that are safe, environmentally responsible and true to their surroundings.

Delivering tailored solutions that meet the needs of law enforcement agencies while promoting safety, security and collaboration within the community.

FIRM NAME
FGM Architects Inc. (FGMA)

PROJECT OFFICE LOCATION
219 North Milwaukee Street, Suite 325
Milwaukee, Wisconsin 53202
414.346.7282

POLICE STATION DESIGN EXPERTS
At FGMA, our mission is to design spaces that prioritize safety, efficiency and resilience while fostering collaboration, adaptability and a sense of pride within the public safety community. We specialize in the design and construction of police stations and law enforcement facilities and have completed over 300 local, state and national projects.

Our diverse portfolio encompasses a wide range of projects, including police stations, emergency operation centers and 911 facilities. By leveraging cutting-edge technology, FGMA helps law enforcement agencies stay ahead of evolving threats and challenges.

As part of our mission to create quality environments, designing public safety buildings that optimize health and well-being is a priority for our team. We are thought leaders in the design of interior environments that reduce stress while still supporting a high level of productivity.

Each project showcases our expertise in creating innovative, purpose-built environments that support the vital work of public safety professionals.

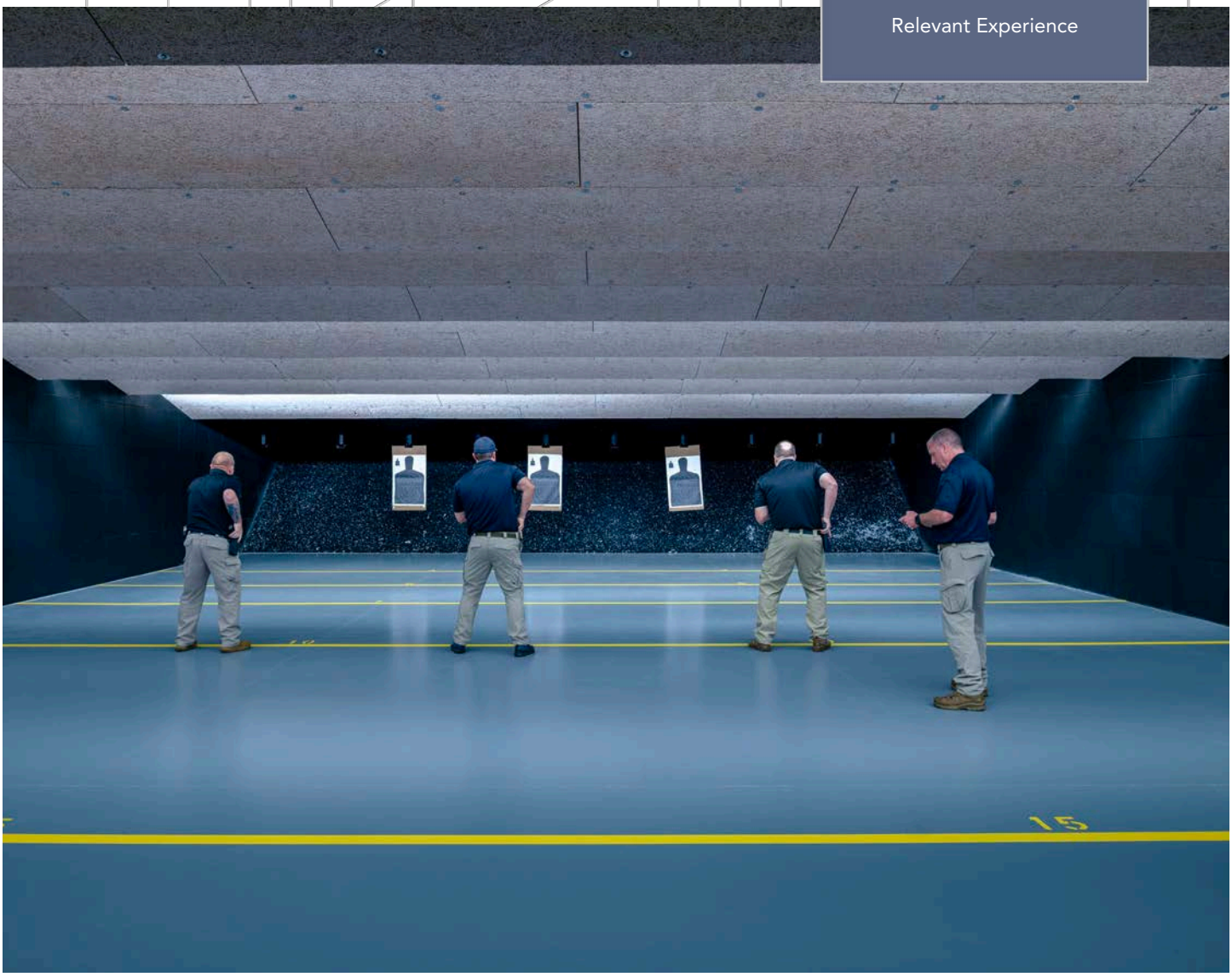
HEALTH, SAFETY & WELLNESS BY DESIGN

Scan the QR code to learn how human-centered design plays a key role in our approach to building public safety facilities.



SECTION 2

Relevant Experience




PERCEPTION IS REALITY
ELGIN POLICE
PATROL
EVACUATION MAP
JONES
STONE
BALDWIN

Our experience demonstrates that FGMA brings to Germantown the necessary skills to translate your needs into reality.

Our experience brings value to your project. We provide quality design that responds to the functional and aesthetic requirements of each project. We consistently deliver projects that are reflective of the high level of energy and creativity of our team.

We have the leadership expertise to oversee the schedule, budget, communication and management issues involved in projects.

The projects we have highlighted on the following pages are just a few of the solutions FGMA has provided to our clients to meet their special and unique needs.



SELECT FGMA POLICE CLIENTS (MOST WITH EVIDENCE STORAGE)

WISCONSIN
Altoona PD
Brookfield PD
Caledonia PD
Cedarburg PD
Cottage Grove PD
Fitchburg PD
Fontana PD
Green Bay PD
Kenosha Joint Services County Sheriff & PD
Menomonee Falls PD
Mequon PD
Monona PD
Neenah PD
Oconomowoc PD
Oshkosh PD
Racine PD
Shorewood Hills PD
Slinger PD
Stoughton PD
Wauwatosa PD

ILLINOIS
Addison PD
Arlington Heights PD
Bellwood PD
Bensenville PD
Broadview PD
Buffalo Grove PD
Burr Ridge PD
Carol Stream PD
Cary PD
Channahon PD
Chicago Heights PD
Collinsville PD
Des Plaines PD
Downers Grove PD
DuPage Public Safety Communications
Edwardsville PD
Effingham PD
Elk Grove Village PD
Elmhurst PD
Fox Lake PD
Fox River Grove PD
Franklin Park PD
Glen Carbon PD
Glendale Heights PD
Glenview PD
Harwood Heights PD
Highland Park PD
Hoffman Estates PD
Itasca PD
Illinois State Police
Kildeer PD
Lake in the Hills PD
Lakemoor PD
Lake Forest PD
Lincoln PD
Lincolnshire PD
Manhattan PD
Matteson PD
McHenry PD
Morton Grove PD
Mount Prospect PD
Mundelein PD
New Lenox PD
Northbrook PD
Northwestern University PD
Oakbrook Terrace PD
Oak Park PD
Oakwood Hills PD
Orland Park PD
Palatine PD
Park Ridge PD
Round Lake PD
Rockford PD
Rosemont Public Safety Department
Roxana PD
Schaumburg PD
Shiloh PD
Skokie PD
Streamwood PD
St. Charles PD
South Barrington PD
Tower Lakes PD
Troy PD
Wauconda PD
Waukegan PD
Wheaton PD
Wilmette PD
Winfield PD
Winnetka PD
Woodridge PD

MICHIGAN
Lansing PD

MINNESOTA
Duluth PD

MISSOURI
Cape Girardeau PD
Des Peres Public Safety Department
Farmington PD
Fredericktown PD
Franklin County Sheriff's Office
Kinloch PD
Ray County PSAP / 911
St. Francois / Ste. Genevieve Counties 911 / EOC
St. Louis PSAP / EMA

TEXAS
Austin PD
Elgin PD
Hutto PD
Roanoke PD
Temple PD
Victoria PD

ARKANSAS
Bella Vista Public Safety

ARIZONA
Mesa PD



RELEVANT PROJECTS (SELECT FIREARMS TRAINING CLIENTS)

LAW ENFORCEMENT PROJECTS

BENSENVILLE POLICE, IL
Tactical Firing Range *NEW*
Size: 32-ft Wide, 25 Yards

BELLA VISTA PUBLIC SAFETY FACILITY, AR
Range Consulting for Tactical Firing Range *NEW*
Size: 5 Lanes, 50 Yards

DOWNERS GROVE, IL
Civic Center *NEW*
Size: 21-ft Wide, 5 Lanes, 25 Yards

ELMHURST POLICE DEPARTMENT, IL
Tactical Firing Ranger *NEW*
Size: 30-ft Wide, 7 Lanes, 25 Yards

FLOSSMOOR POLICE DEPARTMENT, IL
Firing Range *RENOVATION STUDY*
Size: 24-ft Wide, 6 Lanes, 25 Yards

GLENDALE HEIGHTS POLICE STATION, IL
Tactical Firing Range *NEW*
Size: # Lanes, # Yards

GLENVIEW POLICE DEPARTMENT, IL
Tactical Firing Range *NEW*
Size: 42-ft Wide, 10 Lanes, 25 Yards

HOFFMAN ESTATES POLICE, IL
Tactical Firing Range *NEW*
Size: 30-ft Wide, 25 Yards

KENOSHA JOINT SERVICES (KENOSHA COUNTY SHERIFF AND KENOSHA POLICE), WI
Tactical Firing Range *RENOVATION*
Size: 5 Lanes, 25 Yards

LIBERTYVILLE POLICE DEPARTMENT, IL
Tactical Firing Range *NEW*
Size: 22-ft Wide, 4 Lanes, 25 Yards

LINCOLNWOOD POLICE DEPARTMENT, IL
Firing Range *RENOVATION*
Size: 3 Lanes, 25 Yards

MCHENRY COUNTY SHERIFF'S OFFICE, IL
Tactical Firing Range
Size: 42-ft Wide, 10 Lanes, 50 Yards

MENOMONEE FALLS POLICE DEPARTMENT, WI
Tactical Firing Range *STUDY*
Size: 6 Lanes, 25 Yards

MECKLENBURG COUNTY SHERIFF'S OFFICE, NC
Firing Range *RENOVATIONS*
Size: 6 Lanes Tactical Range;
6 Lanes Static Position Range

MOUNT PROSPECT POLICE STATION, IL
Tactical Firing Range *NEW*
Size: 36-ft Wide, 25 Yards

MUNDELEIN POLICE STATION, IL
Tactical Firing Range *NEW*
Size: 20-ft Wide, 5 Lanes, 25 Yards

PALATINE POLICE STATION, IL
Tactical Firing Range *NEW*
Size: 27-ft Wide, 6 Lanes, 25 Yards

ROANOKE POLICE STATION, TX
Tactical Firing Range *NEW*
Size: 32-ft Wide, 7 Lanes, 50 Yards

SKOKIE POLICE STATION, IL
Tactical Firing Range & Simulator Room *NEW*
Size: 31-ft Wide, 7 Lanes, 25 Yards

ST. CHARLES COUNTY POLICE DEPARTMENT, MO
Firing Range *EXPANSION*
Size: 20 Lanes, 50 Yards

STREAMWOOD POLICE, IL
Tactical Firing Range *NEW*
Size: 30-ft Wide, 6 Lanes, 25 Yards

TINLEY PARK POLICE, IL
Range & Sallyport *STUDY*
Firing Range *RENOVATION*
Size: 19-ft Wide, 5 Lanes, 25 Yards

CITY OF TEMPLE, TX
Police Tactical Training Range *NEW*
Size: 46-ft Wide, 10 Lanes, 50 Yards

VERNON HILLS POLICE DEPARTMENT, IL
Tactical Firing Range *NEW*
Size: 28-ft Wide, 6 Lanes, 25 Yards

WHEATON POLICE DEPARTMENT, IL
Range *RENOVATION*
Size: 20-ft Wide, 5 Lanes, 25 Yards

WILMETTE POLICE DEPARTMENT, IL
Tactical Firing Range *NEW*
Size: 28-ft Wide, 6 Lanes, 25 Yards

FEDERAL PROJECTS

OFFUTT AIR FORCE BASE, NE
Security Campus with Indoor & Outdoor Ranges *NEW*
Size: 28 Lanes, 25 Yards





Village Invests in the Future with Purpose-Built Facility

CLIENT
Village of Caledonia

SIZE
58,640 sf

COMPLETED
04/2024

PROJECT COST
$24M (e) $22M (a)

DELIVERY METHOD
CMaR

PROJECT TYPE
Space Needs Analysis
New

KEY TEAM MEMBERS
A. Mayo
R. Porter
R. Lee

REFERENCE
Mr. Christopher Botsch
Chief of Police
262.835.4423
cbotsch@caledonia-wi.gov

PUBLIC SAFETY BUILDING

An outmoded, crowded police facility compelled the need for Caledonia's new Public Safety Building that houses the combined headquarters for the police and fire departments in a centralized location adjacent to the Village Hall.

A 2021 space needs analysis conducted by FGMA and guided by input from Village personnel and the police and fire departments was a critical foundation in the planning process. The project broke ground in September 2022.

The Police and Fire Departments now occupy distinct, secure facilities. Police have dedicated staff headquarters, training spaces, public community space, forensics areas, evidence areas and interview and processing vestibules. Space is allocated for armory storage and weapons maintenance. Fire has three double-deep apparatus bays with bay support spaces for gear, hose drying racks and SCBA equipment, as well as living quarters. Both share fitness facilities.





Christopher Botsch

Chief of Police (Caledonia Police Department)

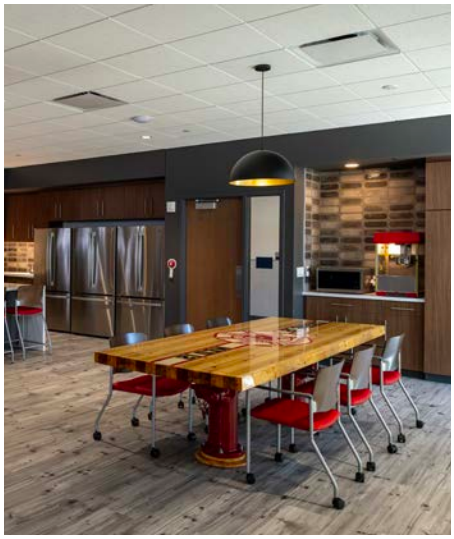
"FGMA has been absolutely amazing to work with. We originally started with them for a space needs analysis and ended up hiring them as the architect for the entire project. They have a tremendous understanding of police and fire facilities and how to design them to meet the needs of modern professional police and fire services."



Jeff Henningfeld

Retired Fire Chief (Caledonia Fire Department)

"The FGMA team has been instrumental in making this project a success and, thus far, has exceeded all expectations. They took the time to truly understand our needs and design a facility that will serve the community well into the future. I cannot stress enough that it has been a great experience due to this team."







State-of-the-Art Facility to Meet Growing Needs

CLIENT
City of Fitchburg

SIZE
64,384 sf

COMPLETED
2027 (e)

PROJECT COST
$40M (e)

DELIVERY METHOD
Construction Manager as Agent with Single Prime General

PROJECT TYPE
New

KEY TEAM MEMBERS
B. Wright
B. Kropp
A. Mayo
R. Porter
C. Kamholz

REFERENCE
Mr. Alfonso Morales
Chief of Police
608.270.4351
alfonso.morales@fitchburgwi.gov

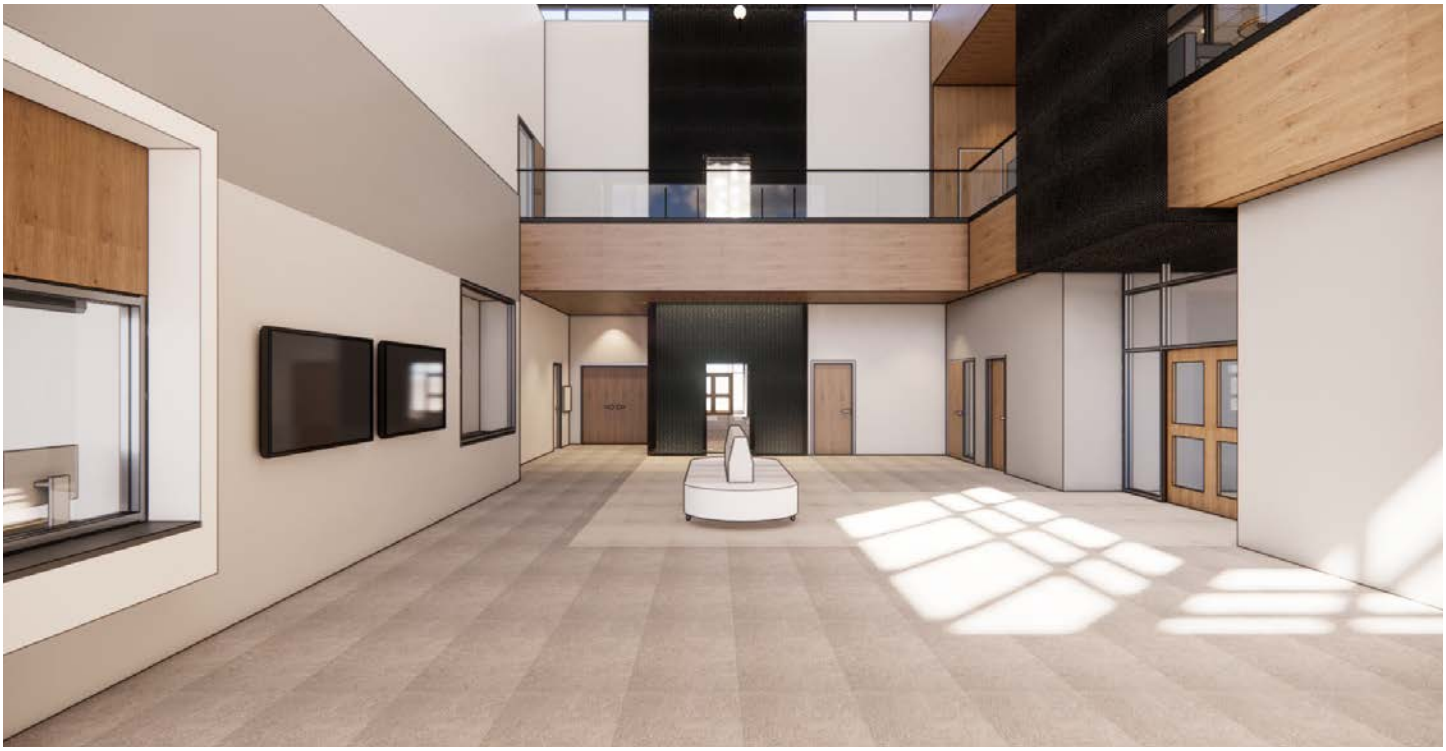
FITCHBURG POLICE SERVICES FACILITY

Fitchburg City Hall has reached its capacity to house new personnel and meet the evolving needs of the police department. As a result, the City is in the process of designing a new two-story, ground-up facility to provide suitable space for its growing department.

The 64,384 sf Police Services Facility is specifically designed to house police operations, featuring dedicated areas for booking/processing, evidence storage and a multi-purpose room. The new building will meet accreditation standards, creating a safer environment for employees and citizens.

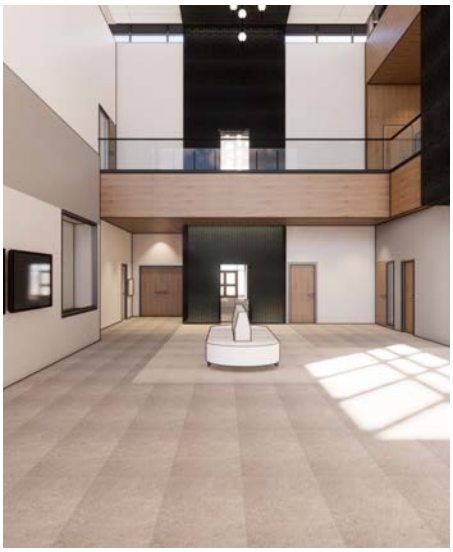
This community-focused facility prioritizes accessibility and includes versatile spaces suitable for hosting departmental and community events. It will also aid in the recruiting and retention of personnel by focusing on wellness.

The project reflects the City's role as a steward of public resources to achieve financial, environmental and neighborhood sustainability and supports the City's commitment to preserving the environment through sustainable design and energy conservation.




RECORDS







A New Era of Policing Begins with a Purpose-Built Civic Anchor

CLIENT
City of St. Charles

SIZE
56,021 sf

COMPLETED
04/2020

PROJECT COST
$23.1M (e) $22M (a)

DELIVERY METHOD
Construction Manager-at-Risk

PROJECT TYPE
New

KEY TEAM MEMBERS
R. Porter
R. Lee

REFERENCE
Mr. James Keegan
Chief of Police
2 East Main Street
St. Charles, Illinois 60174
630.377.4435
jkeegan@stcharlesil.gov

ST. CHARLES POLICE STATION

An abandoned shopping center was razed to build a new home for the St. Charles Police Department. Salvaged metal and bricks are included in the centrally located facility which also features limestone and painted concrete. The station is designed to welcome the community, support 21st century policing and be ready for future needs.

A COMMUNITY PLACE The public entrance includes a lobby, reception counter and multi-purpose room that seats 60 for training activities and community meetings.

Throughout the building, murals and historic photos evoke past eras of policing and stages of St. Charles development.

TO PROTECT & SERVE Offices, open space work areas, conference and interview rooms provide ample space for Investigations and Patrol teams. Each team's space is designed to facilitate efficient work flow and communication. For example, Patrol staff work in an area with a roll call room, space for writing reports and easy access to equipment and weapon storage.

The Evidence area has an up-to-date forensics lab with equipment for fingerprint analysis and biological evidence, high-density storage racks and a garage for confiscated vehicles.



A drive-through sally port is a key feature of the Detention area which also includes five cells and interview rooms. A squad car garage for 30 vehicles ensures that officers can respond immediately regardless of weather conditions and that the cars will have a longer life.

The second floor of the station features office space for Police administration; conference rooms and classrooms; a small kitchen and dining area; locker rooms and a fitness area that is also used by City staff.

FUTURE READY & SUSTAINABLE The St. Charles Police Department is designed to meet the community's needs for 50 years with flexibly-designed spaces that can be easily adapted for future usage. The 6.5-acre site allows room for building additions if needed.

Portions of the station serve as a storm shelter when needed with redundant mechanical and electrical systems. A stormwater detention system helps mitigate community flooding issues.





> The City of St. Charles, our residents and staff have a modern, efficient and 21st century police facility that the entire community will use and benefit from for generations to come.
>
> **James Keegan**
> **St. Charles Chief of Police**



Elevating Officer Safety Through Comprehensive Range Renovation

CLIENT
Kenosha City / County Joint Services

SIZE
3,950 sf Shooting Range
6,930 sf Evidence

COMPLETED
06/2019 Shooting Range
05/2020 Evidence

PROJECT COST
$1.4M (e) $1.4M (a)
Shooting Range

$1.2M (e) $1.1M (a)
Evidence

DELIVERY METHOD
Design-Bid-Build

PROJECT TYPE
Renovation

KEY TEAM MEMBERS
B. Wright
A. Mayo
R. Lee

REFERENCE
Mr. Joshua Nielsen
Director
262.605.5007
jnielsen@kenoshajs.org

JOINT SERVICES SHOOTING RANGE

Creativity and problem-solving fueled FGMA's design of a new Shooting Range and Evidence Storage facility for Kenosha Joint Services, the agency managing the Sheriff and Police Departments facilities.

SHOOTING RANGE RENOVATION The gut renovation of Kenosha's outmoded range yielded a state-of-art, flexible facility that supports tactical firearms training including shooting drills, scenario training and other activities. Extensive use of sound baffles minimizes the noise impact of the shooting range on people working in adjacent areas.

Kenosha's new shooting range includes an enclosed room for the Range Master, as well as a firearms cleaning room with stainless steel counter tops and separate individual storage areas for each department's personnel. The range is secured by a heavily armored door that interlocks with the HVAC system protocols.

Designers implemented a phased construction plan so that law enforcement personnel could continue training throughout the building process.

HIGH DENSITY EVIDENCE STORAGE Following the successful completion of Kenosha's shooting range, FGMA began work on transforming the Evidence Storage facility, which was over-crowded and outmoded, slowing the efficiency of high-volume evidence management.

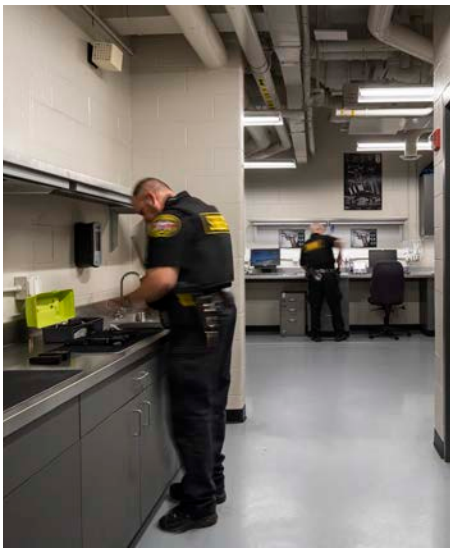


Designers installed 3 types of high density storage systems. One is fully motorized, with carriages of shelving that can be collapsed and reopened with ease. A second system is mechanical with rolling carriages, including the reuse of the District Attorney's unused high density storage system; the third features static shelving for over-sized and bulky evidence. Kenosha's new Evidence Storage includes a self-contained Refrigerator/Freezer with redundant cooling to ensure materials are maintained at accreditation-level standards.

Today, Kenosha has significantly improved the intake, processing, and storage of critical evidence which is held in one location organized both by its type ("guns, drugs, money") and organizing evidence in case order.

Throughout the renovation (including new mechanical, lighting, and plumbing), designers worked closely with Kenosha's Project Manager and the Construction Manager to securely store evidence in temporary







A Civic-Focused Police Headquarters Designed for the Next 50 Years

CLIENT
Mount Prospect PD

SIZE
89,869 sf

COMPLETED
05/2020

PROJECT COST
$21.9M (e) $21.8M (a)

DELIVERY METHOD
CMaR

PROJECT TYPE
New

KEY TEAM MEMBERS
R. Lee
R. Porter

REFERENCE
Mr. Mike Eterno
Chief of Police
847.818.5248
meterno@mountprospect.org

POLICE HEADQUARTERS & RANGE

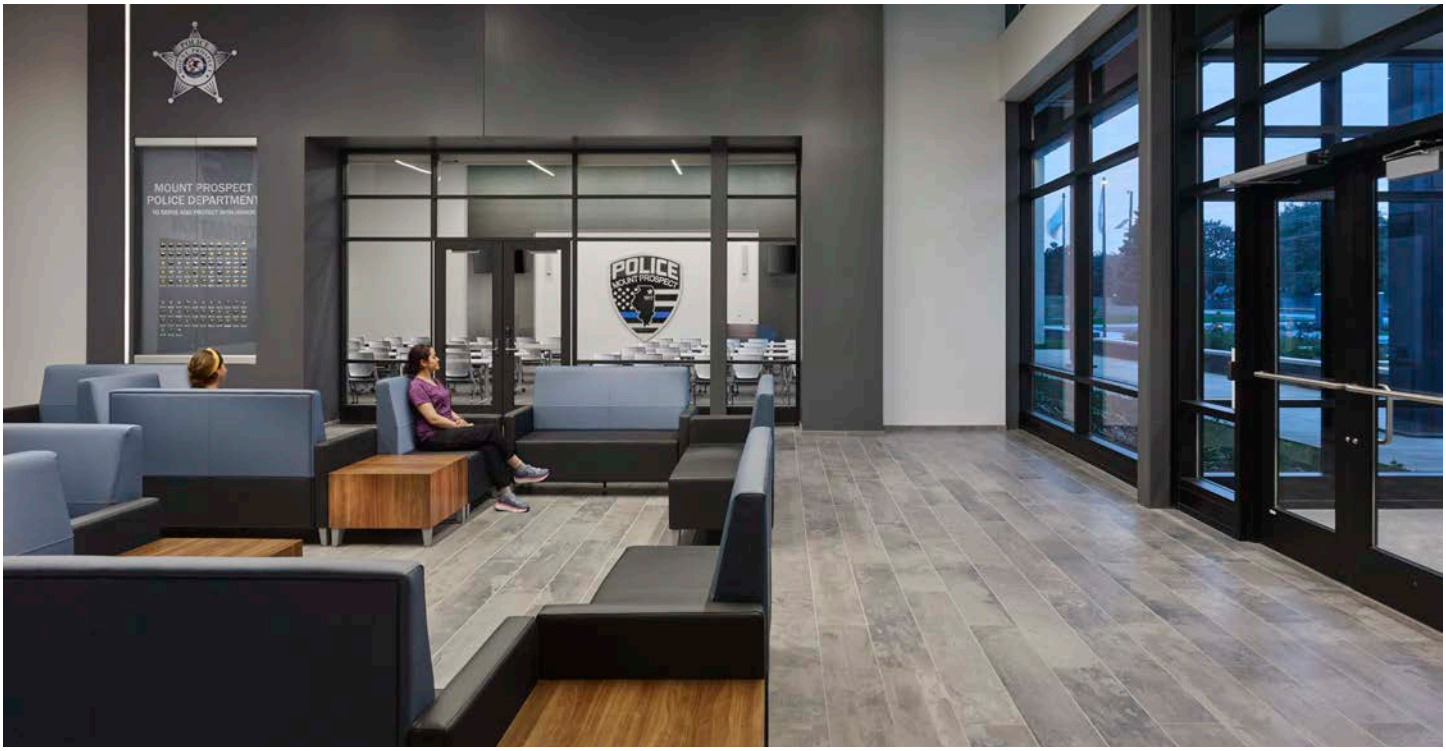
In 2020, the Village of Mount Prospect will celebrate the opening of a new Police Headquarters in an FGMA-designed adaptive reuse of a vacant warehouse. The Headquarters occupies a 5.5-acre site inside a business park and adjacent to a major community thoroughfare.

Construction of the new police station followed a 2017 FGMA Space Needs Analysis of the existing police and fire department headquarters which were in an over-crowded combined facility. The new Police Headquarters is designed to serve the Village's needs for the next 50 years with features such as flexible space for new technology needs and easily accessible wiring raceways.

TRANSFORMING A BUILDING A warehouse with an abundance of high-volume space and open ceilings lends itself well to adaptive reuse for a public safety building.

The front facade of the former warehouse has been radically altered. It now features a striking civic pavilion at the main entrance that adds depth to the building exterior as well as shelter from weather. The glassy facade allows natural light to flow into the building lobby and multi-purpose room.

Portions of the existing structure were removed to create space for the public entrance and plaza as well as public parking in the front and side area of the building. A fenced-in parking lot with secure access serves staff with police vehicles housed in an enclosed garage.



The interior of the Mount Prospect Police Headquarters includes welcoming space for visitors and the public as well as secure facilities for police operations.

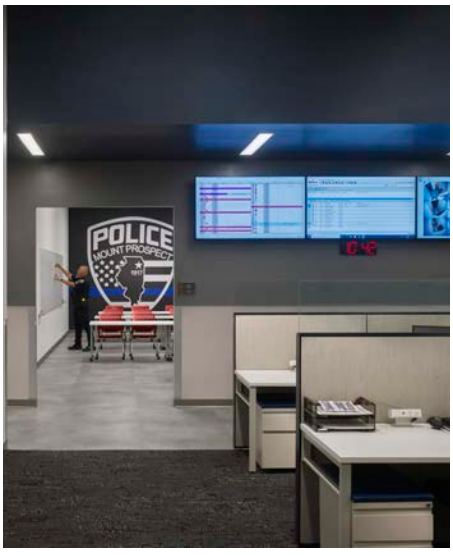
The lobby features separate reception and records counters and a glass-walled multi-purpose room that will be used for police trainings as well as community meetings. Interview rooms for citizen reports are also located off the lobby area.

SUPPORT FOR MODERN POLICING Mount Prospect's Police Headquarters is designed to support 21st century policing in a safe, secure environment that provides the equipment, space and technology needed to serve the community.

STATE-OF-ART FIRING RANGE Firearms training for Police personnel is well supported by a fully-equipped 35' wide x 25 yard long firing range. The range supports dynamic tactical training and allows vehicles to be used in the range for exercises. The range is equipped with a rubber berm bullet trap, combat walls as well as ballistic ceiling baffles. The range also features robust sound attenuation.

This range is air-conditioned which ensures a comfortable environment for year-round training. Adjacent armory and weapons maintenance rooms provides space for maintaining firearms and securely storing/ weapons and ammunition.







Space Needs Analysis Determines Path Forward

CLIENT
Village of Slinger

SIZE
25,400 sf

COMPLETED
4/2022 (Study)
Spring 2026 (e)

PROJECT COST
N/A (Study)
$16.6M (e) TBD (a) New

DELIVERY METHOD
Study
General Contractor
Project Type

SPACE NEEDS ANALYSIS
New

KEY TEAM MEMBERS
B. Wright
B. Kropp
A. Mayo
L. Gruener
L. Everett

REFERENCE
Mr. Jim Haggerty
Village Engineer & Director of Public Works
262.644.5265 x 135
jhaggerty@vi.slinger.wi.gov

SPACE NEEDS ANALYSIS

In 2022, FGMA was retained by the Village of Slinger to lead a comprehensive Space Needs Analysis to analyze the space needs of their Police Department, Library, and the departments housed in their Village Hall to determine the best path forward with municipal facility additions, renovations, and/or new facilities.

The Village explored options of combined facilities (Village Hall and Police, or Village Hall and Library). The study evaluated the feasibility of locating new and/or renovated facilities on several available sites. As part of the process, FGMA reviewed their 2016 Facilities Needs Analysis.

- The complete scope of services included:
- Programming & Space Needs Assessment Services for all 3 facilities
- Preliminary Plan Diagram Services
- Conceptual Budgeting Services
- Development of a summary report that will detail the methodology, findings, and recommendations

The project is currently in Construction and is set to be complete in Spring of 2026.



Enhancing Officer Readiness Through Purpose-Built Training Spaces

CLIENT
City of Neenah

SIZE
10,000 sf

COMPLETED
04/2024

PROJECT COST
$5.6M (e) $5.9M (a)

DELIVERY METHOD
CMaR

PROJECT TYPE
Addition/Renovation

KEY TEAM MEMBERS
B. Wright
A. Mayo
R. Porter

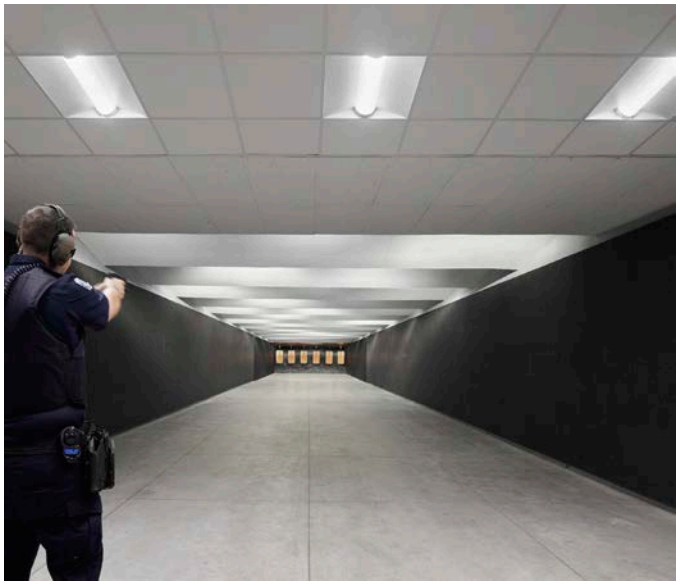
REFERENCE
Mr. Aaron Olson
Police Chief
920.886.6013
aolson@ci.neenah.wi.us

POLICE DEPARTMENT EXPANSION

The Neenah Police Department has long served the community from its facility on Marathon Avenue. As the department's needs have grown over time, the City of Neenah partnered with FGMA to plan and design an addition that would provide dedicated space for officer training while also enhancing the functionality of the existing building.

The result is a new addition of 10,000 sf training center located adjacent to the current police station. This state-of-the-art facility includes a firing range, gym, defense tactics room and a flexible classroom space—allowing for a wide variety of training scenarios to take place on site. The addition addresses the department's longstanding need for specialized training environments and supports a broader goal of improving officer readiness and community safety.

In addition to expanding training capabilities, the project also improves the use of space within the existing police station. The new building frees up approximately 800 sf of interior space that can now be repurposed for administrative and operational needs, providing greater flexibility for the department's day-to-day functions.



CITY OF BELLA VISTA
Public Safety Facility

Location
Bella Vista, Arkansas

Project Cost
$16.3M (e) $16.5M (a)

Size
46,374 sf
5 Lanes, 50 Yards

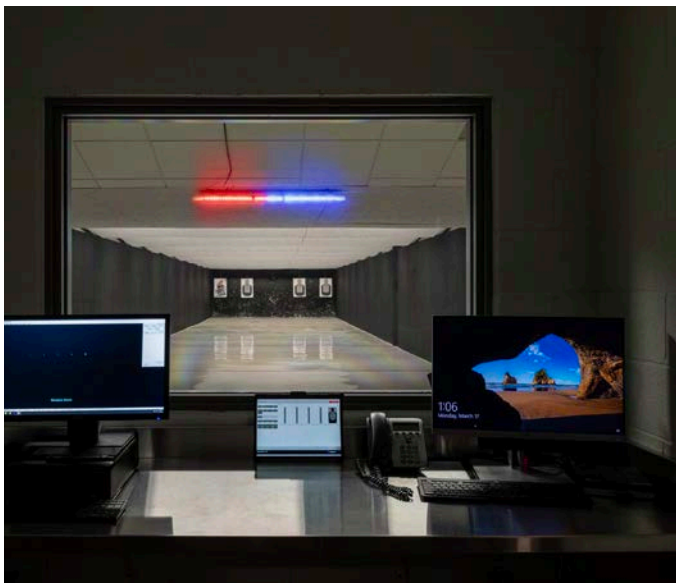
Client Reference
Mr. James Graves
Police Chief
479.855.3771
jgraves@bellavistaar.gov

RELEVANT PROGRAM ELEMENTS

Indoor 50-yard, 5-lane firing range

Acoustic control, including baffles, minimizes the noise impact

Enclosed room for the Range Master



VILLAGE OF DOWNERS GROVE
New Civic Center for Police, Village Hall & School Admin

Location
Downers Grove, Illinois

Project Cost
$60M (e) $1.4M (a)

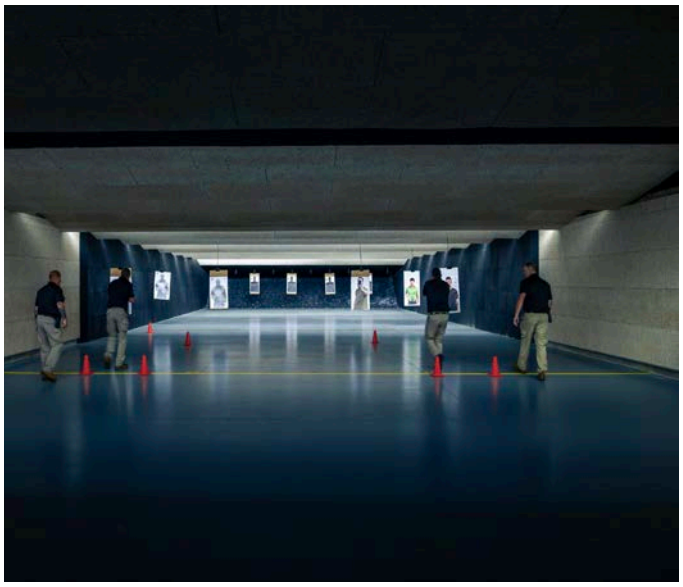
Size
80,000 sf
21-ft Wide, 5 Lanes, 25 Yards

Client Reference
Mr. Mike Baker
Deputy Village Manager
630.434.6877
mbaker@downers.us

RELEVANT PROGRAM ELEMENTS

Enclosed room for the Range Master

Centrally located amenity and training spaces for building employees, community groups and outside agencies.



McHENRY COUNTY TRAINING FACILITY
Joint Firing Range

Location
McHenry, Illinois

Project Cost
$6.23M (e)

Size
12,000 sf
42-ft Wide, 10 Lanes, 50 Yards

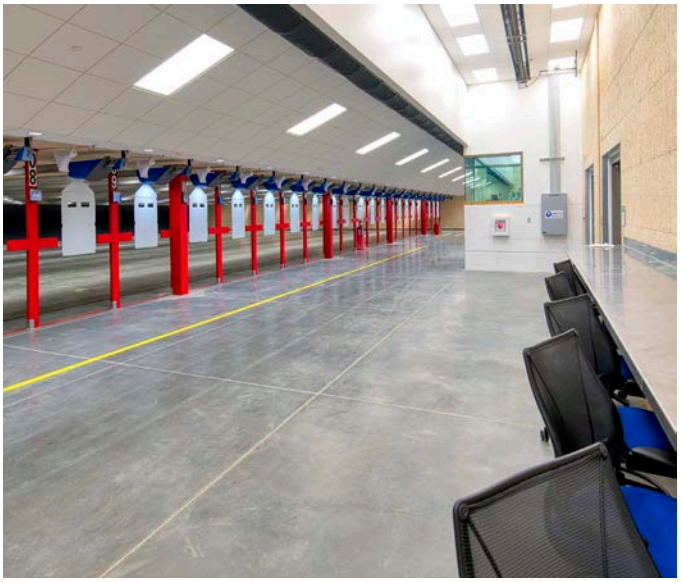
Client Reference
Mr. Robb Tadelman
McHenry County Sheriff
815.338.2144
ratadelman@mchenrycountyil.gov

RELEVANT PROGRAM ELEMENTS

25-yard static and tactical ranges

Virtual reality training room & operations control center

Combined combat arms training facility, military working dog facility and mobility / logistics storage area



USACE OFFUTT AFB SECURITY FORCES CAMPUS

Location
Omaha, Nebraska

Project Cost
$50M (e)

Size
114,700 sf +/-
28 Lanes, 25 Yards

CLIENT REFERENCE
Mr. Brad Linman
Senior Design Phase Manager, DBIA
Federal Contracting, Mortenson
763.287.5888
brad.linman@mortenson

RELEVANT PROGRAM ELEMENTS

- 25-yard static and tactical ranges
- Virtual reality training room & operations control center
- Combined combat arms training facility, military working dog facility and mobility / logistics storage area



CITY OF ROANOKE, TEXAS

Police Department, Municipal Facility

Location
Roanoke, Texas

Project Cost
$39M (e)

Size
58,400 (e)
32-ft Wide, 7 Lanes, 50 Yards

Client Reference
Mr. Jeriahme Miller
Assistant City Manager
(also Former Police Chief)
817.491.2411
jmiller@roanoketexas.com

RELEVANT PROGRAM ELEMENTS

- Shooting range building
- Police main building and support building



BENSENVILLE POLICE DEPARTMENT

Range, Police & Emergency Management HQ

Location
Bensenville, Illinois

Project Cost
$12.1M (e) $13.4M (a)

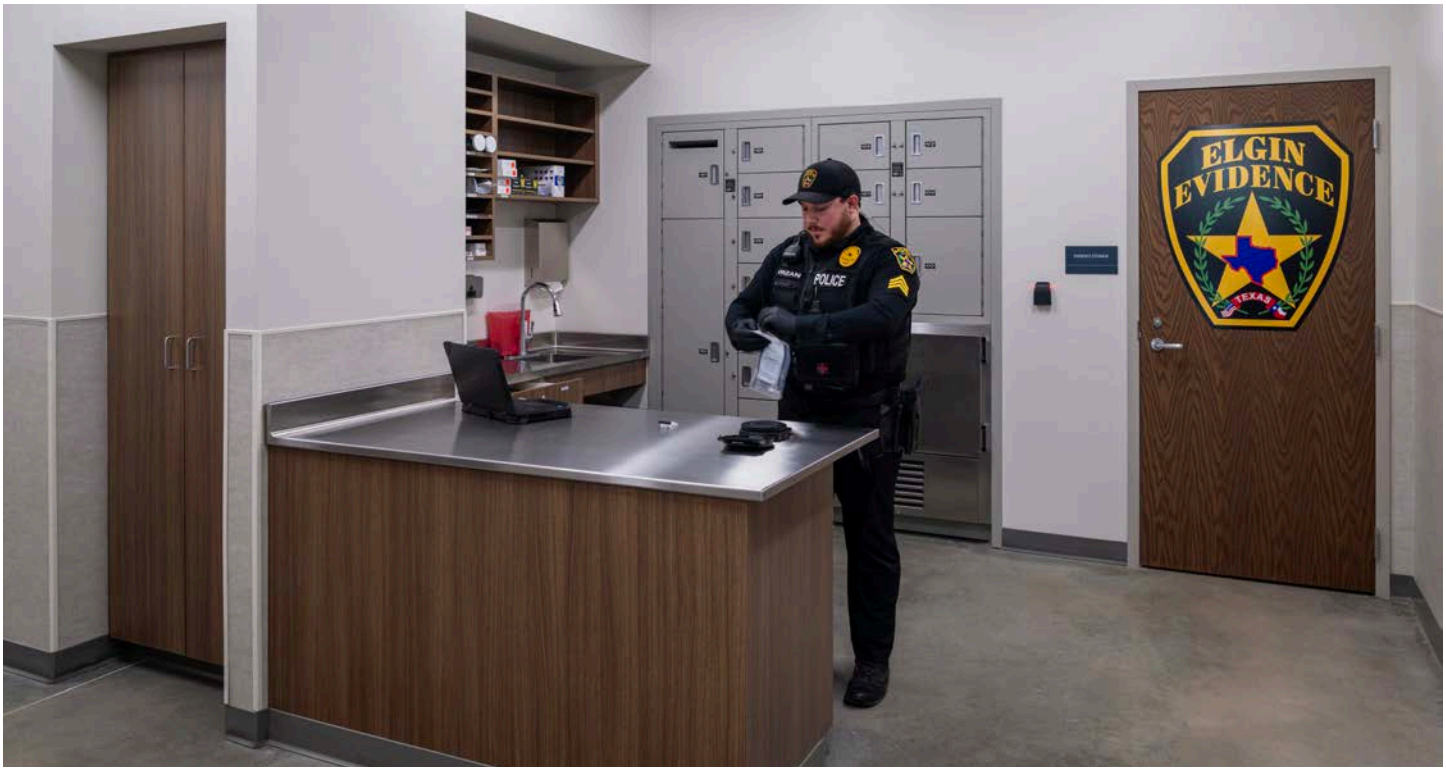
Size
45,697 sf
28-ft Wide, 25 Yards

Client Reference
Mr. Mark Rysavy
Deputy Director Building and Inspection Services
(now at Village of Schaumburg)
630.329.6299
mrysavy@schaumburg.com

RELEVANT PROGRAM ELEMENTS

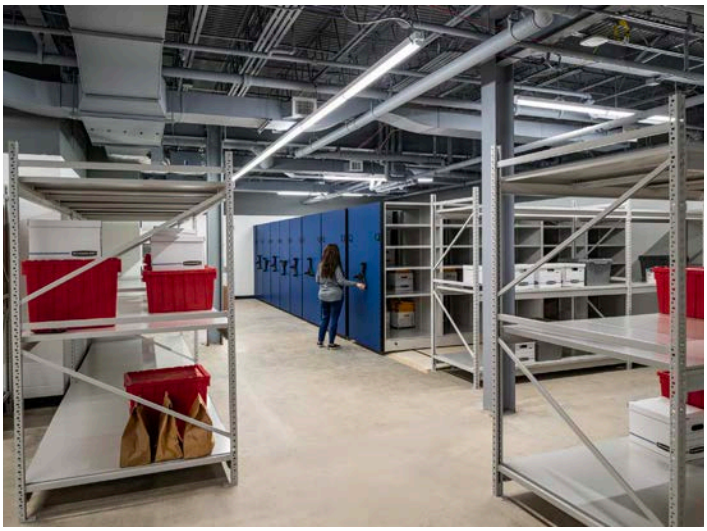
- Shooting range building
- Police main building and support building
- Courts program dedicated spaces

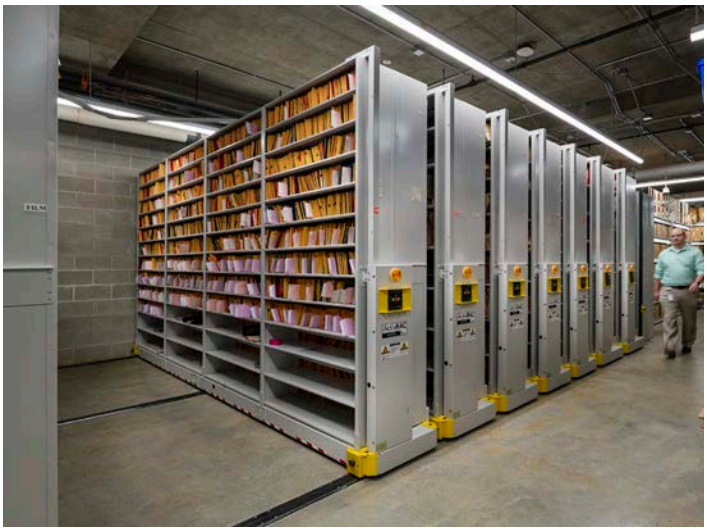
POLICE EVIDENCE PROCESSING & STORAGE



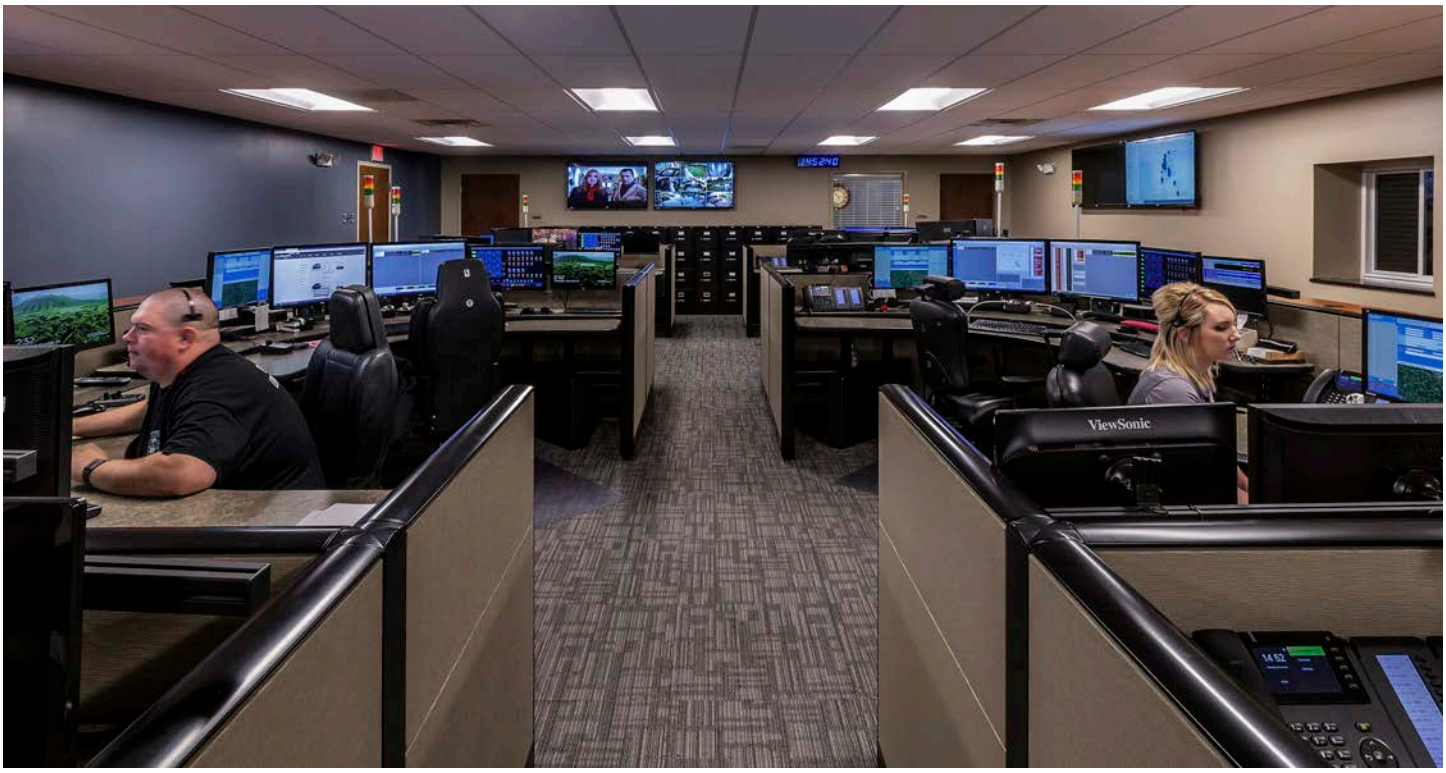






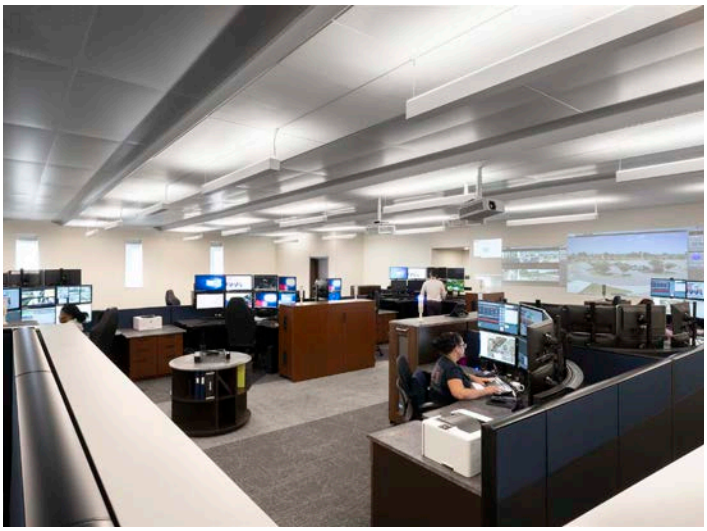


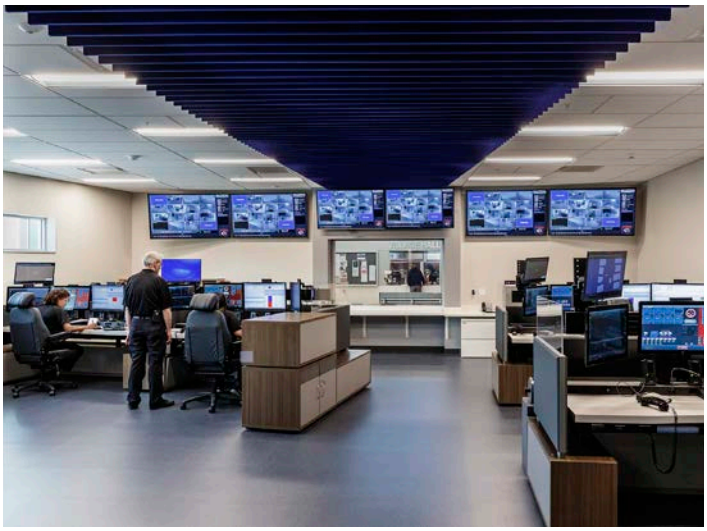
911 CALL CENTER



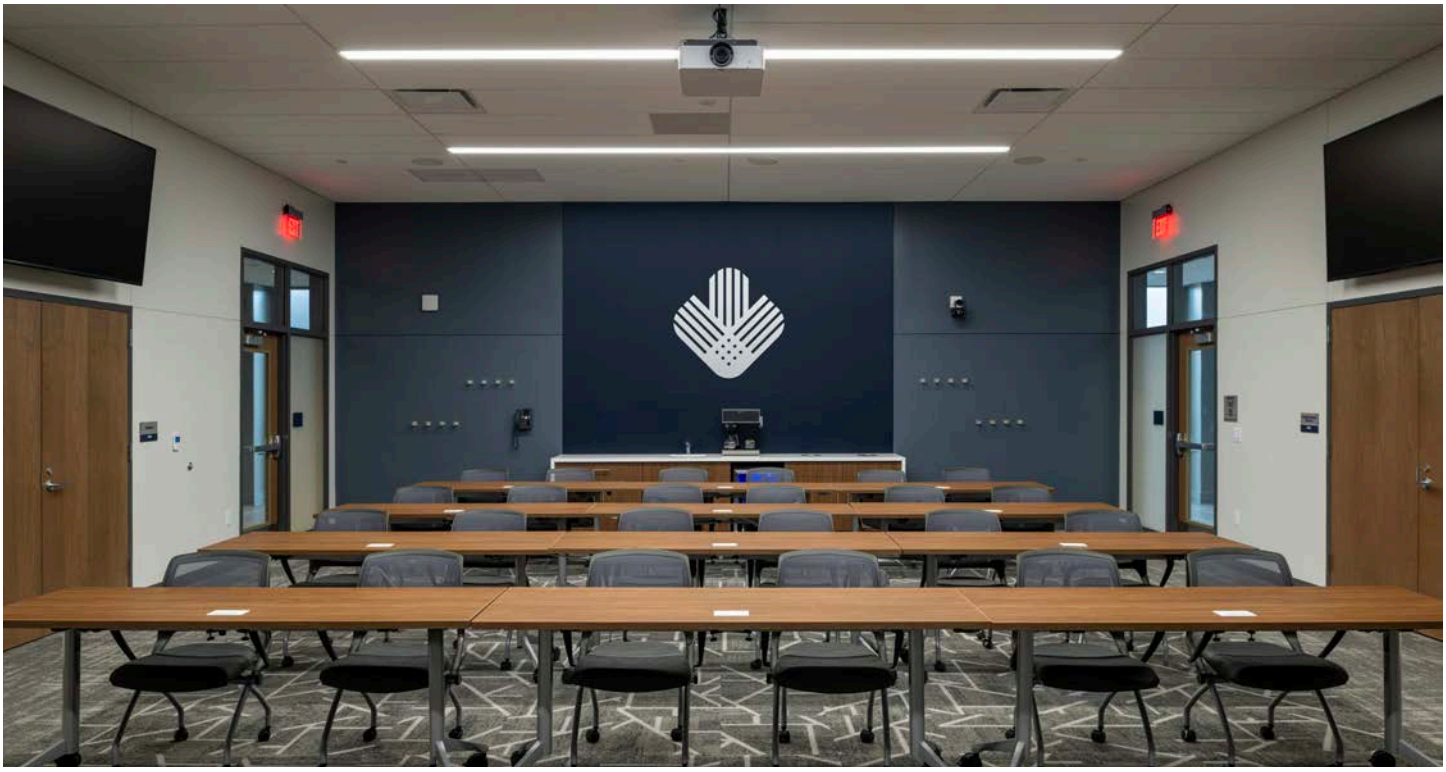








TRAINING/MEETING ROOMS



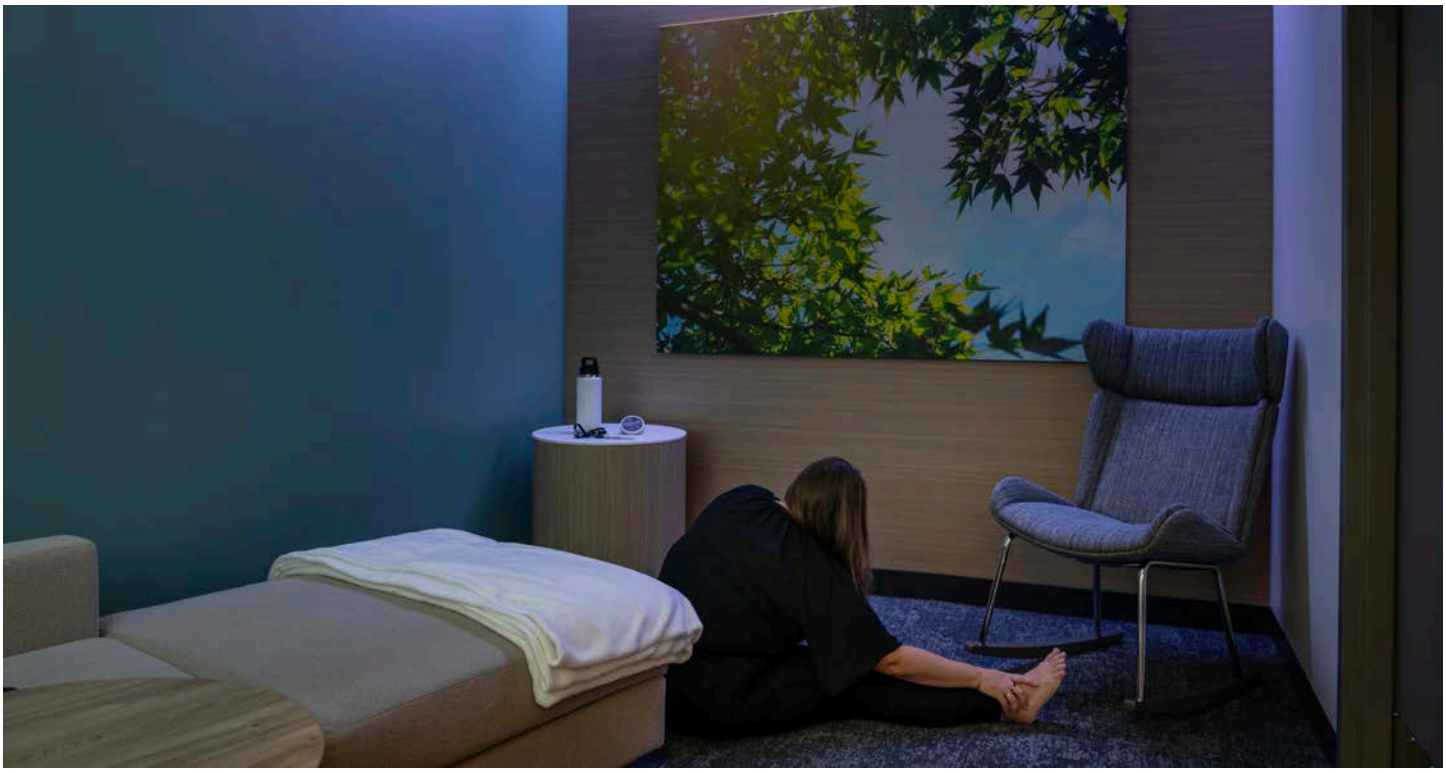








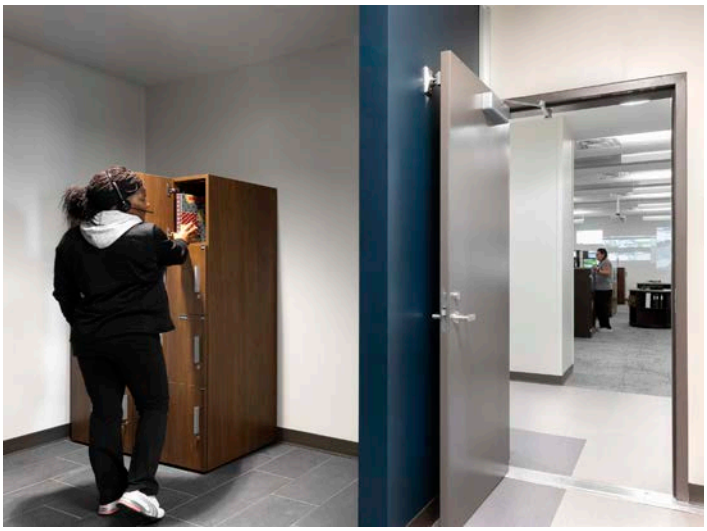
WORKOUT/WELLNESS AREAS/LOCKER ROOMS



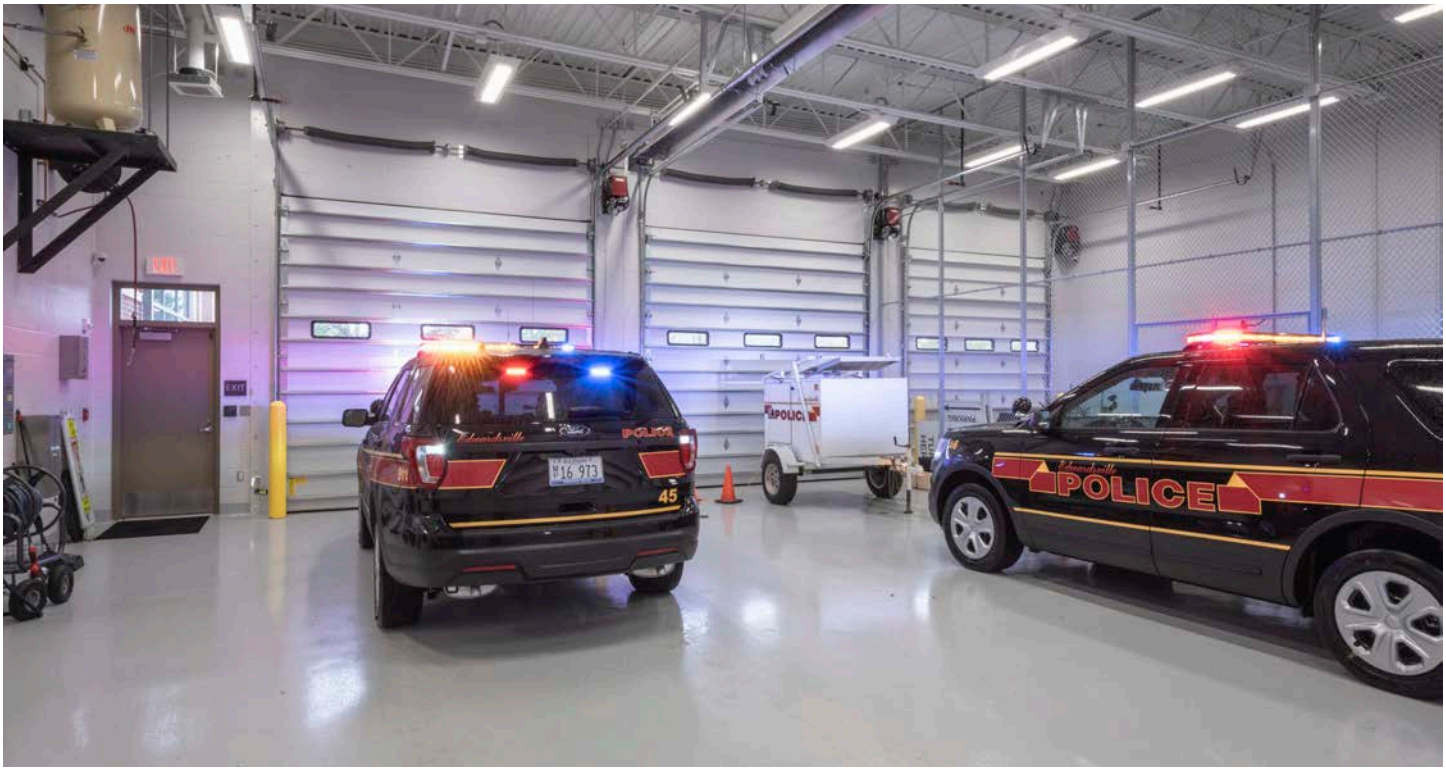








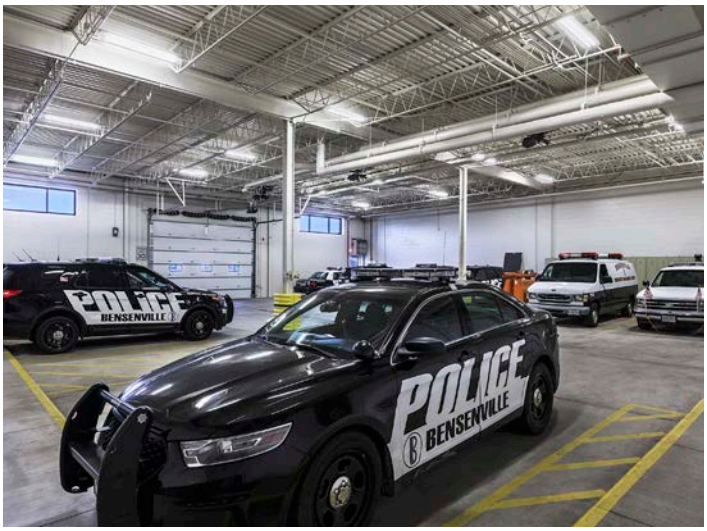
VEHICLE/EQUIPMENT STORAGE





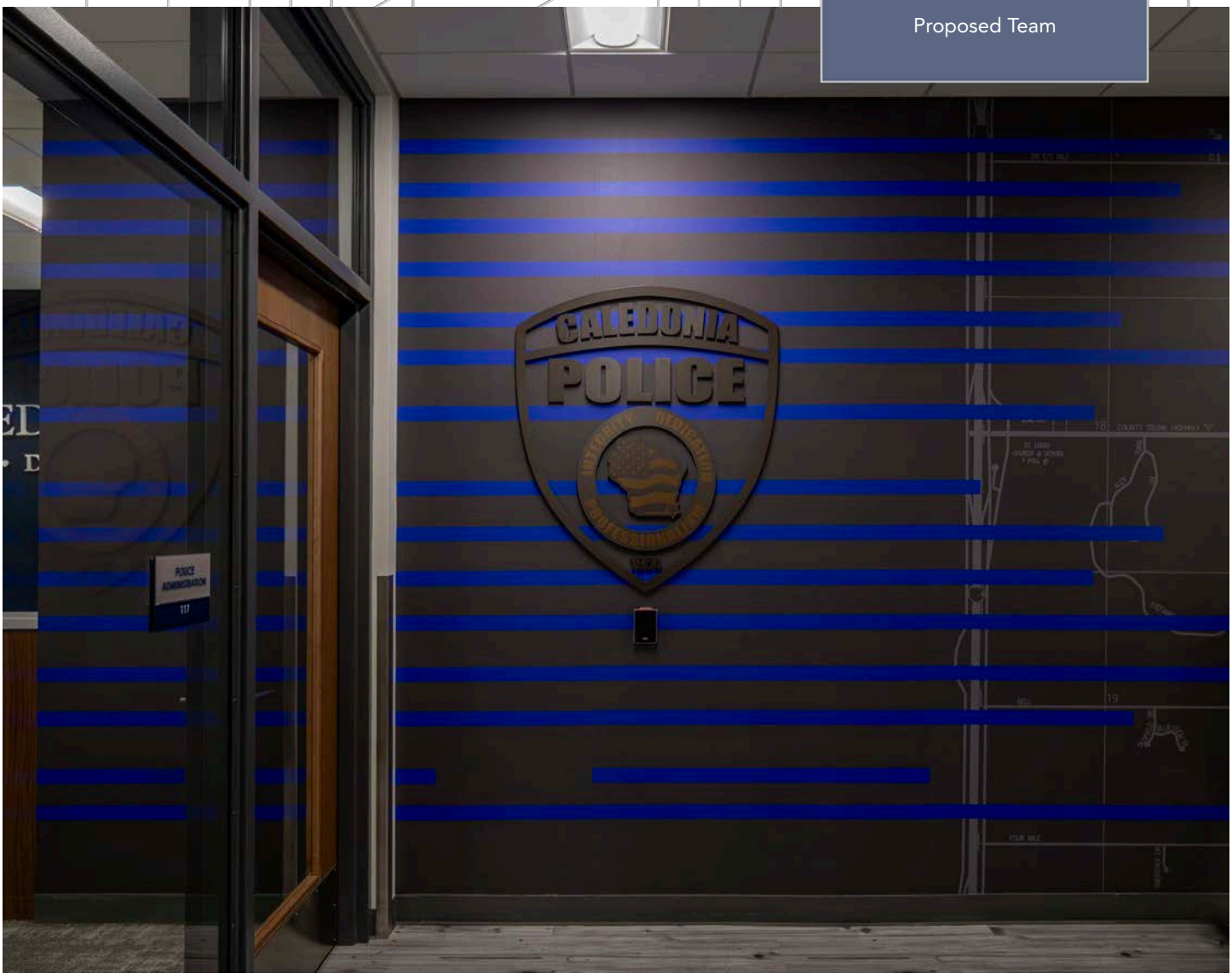






SECTION 3

Proposed Team




POLICE
MOUNT PROSPECT
INFORMATION

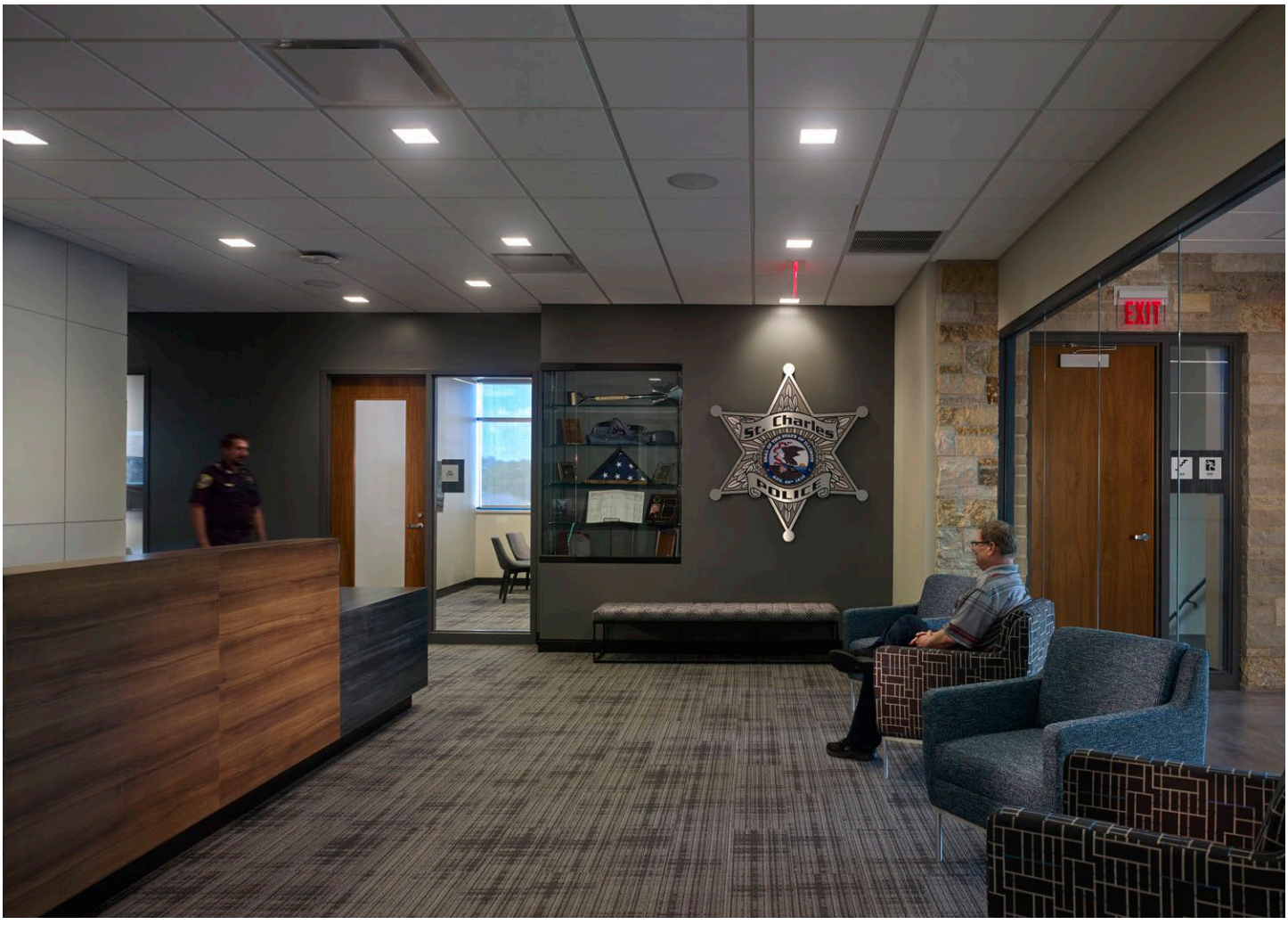
FGMA provides Germantown with a team focused on public safety design who will deliver your projects on time and on budget.

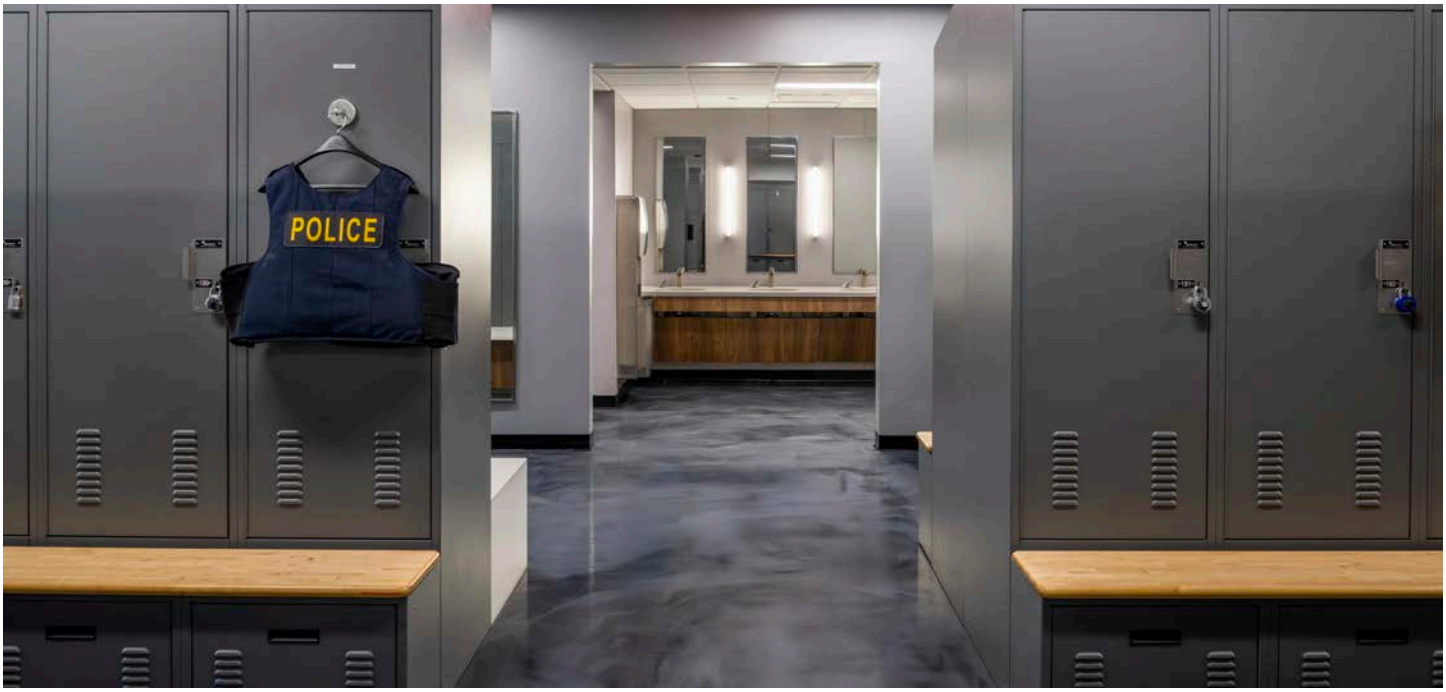
We offer you individuals with a proven record of experience who are committed to ensuring that your project will be of a highly distinctive quality.

FGMA has developed a Principal-led team dedicated to Germantown. We anticipate that this team will work together on your project.

PROFESSIONAL STAFF

In addition to the staff proposed for this project, FGMA offers the full resources of the firm. Our team of professionals is available to support your project.





ORGANIZATION CHART

Village of Germantown

Village of Germantown

Germantown Police Department

PRINCIPAL-IN-CHARGE
Brian Wright, AIA, LEED AP

PROJECT MANAGER
Bradley Kropp, RA

PROGRAMMER/PLANNER
Andrew J. Mayo, AIA

INTERIOR DESIGNER
Raegan Porter, IIDA, LEED AP ID+C, NCIDQ

DESIGN ARCHITECT
Cory Kamholz, AIA, LEED AP, NCARB

FIRING RANGE SUBJECT MATTER EXPERT
Raymond Lee, AIA, NCARB, LEED AP

CONSULTANTS

raSmith, Inc.
Structural Engineering, Surveying, Civil Engineering, Site and Utilities, Stormwater, Landscape Architecture

Ring & DuChateau
Mechanical, Electrical, Plumbing Engineering, Fire Protection, Technology, Security Systems

FIRING RANGE DESIGN EXPERTS

Firing Range Design is by FGMA's in-house expert staff. The staff listed have a collective experience of **designing over 30 ranges.**



BRIAN WRIGHT, AIA, LEED AP

Executive Vice President &
Principal/Director of Municipal & Recreation

Brian has dedicated his career to public safety, municipal, recreational and library projects. His expertise and knowledge of the trends and best practices in these building types provides a starting point for the programming and planning process. When combined with his client's specific goals and objectives, Brian is able to bring a unique and successful design solution to each project.

EDUCATION
M of Architecture
University of Illinois Chicago

BS in Architectural Studies
University of Illinois Chicago

LICENSES & CERTIFICATIONS
Registered Architect
Wisconsin
Illinois
Missouri
Texas

MEMBERSHIPS
American Institute of Architects

Wisconsin Chiefs of Police Association

Wisconsin State Fire Chiefs Association

Wisconsin City/County Managers Association

U.S. Green Building Council

International Association of Chiefs of Police

PROJECT ROLE

Principal-in-Charge

EXPERIENCE

KENOSHA JOINT SERVICES, WI
Shooting Range *RENOVATION*
Evidence *RENOVATION*

CITY OF FITCHBURG, WI
Police Services Facility *NEW*

NEENAH POLICE DEPARTMENT, WI
Police Training Center *ADDITION*

VILLAGE OF SLINGER, WI
Library, City Hall, Police Station *STUDY*
Police Station *NEW*

VILLAGE OF MENOMONEE FALLS, WI
Police Station Pre-Design *STUDY*
Public Safety Training Facility *STUDY*

CITY OF GLENDALE, WI
Police Department *RENOVATION*

VILLAGE OF SHOREWOOD, WI
Public Works Police Station, City Hall *STUDY*
Police Station *NEW*

CITY OF MEQUON, WI
Police Station & Fire Department
SPACE NEEDS STUDY

CITY OF CEDARBURG, WI
Public Safety Building *SPACE NEEDS STUDY*

CITY OF STOUGHTON, WI
Public Safety Building *SPACE NEEDS STUDY*

CITY OF MONONA, WI
Public Safety Building
(Police, Fire, City Hall) *FEASIBILITY STUDY*

CITY OF RACINE, WI
Public Safety Building (PD/FD)
SPACE NEEDS STUDY

VILLAGE OF CARY, IL
Village Hall & Police *STUDY*

CITY OF EDWARDSVILLE, IL
Public Safety Facility (PD/FD)
SPACE NEEDS STUDY
Public Safety Facility (PD/FD) *NEW*

TOWN OF LEDGEVIEW, WI
Town Hall & Fire Station No. 1
FEASIBILITY STUDY
Town Hall & Fire Station No. 1 *RENOVATION*

ELK GROVE VILLAGE, IL
Administration & Public Safety Complex
(VH/PD/FD) *NEW & RENOVATION*
Council Chambers *RENOVATION*
Village Green *RENOVATION*

CITY OF FARMINGTON, MO
Library, City Hall, Police Station, Civic
Center, Senior Center & Aquatic Center
Feasibility *STUDY*

VILLAGE OF LAKEMOOR, IL
Village Hall/Police Station *SPACE NEEDS STUDY*
Village Hall/Police Station *NEW*

CITY OF WOODRIDGE, IL
Police/Public Works *SPACE NEEDS STUDY*

CITY OF VICTORIA, TX
Police & Municipal *SPACE NEEDS STUDY*
Police, Dispatch & Municipal Court *NEW*
Main Street Program *RENOVATION*



BRADLEY KROPP, RA

Brad will be responsible for overall coordination of the design team from the kick-off meeting to final completion. His primary responsibilities involve setting project goals, developing the design through the drawings and specifications, and coordinating the work of FGMA's consultants. He has led diverse government, civic, and community projects, delivering sustainable solutions that meet public needs. **As a Germantown resident for over 20 years, Brad brings a personal investment in the community and will ensure the project reflects local priorities and values.**

EDUCATION
BS in Architectural Studies
University of Wisconsin

LICENSES & CERTIFICATIONS
Registered Architect
Wisconsin

MEMBERSHIPS
Sponsor of Southeast Wisconsin Chapter of International Facility Management Association

AWARDS
City of Milwaukee, Mayor's Design Award, 2001

PROJECT ROLE

Project Manager

EXPERIENCE

VILLAGE OF SLINGER, WI
Police Station *NEW*

CITY OF FITCHBURG, WI
Police Services Facility *NEW*

VILLAGE OF MENOMONEE FALLS, WI
Police & Fire Training Facility *NEW*
Police Department *ADDITION & RENOVATION*

CITY OF BROOKFIELD, WI
Police Department *SPACE NEEDS STUDY/FACILITY CONDITION ASSESSMENT*

CITY OF CEDARBURG, WI
Public Safety Building *SPACE NEEDS STUDY*

CITY OF CUDAHY, WI
City Hall & Police Department *SPACE NEEDS STUDY/FACILITY CONDITION ASSESSMENT*

CITY OF GREEN BAY, WI
Police Department *SPACE NEEDS STUDY*

CITY OF STOUGHTON, WI
Public Safety Facilities *SPACE NEEDS STUDY/ FACILITY CONDITION ASSESSMENT*

VILLAGE OF SHOREWOOD HILLS, WI
Village Hall, Public Works & Police Department *FACILITY CONDITION ASSESSMENT/ STUDY*

VILLAGE OF LINCOLNWOOD, IL
Village Hall, Police Department, Fire Department, Public Works, Aquatics & Community Center Facility Improvements

VILLAGE OF BELLEVILLE, WI
Village Hall & Public Works *MASTER PLANNING STUDY*

CITY OF NEW BERLIN, WI*
Activity & Recreation Center *NEW, ADAPTIVE REUSE, EXTERIOR & INTERIOR ALTERATION*

GLENCOE GOLF CLUB, IL
Clubhouse *NEW*

RIVER FOREST PARK DISTRICT, IL
Priory Park Splashpad & Activity Center *ADDITION & RENOVATION*

EXPERIENCE IN GERMANTOWN & SURROUNDING AREA

GERMANTOWN PERFORMING ARTS PAVILION AT FIREMAN'S PARK*

COUSINS SUBS*

CROSSROAD SHOPPING CENTER PICK N SAVE & MALL REFACE*

STONECAST PRODUCTS*

TRUFFLES BAKERY*

WATERSTONE BANK*

**Project completed while with another firm.*



ANDREW MAYO, AIA

Senior Associate

With a passion for creating efficient and community-centered municipal spaces, Andrew brings his expertise as a Police Department Programmer/Planner to this project. Drawing on extensive experience in Wisconsin, he combines thoughtful planning with innovative design to guide the Master Planning of this civic campus, ensuring it meets operational needs and fosters long-term growth. Andrew will serve as the primary point of contact for the client.

EDUCATION
B of Architecture
Boston Architectural College

LICENSES & CERTIFICATIONS
Registered Architect
Wisconsin

MEMBERSHIPS
American Institute of Architects

Wisconsin City / County Managers Association

League of Wisconsin Municipalities

IACP

Wisconsin Chiefs of Police Association

Wisconsin State Fire Chiefs Association

Construction Owners Association of America

PROJECT ROLE

Programmer/Planner

EXPERIENCE

VILLAGE OF CALEDONIA, WI
Public Safety Building (Police & Fire) *STUDY*
Public Safety Building (Police & Fire) *NEW*

CITY OF FITCHBURG, WI
Police Services Facility *NEW*

VILLAGE OF SLINGER, WI
Library, City Hall, Police Station *STUDY*
Police Station *NEW*

KENOSHA JOINT SERVICES, WI
Shooting Range *RENOVATION*
Evidence *RENOVATION*

NEENAH POLICE DEPARTMENT, WI
Police Training Center *ADDITION*

CITY OF WAUWATOSA, WI
Police Department *RENOVATION*

CITY OF EAU CLAIRE, WI
Regional Training Facility *NEW*

CITY OF GREEN BAY, WI
Public Safety Facility *STUDY*

CITY OF MONONA, WI
Municipal Building (Police, Fire & City Hall) Feasibility *STUDY*

VILLAGE OF MENOMONEE FALLS, WI
Police Station Pre-Design *STUDY*
Public Safety Training Facility *STUDY*

CITY OF MEQUON, WI
Police Station & Fire Department *STUDY*

CITY OF OCONOMOWOC, WI
Public Safety Facility (Police & Municipal Court) *ADAPTIVE REUSE*

CITY OF OSHKOSH, WI
City Hall *SPACE NEEDS ANALYSIS*
Police Station
SPACE NEEDS ANALYSIS & FACILITY ASSESSMENT
Fire Training Facility *STUDY*

CITY OF ALTOONA, WI
Police, Fire, City Hall, Library, Public Works & Parks *STUDY*

CITY OF BARABOO, WI*
Police Station & City Hall *NEW*

CITY OF CEDARBURG, WI
Public Safety Building (Police & Fire) *SPACE NEEDS STUDY*

VILLAGE OF COTTAGE GROVE, WI
Village Hall, Police, Parks, EMS, Library, Public Works Facility *STUDY*

CITY OF CUDAHY, WI
City Hall & Police Department *STUDY*

VILLAGE OF SHOREWOOD HILLS, WI
Police, Village Hall, Public Works & Forestry *FACILITY CONDITION ASSESSMENT/STUDY*

**Project completed while with another firm.*



RAEGAN PORTER, IIDA, NCIDQ, LEED AP ID+C

Principal, Vice President

Raegan has a diverse background in recreation, municipal, educational and contract design. She translates her client's needs into creative, functional space plans and with skillfully selected materials brings their vision to life. Her goal for clients is to create an overall experience for the communities using her spaces.

EDUCATION
BA in Interior Architecture
Columbia College Chicago

LICENSES & CERTIFICATIONS
Registered Interior Designer
Illinois

National Council for Interior Design Qualification
Illinois

MEMBERSHIPS
International Interior Design Association

Board Member National Council for Interior Design Qualification

U.S. Green Building Council

THOUGHT LEADERSHIP
Presentation at 2019 SSD Conference

SPEAKING ENGAGEMENTS
"All You Need to Know on Materials" Session Speaker | Station Design Conference, 2022

"How to Change Culture Through Design" Session Speaker | Station Design Conference, 2022

PROJECT ROLE

Interior Designer

EXPERIENCE

VILLAGE OF CALEDONIA, WI
Public Safety Building (Police & Fire) *NEW*

CITY OF NEENAH, WI
Training Facility *ADDITION*

VILLAGE OF SLINGER, WI
Police Station *NEW*

CITY OF FITCHBURG, WI
Police Services Facility *NEW*

CITY OF ST. CHARLES, IL
Police Station *NEW*
City Hall Council Chambers & Mayor's Office *RENOVATION*

CITY OF WAUWATOSA, WI
Police Department *RENOVATION*

CITY OF OCONOMOWOC, WI
Public Safety Facility (Police Station & Municipal Court) *ADAPTIVE REUSE*

MCHENRY COUNTY, IL
Regional Training Facility *RENOVATION*
Joint Firing Range *NEW*
Village Hall & Police Station School District HQ *NEW*

VILLAGE OF MOUNT PROSPECT, IL
Police, EOC, Fire & Public Works Facilities *STUDY*
Police & Fire Department *SPACE NEEDS STUDY*

VILLAGE OF BROADVIEW, IL
Village Hall & Police Station *ADDITION & REMODELING*

VILLAGE OF CARY, IL
Village Hall & Police *NEW*

CITY OF EAST PEORIA, IL
Police Station *NEW*

VILLAGE OF ADDISON, IL
911 Communication Center *NEW*

VILLAGE OF BENSENVILLE, IL
Police Station *FEASIBILITY & SPACE NEEDS STUDY*
Police Station *NEW*

LAKE COUNTY, IL
Lake County Consolidated Public Safety Facility *NEW*

CITY OF ROCKFORD, IL
District Police Station No. 1 *NEW*
District Police Station No. 2 *ADAPTIVE REUSE/HISTORICAL RENOVATION*
District Police Station No. 3 *ADAPTIVE REUSE/MAJOR RENOVATION*

COOK COUNTY SHERIFF'S DEPARTMENT, IL
County 911 Center *RENOVATION*

VILLAGE OF LAKEMOOR, IL
Village Hall/Police Station *SPACE NEEDS STUDY*
Village Hall/Police Station *NEW*



CORY KAMHOLZ, AIA, LEED AP, NCARB

Design Principal, Vice President

Cory is a design studio leader with more than 24 years of experience including programming, master planning, design and design leadership across a variety of markets, with a focus on Higher Education. He brings a passion for sustainability and design excellence to every one of his projects.

EDUCATION
M of Architecture, AIA Henry Adams Medal
University of Wisconsin - Milwaukee

BA in Architecture
Washington University in St. Louis

LICENSES & CERTIFICATIONS
Registered Architect
Wisconsin
Illinois
Texas

NCARB

LEED Accredited Professional

MEMBERSHIPS
American Institute of Architects

U.S. Green Building Council

Society for College & University Planning

PROJECT ROLE

Design Architect

EXPERIENCE

CITY OF FITCHBURG, WI
Police Services Facility *NEW*

CITY OF CEDARBURG, WI
Public Safety Building
(Police & Fire) *SPACE NEEDS ANALYSIS*

VILLAGE OF DOWNERS GROVE, IL
Civic Center (Village Hall/Police Department/School District Admin) *NEW*
Civic Center (Village Hall/Police Department/School District Admin) *SPACE NEEDS STUDY*

CITY OF STOUGHTON, WI
Public Safety Facilities *SPACE NEEDS STUDY*

CITY OF EAU CLAIRE, WI
Regional Training Facility *NEW*

VILLAGE OF MENOMONEE FALLS, WI
Police Station Pre-Design *STUDY*
Public Safety Training Facility *STUDY*

VILLAGE OF COTTAGE GROVE, WI
Library *MASTER PLANNING*

IL DEPT. OF TRANSPORTATION/ IL CDB SPRINGFIELD, IL
Construction Materials Lab *NEW*

CITY OF ROANOKE, TX
Police Department & Municipal Court *NEW*



RAYMOND K. LEE, AIA LEED AP

Principal, Executive Vice President

Ray specializes in the programming, planning, design and construction of public safety and municipal facilities. He is recognized for his deep understanding of police, fire and 911 operations, which greatly benefits the organizations he serves. Ray also has an outstanding knowledge of resilient design, focusing on best practices for safety and security from man-made threats and natural disasters.

EDUCATION
B of Architecture
University of Illinois Chicago

LICENSES & CERTIFICATIONS
Registered Architect
Illinois

MEMBERSHIPS
American Institute of Architects

U.S. Green Building Council

International Association of Chiefs of Police

International CPTED Association

DuPage County Chiefs of Police Association

North Suburban Assoc. of Chiefs of Police

Lake County Chiefs of Police Association

National Emergency Number Association

PROJECT ROLE

Firing Range Subject Matter Expert

EXPERIENCE

VILLAGE OF CALEDONIA, WI
Police & Fire Pre-Design *SPACE NEEDS STUDY*
Police & Fire Station *NEW*

KENOSHA JOINT SERVICES, WI
Shooting Range *RENOVATION*
Evidence *RENOVATION*

CITY OF RACINE, WI
Police & Fire Department *SPACE NEEDS STUDY*

CITY OF ST. CHARLES, IL
Police Station *SPACE NEEDS STUDY*
Police Station *NEW*

VILLAGE OF MOUNT PROSPECT, IL
Police, EOC, Fire & Public Works Facilities *STUDY*
Police & Fire Department *SPACE NEEDS STUDY*
Police Station with Firing Range *ADAPTIVE REUSE & MAJOR RENOVATION*

MCHENRY COUNTY, IL
Regional Training Facility
Joint Firing Range *NEW*

VILLAGE OF BENSENVILLE, IL
Police Station with Firing Range *NEW* & *ADAPTIVE REUSE*

ELK GROVE VILLAGE, IL
Administration & Public Safety Complex (VH/PD/FD) with
Firing Range *NEW* & *RENOVATION*

VILLAGE OF GLENVIEW, IL
Police Station with Firing Range *NEW*

VILLAGE OF HOFFMAN ESTATES, IL
Police Station with Firing Range *NEW*

VILLAGE OF MUNDELEIN, IL
Police Station with Firing Range *NEW*

VILLAGE OF PALATINE, IL
Police Station with Firing Range *NEW*

VILLAGE OF SKOKIE, IL
Police Station with Firing Range *ADAPTIVE REUSE & MAJOR RENOVATION*

VILLAGE OF STREAMWOOD, IL
Police Station with Firing Range *NEW*

VILLAGE OF TINLEY PARK, IL
Police Department Range *RENOVATION*

VILLAGE OF WINNETKA, IL
Public Safety Building (PD/FD) with Firing Range *SPACE NEEDS STUDY*, *EXPANSION & RENOVATION*
Public Works Facility *NEW*

VILLAGE OF PALATINE, IL
Police, Fire, Village Hall & Public Works Facilities *STUDY*

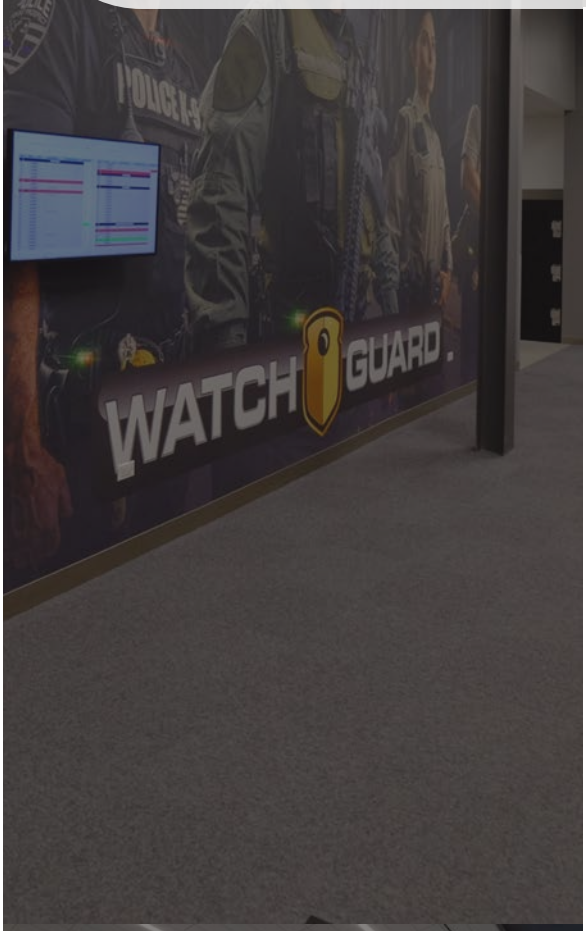
SUBJECT MATTER EXPERT

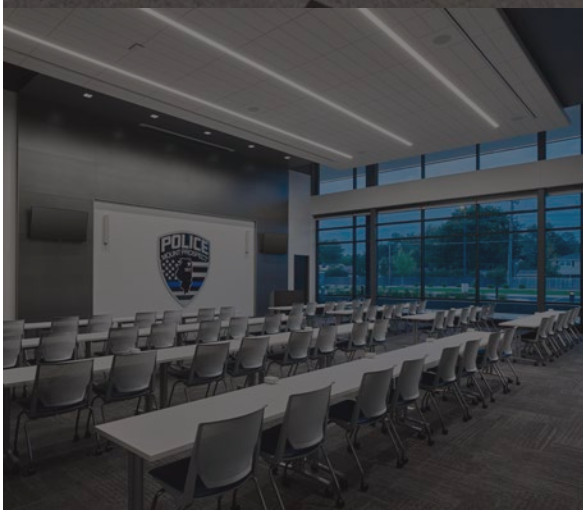
Law Enforcement Training Facility

RAYMOND K. LEE

AIA, NCARB, LEED AP







Ray has devoted the greater portion of his 30+ year career in architecture to the programming and design of public safety facilities. As a result of his depth of experience with law enforcement facilities, Ray has an outstanding knowledge of building materials, systems and products that protect buildings and their inhabitants. His knowledge of resilient design focusing on best practices for safety and security from man-made threats and natural disasters is a benefit to schools as they develop security solutions.

Ray is a Crime Prevention Through Environment Design (CPTED) Certified Practitioner.

Ray brings significant experience in law enforcement training environments, including:

- Classrooms
- Physical Training Spaces (defensive and arrest tactics)
- Simunitions
- Simulator Rooms
- Live-Fire Tactical Training Ranges

As a security consultant experienced with designing against threats (man-made disasters) and hazards (natural disasters), he is experienced in working through a risk analysis with Owners to determine the most critical resiliency strategies to be incorporated in the dispatch facility.



DOUG REED, P.E.

raSmith, Inc. | Structural Group Leader

Doug has more than 30 years of experience in structural engineering, working in a wide range of markets including educational, commercial, industrial, residential, and government projects. Doug's expertise spans structural design, project management, investigative services, and the development of durable, cost-effective solutions tailored to client needs.

EDUCATION
M of Structural Engineering
Milwaukee School of Engineering

BS in Architectural Engineering,
Milwaukee School of Engineering

LICENSES & CERTIFICATIONS
Professional Engineer
Wisconsin
Iowa

US General Services Administration

GSA – Contractor, 2024

EXPERIENCE

NORTH SHORE FIRE RESCUE, WI
North Shore Fire Rescue Headquarters *REMODEL RENOVATION*
North Shore Fire/Rescue Station 84 *RENOVATION*

CITY OF CEDARBURG, WI
Cedarburg Police Department *RENOVATION*

CITY OF MILWAUKEE, WI
Milwaukee Police Department RTU *UPGRADES RENOVATION*

CITY OF RACINE, WI
Racine Zoo Entrance *RENOVATION*

VILLAGE OF BUTLER, WI
Butler Library *RENOVATION*

CITY OF BELOIT, WI
Beloit Public Library *RENOVATION*

TOWN OF WASHINGTON ISLAND, WI
Washington Island Office Building *RENOVATION*



TROY T. HARTJES, P.E.

raSmith, Inc. | Civil Engineering Project Manager

Troy has nearly 30 years of experience in municipal and site development projects. Troy's extensive project experience includes urban and rural roadway rehabilitation and construction, sanitary sewer and water main system design, stormwater management and conveyance systems, water and sewer system planning, lead service replacements, stormwater utilities, comprehensive drainage plans, and business park, commercial site and residential subdivision design.

EDUCATION
BS in Civil Engineering,
Transportation and Municipal Emphasis,
University of Wisconsin–Milwaukee

LICENSES & CERTIFICATIONS
Professional Engineer
Wisconsin

MEMBERSHIPS
American Society of Civil Engineers

American Council of Engineering Companies

American Public Works Association

EXPERIENCE

VILLAGE OF GERMANTOWN, WI
Northeast Interceptor Sewer *NEW*
Goldendale Road & Holy Hill Road
Interceptor Sewer & Transmission Main *NEW*
Holy Hill Roadway & Utilities *NEW*
High Point Pass Roadway Extension *NEW*
Bavarian Woods Subdivision *NEW*
Woodland Ponds Subdivision *NEW*



JASON LAROSH, PE, LEED AP BD+C

Ring & DuChateau | MEP Principal-in-Charge

Jason has more than 20 years of experience in project management and the design of HVAC systems for many types of projects, including education, commercial, industrial, manufacturing and multi-use. Jason will be principal-in-charge taking direct responsibility for planning, programming, design and coordination of this project.

EDUCATION
MBA in Architectural Engineering
University of Wisconsin-Madison

BS in Architectural Engineering
Milwaukee School of Engineering

LICENSES & CERTIFICATIONS
Professional Engineer
Wisconsin

MEMBERSHIPS
American Society of Heating Refrigeration and Air Conditioning Engineers

National Council of Examiners Engineering and Surveying

EXPERIENCE

CITY OF FITCHBURG, WI
Police Station *NEW*

VILLAGE OF SLINGER, WI
Police Station *NEW*

VILLAGE OF WEST SALEM, WI
Police Station *NEW*

RACINE COUNTY, WI
Public Safety Building *NEW*

CITY OF WAUKESHA, WI
City Hall, Emergency Operations Center, Main Data Center & 911 Communications Hub, Security and Natural Disaster Hardened Facility, Main Courthouse & Council Chambers *NEW*

WAUKESHA COUNTY, WI
Administration Building *REMODEL*
Jail AHU *UPGRADES*
Wellness Center RTUs *REPLACEMENT*
Courthouse Central Heating Plant *UPGRADES*



R.D. RUFFIN, PE

Ring & DuChateau | Plumbing/Fire Protection Project Manager

Mr. Ruffin has more than 25 years of experience in design of plumbing systems for facilities in a variety of markets. His primary focus has been for the complex design required for healthcare facilities. He will be the project manager responsible for plumbing and fire protection systems.

EDUCATION
BS in Architectural Engineering
Milwaukee School of Engineering

LICENSES & CERTIFICATIONS
Professional Engineer
Wisconsin

MEMBERSHIPS
American Society of Plumbing Engineers (ASPE)

American Society of Healthcare Engineers (ASHE)

EXPERIENCE

CITY OF FITCHBURG, WI
Police Station *NEW*

VILLAGE OF SLINGER, WI
Police Station *NEW*

RICHLAND COUNTY, WI
Richland Center *FACILITY ASSESSMENT*, *SPACE NEEDS ANALYSIS*

WINNEBAGO COUNTY, WI
Public Safety Building *UPGRADES*

MUSEUM OF WISCONSIN ART, WI
Art Musuem *NEW*

THE KRESS PAVILION & EGG HARBOR LIBRARY, WI
Two-Story Facility *NEW*

MILWAUKEE SAILING CENTER, WI
Two-Story Facility *NEW*

B.H. WHIPPLE FEDERAL BUILDING, MN
Federal Building *RENOVATION*, *MODERNIZATION*



STACI OLSON, PE, CEM, GBE, LEED AP

Ring & DuChateau | HVAC Project Engineer

Staci has more than 30 years of mechanical systems design experience in a variety of markets including healthcare, corporate, cultural and higher education. She is highly focused on sustainable design, new technologies and energy, and has experience in energy modeling for LEED and Energy Star. Staci will be the HVAC project engineer responsible for sustainable design solutions to achieve project goals.

EDUCATION
BS in Architectural Engineering
Milwaukee School of Engineering

LICENSES & CERTIFICATIONS
Professional Engineer
Wisconsin

Certified Energy Manager

Certified Green Building Engineer

Certified GeoExchange Designer

MEMBERSHIPS
American Society of Heating, Refrigeration and Air Conditioning Engineers

EXPERIENCE

CITY OF FITCHBURG, WI
Police Station *NEW*

VILLAGE OF SLINGER, WI
Police Station *NEW*

RACINE COUNTY, WI
Public Safety Building *NEW*

MINOQUA PUBLIC LIBRARY, WI
Library *ADDITION*, *REMODEL*

CITY OF WAUKESHA, WI
City Hall, Emergency Operations Center, Main Data Center & 911 Communications Hub, Security and Natural Disaster Hardened Facility, Main Courthouse & Council Chambers *NEW*

WOOD LIBRARY MUSEUM OF ANESTHESIOLOGY, IL
Library and Research Space *RENOVATION*



VIRGINIA DEPIES

Ring & DuChateau | Lead Technology Designer

Virginia has more than 22 years of experience in the design of electrical systems, including electrical distribution, lighting and low voltage systems. In addition, she has four years of dedicated experience designing and deploying low voltage systems and the latest technology for senior living facilities. Virginia will be the lead technology design engineer providing assessment for the technology and security systems.

EDUCATION
Architecture and Urban Planning Coursework
University of Wisconsin-Milwaukee

SKILLS & SPECIALTIES
Power Distribution Design

Coordination of Equipment and Specific Requirements

Low Voltage Systems Design, Specifications and Construction Management

EXPERIENCE

CITY OF SLINGER, WI
Police Station *NEW*

VILLAGE OF SLINGER, WI
Police Station *NEW*

RACINE COUNTY, WI
Public Safety Building *NEW*

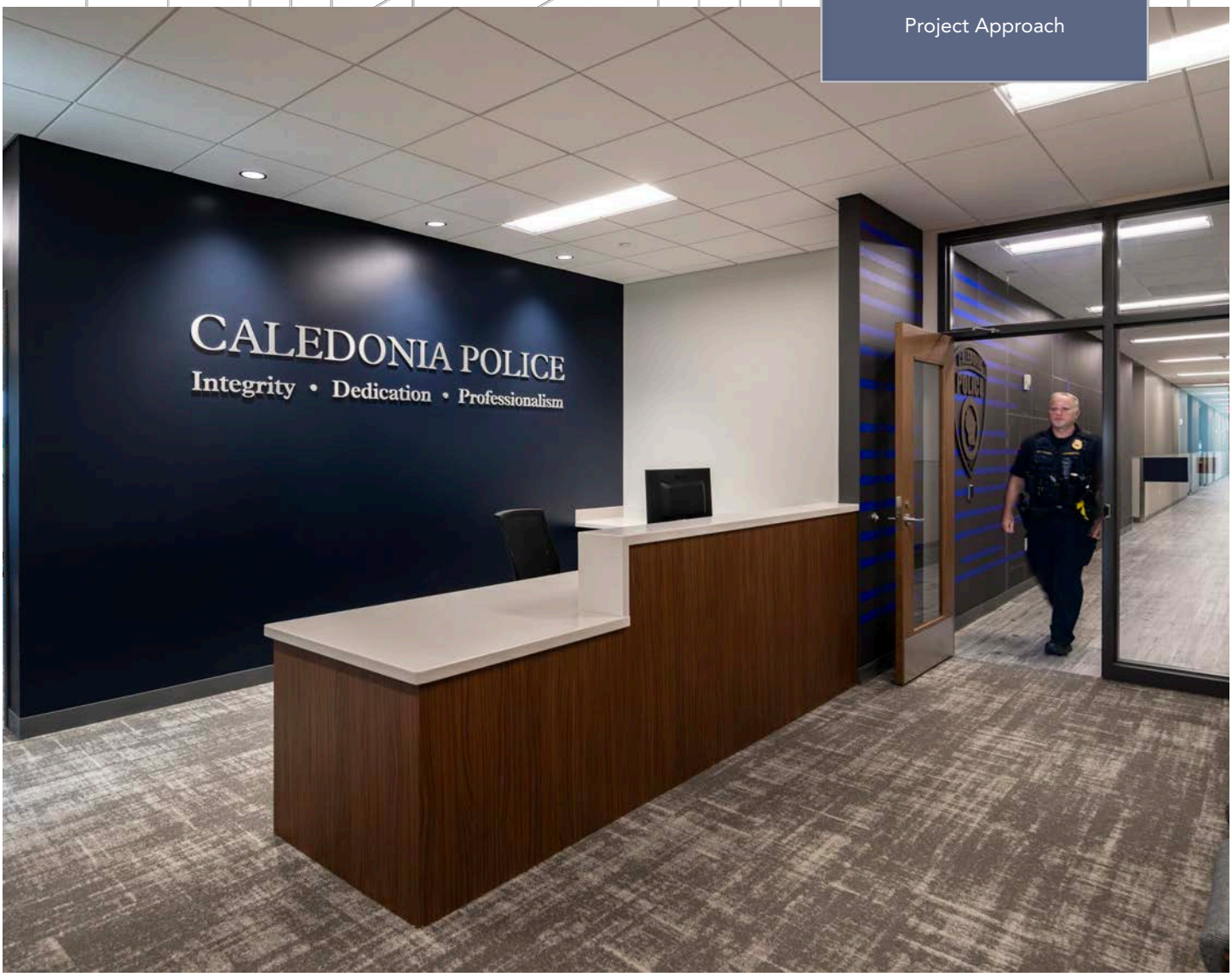
MILWAUKEE YOUTH ARTS CENTER, WI
Arts Center *EXPANSION*, *RENOVATION*
Rehearsal Halls *NEW*
Building Systems *UPGRADES*

MILWAUKEE AREA TECHNICAL COLLEGE, WI
Athletic Field Lighting, Irrigation *UPGRADES*
Foundation Hall Building *UPGRADES*
MPTV UPS, Generator *UPGRADES*
Data Center *RELOCATION*
M Building A&P Lab *UPGRADES*
M Building Pharmacy Tech Lab *UPGRADES*

HY CITE CORPORATION, WI
Corporate Headquarters *NEW*

SECTION 4

Project Approach





Collaboration

FGMA works with you from the planning phase through contract completion. These services are organized according to the following phases:

Phase 1



PROGRAMMING & CONCEPT DESIGN

- Program Verification

Phase 2



IMPLEMENTATION OF THE PROJECT

- Schematic Design Phase
- Design Development Phase
- Construction Document Phase
- Bidding Phase
- Construction Phase

A dedicated team will lead the Village of Germantown to project success with the professional services for the programming, planning, site selection, design and construction administration of a new Police Department facility.

We begin every project with a Kick-Off Meeting, where we collaboratively establish the project goals that the Village of Germantown Police can use to measure the project's success upon completion. This discussion goes beyond basic expectations, such as meeting the project budget and schedule; we delve into key desires and concerns at this early stage so that everything is out in the open.

To prepare the agenda, FGMA will have a preliminary meeting with key staff to discuss the functions of each group within the Department, as well as any top-of-mind concerns that you want resolved in the new building, highly desired features, technology, security, maintenance, etc.

At the Kick-Off meeting we:

- Introduce the consultant team and their roles
- Discuss and document the project's goals—the overarching objectives that will drive project decisions
- Discuss the staff and architect's preferred communication hierarchy and chain of command
- Confirm the project's schedule and Owner team

DELIVERABLES

- Written Project Goal Statement
- Project Team Directory

PROGRAMMING, CONCEPT DESIGN, ESTIMATES

We are skilled at engaging all types of personnel, which aids our ability to determine actual space needs versus wants. Our team will meet with staff to verify our understanding of the project scope and previous study, asking questions about:

- Future planning and staffing
- Functionality
- Security
- Spatial relationships and adjacencies
- Work space furnishings
- Equipment and storage needs
- Site design and utility considerations

We will also perform the following in preparation for working on site:

- Evaluate the topographic, boundary, utility surveys and geotechnical site conditions, which will inform foundation design
- Coordinate with utility service providers and any other applicable municipal agencies
- Update contact with neighboring property owners, including meeting with neighborhood and/or community members, as directed

FGMA will provide a square footage construction cost opinion and total proposed project budget, to include items such as soft costs, furniture and equipment costs and site preparation expenses. We will also prepare a preliminary Critical Path Schedule with major milestones identified. A draft Program Statement of Needs will be developed detailing current and future space need requirements for the police building. In this phase, the design team will also perform a conceptual site plan analysis for each site along with adjacency block floor plan diagrams.

With this information, the consultants will then create conceptual design narratives that will be used for the concept design cost estimating exercise. FGMA will then present the results of the Concept Designs & Estimates for each site to the Village Board and may even help prepare potential submissions to funding agencies, if required.

DELIVERABLES

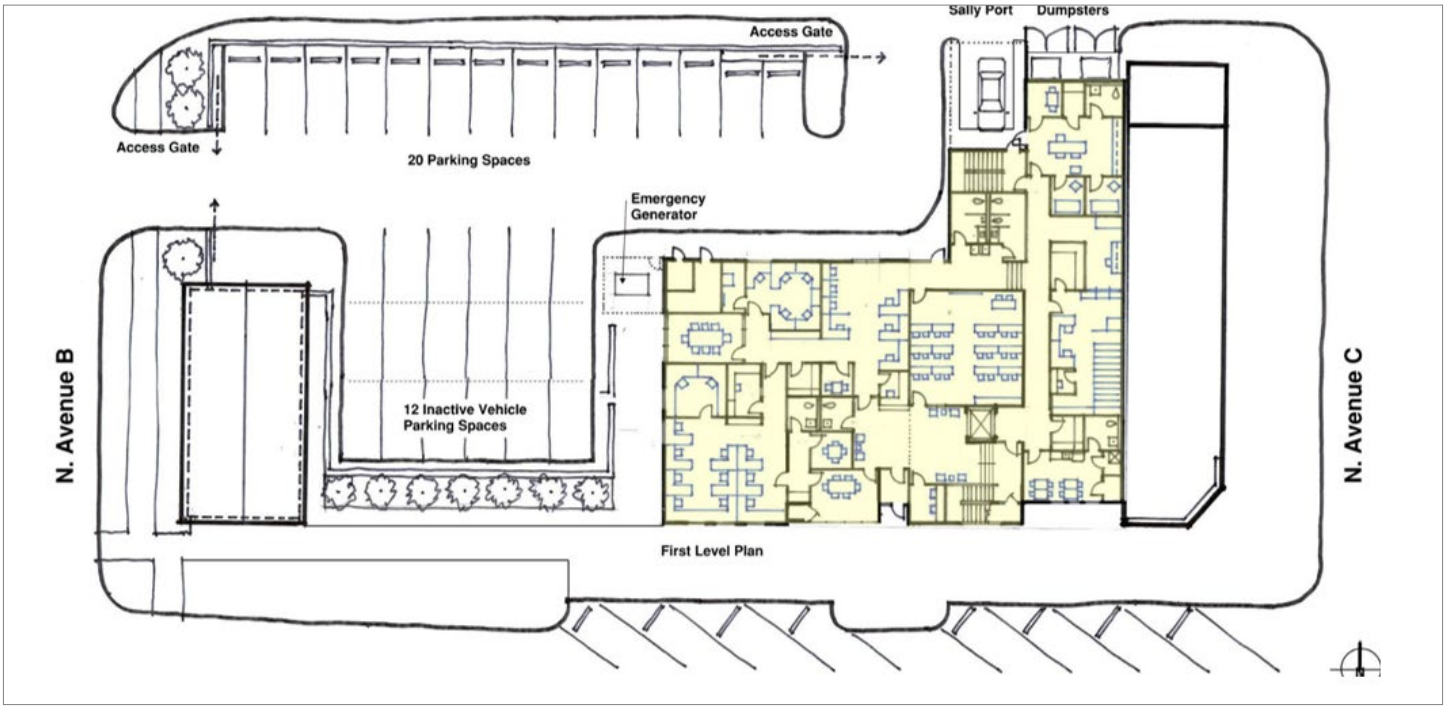
- Verification of previous study program
- Conceptual site plan layouts for each site



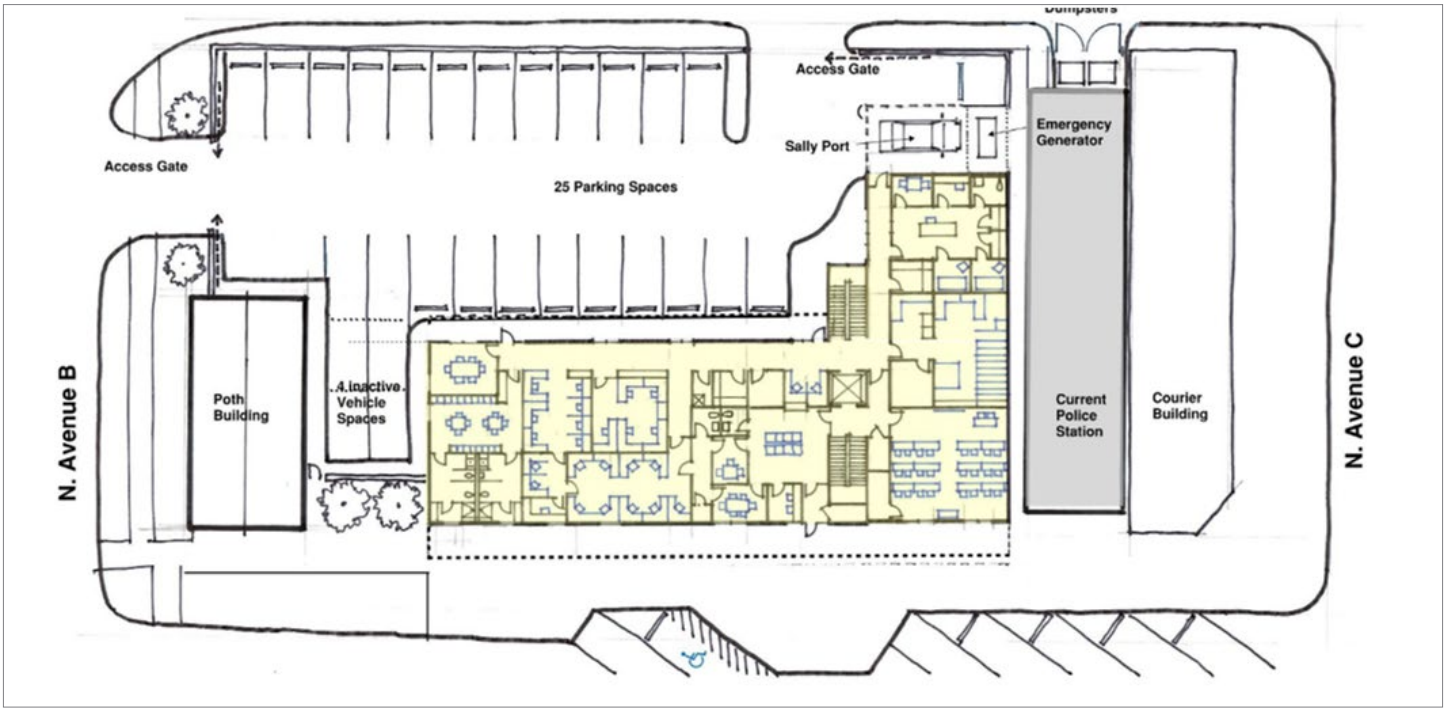


For the Elgin TX Police project, the team started with the expansion concept which explored renovating their current two-story police building (5,000 sf) along with building a 7,000 sf addition next door. Then, the team looked at a second concept which created a brand-new, two-story 12,000 sf police station next door to their current facility. After doing a detailed comparison matrix of the two options, the all-new construction option was selected in part for it's more efficient design layout and less complicated phasing.

Site plan option #1: renovation + expansion

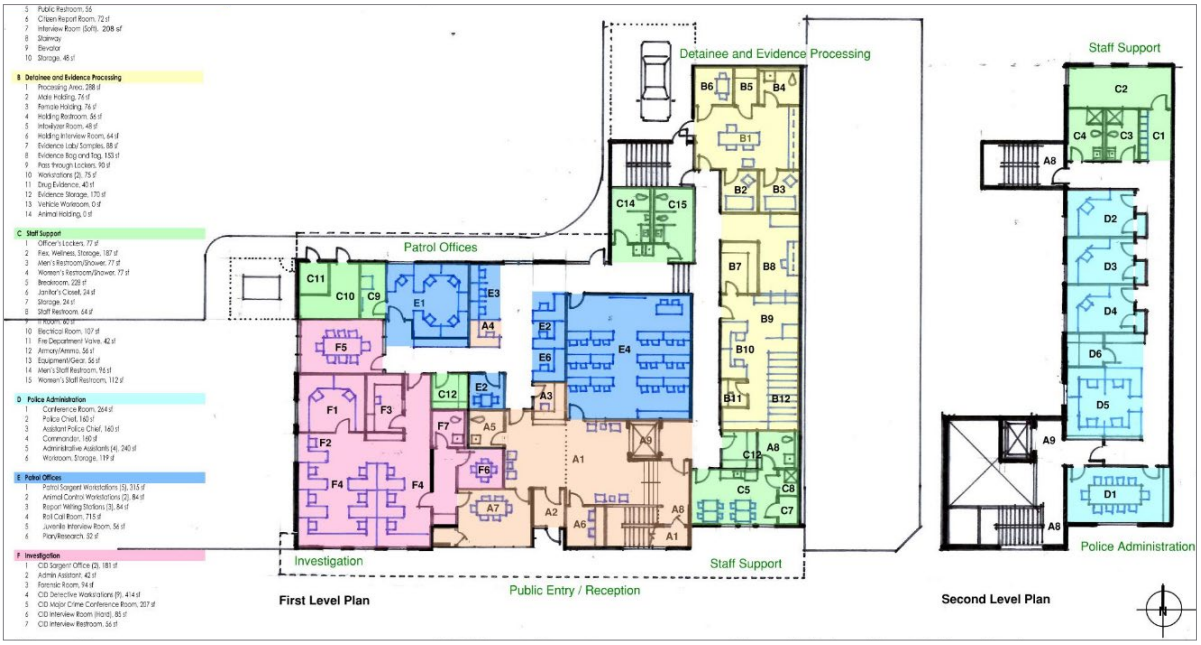


Site plan option #2: all new construction



Below are some examples of the concept phase planning diagrams of the two different options created for the Elgin TX Police projects. These were helpful in determining which direction to follow in the end.

Option #1: renovation + expansion concept plans



Option #2: all new construction concept plans





SCHEMATIC DESIGN

We use typical room plan layout sketches to graphically demonstrate the scale and configuration of areas. We have found that it is easier for most people to understand the potential size of spaces through the use of a graphic plan, showing their area filled with furniture rather than just relying on empty boxes and square footage notations to convey the message. We will provide recommendations that will best serve the Village of Germantown now and in the future. All findings will be succinctly documented, with the analysis to be presented to the Village for discussion. This will be an interactive process allowing ample input from the Village of Germantown personnel. The schematic design drawings will be straightforward line drawings that depict the floor plan layout, demonstrate full compliance with applicable building codes and standards and summarize all required furnishings, storage systems and equipment.

As we proceed together, we will brainstorm alternative approaches to address and review your spatial, functional and operational needs. Any zoning issues, site restrictions, standoff requirements, easements, site circulation requirements, parking demands, utility locations, etc., will be identified, as these can greatly impact how a building is massed and situated on the site. We will solicit feedback and rally consensus among stakeholders. Cost opinions and supporting data, including projected soft costs, will be updated to make sure that we stay within budget.

DELIVERABLES

- Review Space Relationship and Adjacency Diagrams
- Typical Room Layout Diagrams
- Site Plan
- Space Plans and Elevations
- Interior and Exterior Building Renderings
- Outline Specifications
- SD-level Updated Cost Opinion
- Perform initial energy modeling to determine base EUI targets

DESIGN DEVELOPMENT

As refinements continue, the building systems will be further coordinated and materials and finishes will be selected. Sizes, adjacencies and circulation paths around and within the facilities will become more fixed and permanent at this stage. It's very important that all stakeholders remain engaged and vocal about any concerns, new ideas, or preferences—especially as they pertain to major building elements and systems. The aesthetics, operating costs and life cycle durability of each major building component will be discussed so that the right materials, equipment and finishes can be selected. We will prepare documentation suitable for public meetings, board meetings, government reviews and cost estimating—and we will attend meetings, as required, to provide any requested documentation or clarification. Many of our projects are done via the Construction Management at Risk delivery method, and we partner with them throughout the process.

DELIVERABLES

- Working documents and specifications as an outgrowth from Schematic Design
- Evolved, verified narrative of furniture and equipment requirements for facilities
- DD-level Review updated Cost Opinion from Construction Manager



CONSTRUCTION DOCUMENTS

While preparing the contract drawings that the trades will use to competitively bid and later build the project, we will generate the final cost estimate and set the construction schedule. Construction Documents serve to communicate to the Owner and Construction Manager the work required to implement the project, including quantities of materials and equipment, relationships of materials, systems and quality standards. Detailed specifications, general conditions, instructions to bidders and other necessary documents will also be produced. FGMA will also help the Owner file the required documents for permit approval of authorities that have jurisdiction over the project.

DELIVERABLES

- Final Bid Documents for Owner Approval
- Permit Application
- Final CD-level Updated Cost Estimate

BIDDING

We will assist the Owner and Construction Manager in soliciting construction subcontractors to bid on the work. We will assist during the pre-bid meetings and site visits, printing and distributing the drawings and specifications to the Construction Manager and responding to any technical questions on your behalf. We will also participate in bidder qualifications, making sure that the best, most responsive and cost-efficient subcontractors are sufficiently capable of doing the work.

We have worked with many of the region's construction managers and subcontractors, and we will bring that experience to bear as qualifications are reviewed.

DELIVERABLES

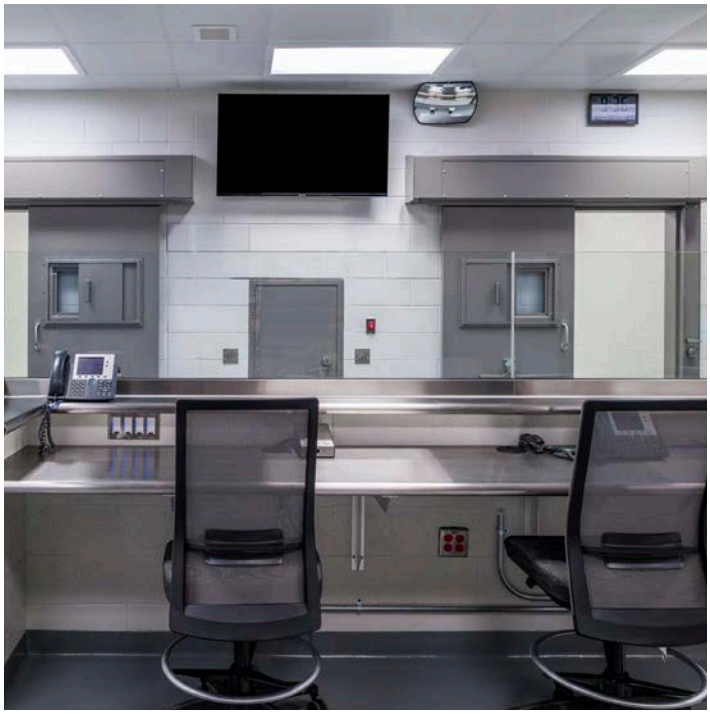
- Pre-Bid Conference & Site Visit Meeting
- Drawings & Specifications Delivered to Construction Manager

CONSTRUCTION ADMINISTRATION

Once construction has begun, we will meet with the team and visit the site periodically to ensure that everything is proceeding according to plan. We are your advocate to administer the construction contract accordingly, including work with governing agencies and contractors to resolve any comments or disputes. Throughout construction, we will review shop drawings, samples and other submissions, and we will provide our interpretation of the documents. We will prepare and issue change orders, issue certifications of payment and coordinate any required materials testing or code-mandated construction inspection. As trade contractors wrap up the project construction, we will work together to prepare a punchlist and coordinate move-in to the facility, including oversight of systems start-ups and verifications (e.g. HVAC testing and balancing), commissioning, owner systems training, etc.

DELIVERABLES

- Review and Process Submittals & Shop Drawings
- Process Change Orders & Applications for Payment
- Respond to Constructor RFIs
- Issue Certificate of Substantial Completion

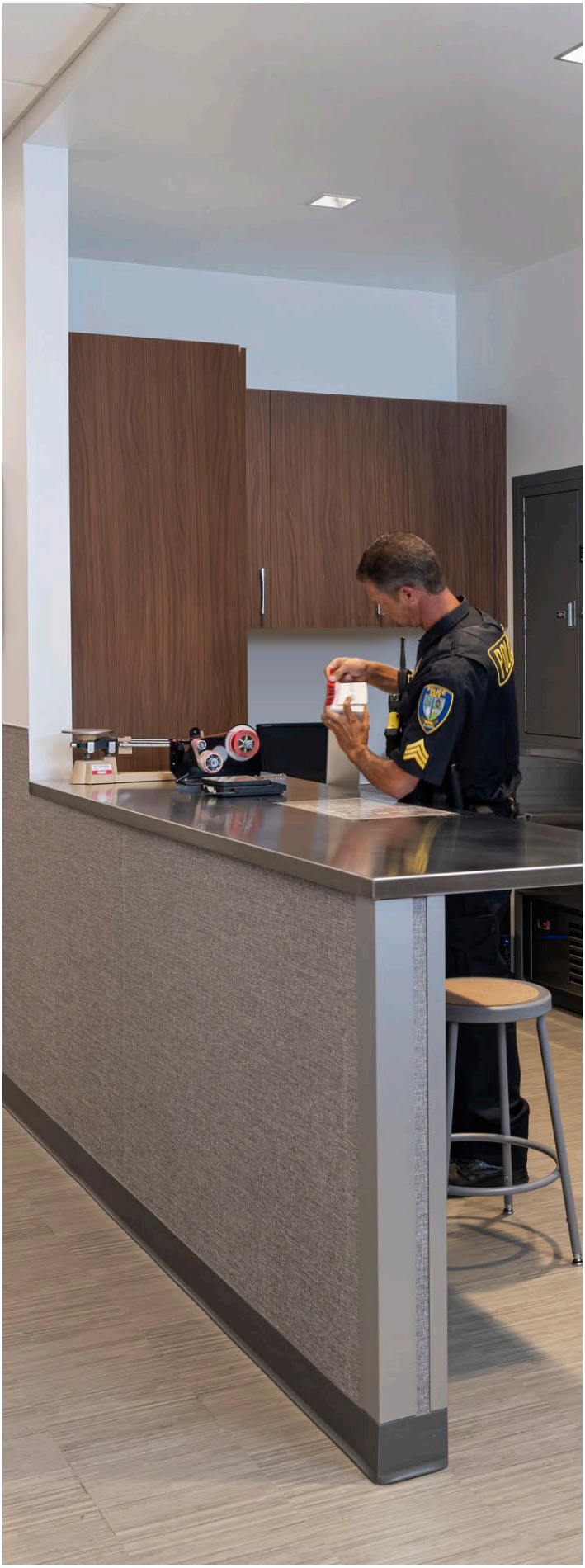


POST CONSTRUCTION

The project close-out phase will begin with the collection and collation of as-built drawings. Throughout the warranty period, we will conduct inspections to ensure that the facility is functioning as expected and meeting every expectation. We will collaborate with the Construction Manager and the Owner to ensure training for use of any equipment, the cleaning and maintenance of any surfaces, etc. is carried out for all owner personnel and/or recorded. Ten months after Substantial Completion, we will observe building architectural and MEP/FP/ Technology systems and prepare a defects list as well as assist in the coordination, review and approval of any required corrective action under the Prime Contractor's 1-year warranty.

DELIVERABLES

- Warranty Inspections
- Coordination of Maintenance, Training, Sessions, Attic Stock
- 10-month Walk-Through: Defects / Corrective Action List
- Post-Occupancy Survey / Report

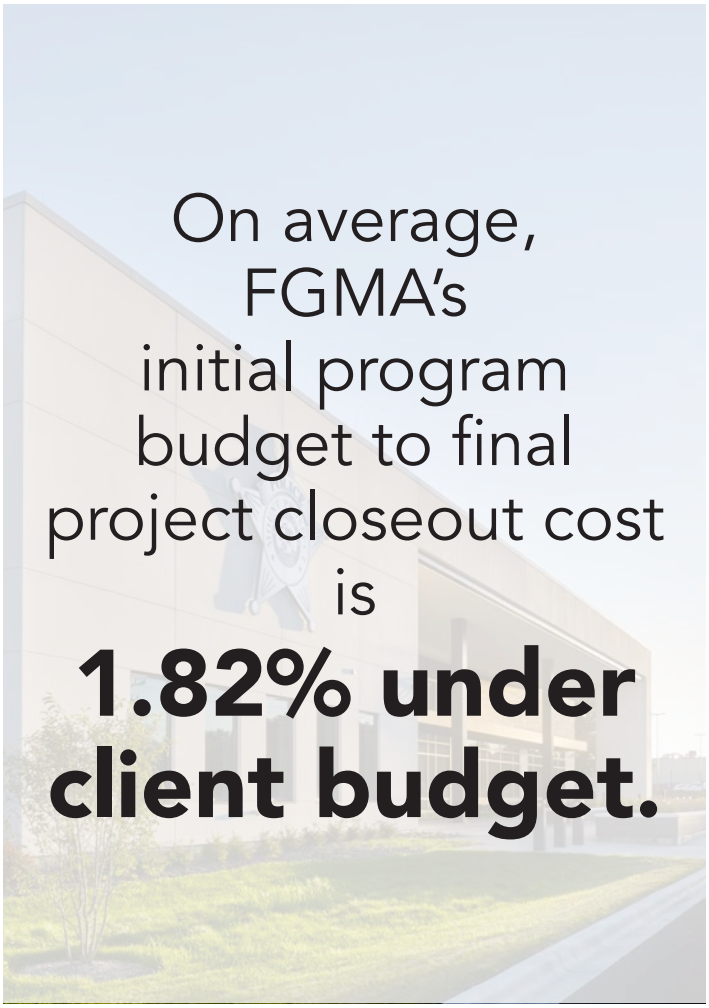


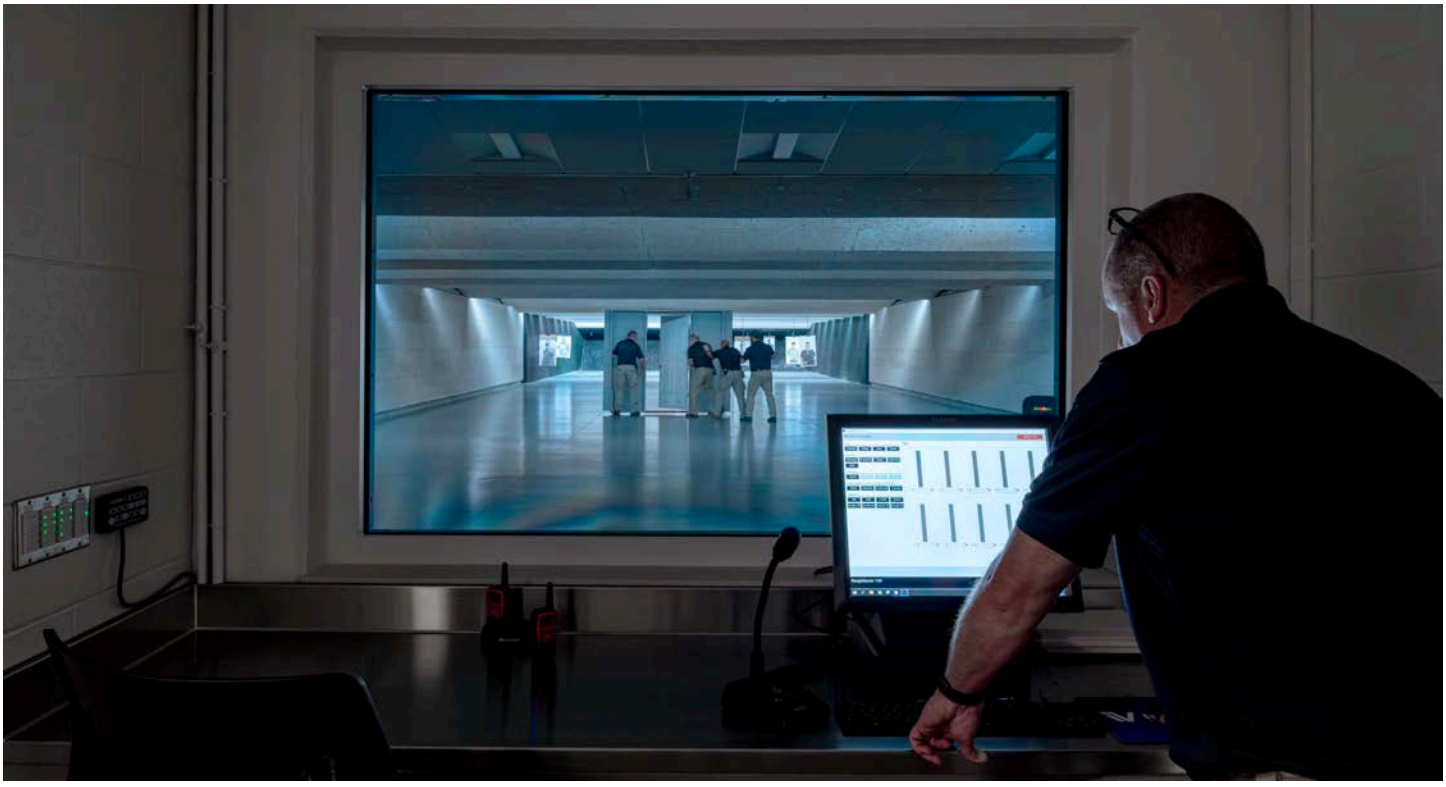
FGMA uses an active "Design to Cost" approach rather than a "Costing of the Design" process.

FGMA has a large database of recent bids on which to base early budgets. We understand how critical accurate early budgeting is for planning, as Germantown will use this information as part of the decision-making process to plan short and long-term projects.

A cost model will be developed with square foot costs for the major building systems. Alternatives for all building systems are presented to the Village with a list of advantages and disadvantages and cost estimates related to the cost model for those building systems so that decisions are made within the overall framework of the project budget. It is far easier to make adjustments to maintain cost control in the early stages of the project than in the later stages.

As part of the interdisciplinary coordination meetings that are held on a regular basis over the course of design, we benchmark the development of building systems against established budget parameters. We want to develop the best system possible for a client within the budget range that has been established. We do not want to design a system that has to be altered to fit within a budget and we do not want to sacrifice functionality. By continuously measuring systems development against budget parameters, rather than only reviewing budget after phases have been completed, we believe that we proactively manage the budget, eliminate project revisions, maintain the project schedule and ensure project quality.





FIRM'S COST CONTROL METHODS

Manufacturers and suppliers are often consulted regarding specific costs of items. In projects involving a Construction Manager, if the Village desires, cost estimates are provided by both the Architect and Construction Manager for a check and balance. FGMA will, at the Village's request, utilize an independent cost estimating consultant who specializes in that field to prepare the Architect's estimate as we believe in having an impartial party performing estimates.

FGMA recommends the development of budgets and cost estimates during the following stages of a project in order to effectively manage your cost:

- At the Commencement of the Project - The budget process begins at the onset of the project. This ensures that the project stays within your budget. Our objective is to develop a budget that accurately reflects the price at which your project can be successfully completed. This requires police and public safety project experience, judgment and an understanding of local market conditions.
- At the Conclusion of Schematic Design
- At the Conclusion of Design Development
- At 65% Completion of Construction Documents
- During Evaluation of Bids - Upon receipt of bids, we assist the Village in making sure the construction bids align with the cost estimates provided previously to ensure the qualified bidders are at or under budget. Besides cost, information about the bidder's financial stability, previous experience, equipment ownership and insurance is carefully reviewed.


SHERIFF

We Build Community



SUBMITTED BY
BRIAN WRIGHT
Principal-in-Charge
brianwright@fgmarchitects.com | 414.346.7283

219 North Milwaukee Street, Suite 325
Milwaukee, Wisconsin 53202

SUBMITTED TO
PAT MERTEN
Chief of Police
pmerten@germantownpolicewi.gov | 262.253.7780

N112 W16877 Mequon Road
Germantown, Wisconsin 53022

fgmarchitects.com

fgma
FGMARCHITECTS

Proposal for

Architectural / Engineering Design Services

for

Village of Germantown
Germantown Police Department
New Police Department
Germantown, Wisconsin

Submitted to:

Patrick Merten
Chief of Police
Village of Germantown
N112W16877 Mequon Road
PO Box 96
Germantown, WI 53022

By:

FGM ARCHITECTS INC.
219 North Milwaukee Street, Suite 325
Milwaukee, WI 53202

February 20, 2026
Revised – March 16, 2026
Revised – March 27, 2026
Revised – March 31, 2026

fgma

1.0 SCOPE OF PROJECT

We understand that The Village of Germantown, WI (Village) is proposing to build a new Police Department facility on the former public works building site in the Village of Germantown, Wisconsin. Design services shall include architectural design, structural engineering design, site civil design, stormwater management design, landscape design, mechanical, electrical, plumbing (MEP) design, interior design, and telecommunication design as outlined in the Request for Proposals dated January 28, 2026.

2.0 SCOPE OF ARCHITECT'S SERVICES

FGM Architects Inc., hereinafter referred to as FGMA or Architect, shall provide the professional Architectural services required to complete the Scope of Work outlined in the RPF. Full design & construction administration services are outlined below:

2.1 Schematic Design Phase

- 2.1.1 Architectural and Engineering Schematic Design Phase services for the facility. This will include schematic site design, plans, building elevations, and engineering narratives for mechanical, electrical, plumbing, and fire protection systems.
- 2.1.2 FGMA will work with the Civil Engineer to verify existing site conditions, including all utilities to be impacted during this project.
- 2.1.3 FGMA will assist the Civil Engineer to determine stormwater requirements.
- 2.1.4 FGMA will develop a Schematic Design package for the CM to prepare a cost estimate at the end of the phase.

2.2 Design Development Phase

- 2.2.1 Upon approval of the Schematic Design, FGMA shall proceed into the Design Development Phase for the facility. This will include Design Development site design, plans, building elevations, details, preliminary engineering designs for mechanical, electrical, plumbing, and fire protection systems, and outline specifications. At the end of this phase, the drawings and other documents will fix and describe the size and character of the scope of work.
- 2.2.2 Design Development work will also include low voltage telecom & data infrastructure design.
- 2.2.3 Building wayfinding signage and graphics are included as part of the design work.
- 2.2.4 FGMA will provide space planning, general office furniture locations, and coordinate utility requirements, including low voltage cabling and power.
- 2.2.5 Meetings with the Village for their review process are included in this phase.
- 2.2.6 FGMA will develop a Design Development package for the CM to prepare a cost estimate at the end of the phase.

2.3 Construction Document Phase

- 2.3.1 Upon approval of the Design Development Phase, FGMA shall prepare complete Construction Documents for the Project. The Construction Documents shall consist of complete Contract Drawings, Specifications, and other necessary documents as required to secure a building permit for the Project and proceed with the Bidding and Negotiation Phase for the Project. We have assumed the project will be bid in one phase and not in multiple packages at different times.
- 2.3.2 Contract Documents prepared by FGMA shall include Architectural, Structural, Landscape, Mechanical, Electrical, Plumbing, and Fire Protection design services. Low Voltage Telecom & Data Cabling is included. Audio-visual equipment design is also included in this phase.
- 2.3.3 Bidding and contract legal requirements will be provided by the Village.

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2.3.4 FGMA will develop a 95% Construction Documents package for the CM to prepare a final cost estimate prior to bidding.

2.3.5 FGMA shall assist the Owner in filing the required documents for approval of municipal and state authorities having jurisdiction over the project.

2.4 Bidding and Negotiation Phase

2.4.1 FGMA shall assist the Owner and CM in soliciting and reviewing bids from Contractors as required. FGMA will provide bidding documents to the CM for scoping and distribution.

2.4.2 Attend Pre-Bid meeting.

2.4.3 Respond to questions and provide clarifications to bidders, and issue Addenda as required for issuance to bidders.

2.4.4 Attend Bid Opening.

2.4.5 Assist Village & CM in Bid evaluation. Review scoping questions from the CM as required.

2.4.6 Incorporate all Addenda and adjustments to the contract documents to create an "Issue for Construction" set.

2.5 Contract Administration Services

2.5.1 FGMA shall assist with the administration of construction contracts including shop drawing and other submittal review as required (up to 2 reviews of each shop drawing & submittal included), and review of payment applications.

2.5.2 Attend an average of one On-Site Owner/Architect/Contractor (OAC) meetings in combination with On-Site Observation visits every other week to monitor Construction Phase activities for general conformance with Construction Documents. We have included a total of (35) meetings in our proposal (Assuming construction will take 12-15 months (32) meetings, plus (3) additional meetings for weekly meetings during critical construction periods and any miscellaneous meeting required. FGMA will also prepare and distribute reports of site observations.

2.5.3 Participate in pre-construction and pre-installation meetings as required.

2.5.4 Provide assistance to the Contractor during initial start-up, testing, adjustment, balancing, and commissioning of the building systems.

2.5.5 Building mechanical system commissioning as required by building code can be provided as an optional additional service.

2.5.6 Prepare Punch-List and related follow-up of same. We have included two (2) meetings for preparation of punch-list and one (1) punch-list follow-up meeting.

2.6 Project Closeout Phase

2.6.1 FGMA shall review the final operation and maintenance manuals, warranties, and other closeout documents provided by the CM.

2.6.2 Provide assistance to the Owner for warranty issues as required.

2.6.3 Conduct a post-construction 11-month walk-thru with the Owner and Construction Manager to review building for warranty items.

2.7 Consultants

2.7.1 FGMA has included in our fee the services of the following consultants:

.1 Structural Engineering

.2 MEP, FP Design, Telecom & audio-visual equipment design

.3 Civil Engineering & Landscape Architecture

.4 Cost Estimating (Schematic Design only)

In addition to architecture, FGMA will provide interior design services in-house.

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2.7.2 Geotechnical explorations, material testing, environmental engineering, hazardous waste engineering, and traffic engineering services are not included in our proposal.

2.8 Meetings

2.8.1 The following public meetings are included in this agreement; additional meetings shall require additional services at a negotiated fee:

.1 Village Board Meetings – One (1) meeting / presentation to present the bid results / GMP.

.2 Plan Commission Meetings – One (1) preliminary meeting with Village staff, and One (1) public Plan Commission meeting.

.3 Public Information Meetings – up to two (2) meetings are included.

2.8.2 Executive Team – Village's project executive team will meet with FGMA's project management team for 30-minute bi-weekly check-in calls. Up to Eighty (80) calls are included.

2.8.3 Schematic Design – up to a total of four (4) meetings.

2.8.4 Design Development – up to a total of four (4) meetings.

2.8.5 Construction Documents – up to a total of four (4) meetings.

2.8.6 Miscellaneous Approvals – up to a total of two (2) approvals meetings are included to account for various state agencies required for project approval (DSPS, DNR, DOC, etc.).

2.8.7 Procurement – attendance at one (1) pre-bid meeting, and one (1) bid opening meeting.

2.8.8 Construction

.1 Attendance at thirty-five (35) bi-weekly on-site Owner-Architect-Contractor meetings during construction are included.

.2 One (1) preliminary, and One (1) final punch list site visit are included.

.3 One (1) eleven-month post-construction warranty walk-through is included.

2.9 Bid Packages

2.9.1 Additional bid packages will require negotiation of additional services fees.

2.10 The scope above is an outline of the full scope found in Request for Proposal dated January 28, 2026, and subsequent Addendum 1 dated February 16, 2026.

3.0 FORM OF AGREEMENT

The Owner and Architect shall enter into a contract using AIA B133 (2019) with mutually agreed upon modifications.

4.0 ARCHITECT'S COMPENSATION

The Village shall compensate FGM Architects for professional Architectural services rendered in connection with the Project under this Proposal as follows:

Design Phases

To be proposed as a lump sum fee based on the following construction budget range, plus reimbursable expenses:

Construction Cost – Approx. 64,500 – 66,500 SF New Construction	**A/E Fee -**
$27 – 30 million	$1,764,000

The A/E fee is equal to approximately 6.25% of the cost of construction. Deviation from this range, or additional scope not outlined above, will require a renegotiation of the above fee.

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List of Anticipated Reimbursable Expenses

An allowance of $10,000 - $20,000 is recommended for the list below

- Postage and / or Delivery
- Contract Document Printing for Permitting
- Contract Document Digital Hosting for Bidding
- Destructive Testing / Investigation
- DSPS Plan Review Fees
- Other Review Agency Fees as necessary
- Travel / Mileage expenses
- Any Unforeseen Specialty Consultant

List of Services / Consultant Disciplines Included

- Architecture
- Interior Design
- Civil Engineering, Survey & Stormwater Management Design
- MEP & FP Engineering
- Structural Engineering
- Landscape Architecture
- Low Voltage Telecom / Data & A/V Equipment Design
- Cost Estimating (schematic design only)

List of Services / Consultant Disciplines Excluded – Likely to be Required for the Project

An allowance of $30,000 - $50,000 is recommended for the list below.

- Wetland Delineation
- Geotechnical Engineering & Soil Analysis
- FF&E Design (Furniture, Fixtures, and Equipment)

List of Services / Consultant Disciplines Excluded

- Environmental Engineering
- Multiple Bid Packages
- Building Commissioning
- LEED and / or Other Design & Accreditation
- Off-site Public Utility and Street Extensions

We look forward to this opportunity to be of service to the Village of Germantown.

Sincerely,

FGM ARCHITECTS INC.

Brian Wright, AIA, LEED AP | Principal in Charge
brianwright@fgmarchitects.com

RECEIVED
By Heidi Van Beek at 2:37 pm, Feb 20, 2026

zimmerman ARCHITECTURAL STUDIOS, INC.
CELEBRATING 1906 120 2026 YEARS



RESPONSE TO REQUEST FOR PROPOSALS

ARCHITECTURAL AND ENGINEERING SERVICES

GERMANTOWN POLICE DEPARTMENT NEW POLICE FACILITY

TECHNICAL AND COST PROPOSAL

February 20, 2026



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1.

COVER LETTER / STATEMENT OF INTEREST

Solicitation Point of Contact:

John Sabinash
Principal-in-Charge | Executive Oversight
Zimmerman Architectural Studios, Inc.

414-225-0837

John.Sabinash@ZAStudios.com



Janesville Police Station

February 20, 2026

Pat Merten
Chief of Police
Village of Germantown Police Department
N112 W16877 Mequon Road
Germantown, WI 53022

RE: Response to Request for Proposals RFP for Architectural and Engineering Services
Germantown Police Department - New Police Facility

Dear Chief Merten and Members of the Selection Committee;

The Village of Germantown has set a bold vision for its new Police Department facility: a purpose-built, modern space that reflects operational excellence, supports future growth, and strengthens community trust. Zimmerman Architectural Studios is inspired by this vision and excited about the opportunity to partner with Germantown to bring it to life.

Our approach is defined by three key strengths that set us apart:

Specialized Expertise in Police Facility Design - Our extensive experience in police facility design ensures that every aspect of the project—from secure circulation to evidence storage and live-fire range design—is optimized for functionality, safety, and compliance. This expertise allows us to deliver a purpose-built facility that not only meets Germantown's current needs but also supports future growth and potential WILEAG goals.

Integrated Team of Specialists - In addition to our in house engineering team, Harwood Engineering Consultants, who are already engaged with Germantown to provide open end engineering peer review, we have assembled a team of specialists to address the project's most critical components. Action Target will provide specialized consulting for the indoor live-fire range, ensuring safety, compliance, and performance. Traffic Analysis & Design, Inc. (TADI) brings expertise in Traffic Impact Analyses. Finally, Shen, Milsom & Wilke will provide their leading security, IT, AV and acoustics services. Together, these partnerships enable us to deliver a facility that is safe, operationally efficient, sustainable and fully integrated with the Village's broader systems.

Lean Driven Processes for Efficiency and Cost Control - By streamlining workflows and fostering collaboration, we eliminate inefficiencies and accelerate decision-making, enabling us to deliver a project that is on time, within budget, and aligned with Germantown's goals. Our Lean-driven approach also supports the integration of energy-efficient solutions and sustainable practices, ensuring that the facility is both cost-effective and environmentally responsible.

We also recognize the significant groundwork already completed, including the feasibility assessment and site evaluation. These efforts provide a strong project foundation, and our team will build on this momentum by validating prior findings and advancing the design to meet Germantown's vision.

We look forward to the opportunity to partner with Germantown to deliver a facility that exceeds expectations and serves as a source of pride for the Village.

Thank you for considering our proposal. Please feel free to contact me directly at 414-225-0837 or John.Sabinash@ZAStudios.com with any questions or to schedule a discussion.

Sincerely,

John Sabinash
Principal-in-Charge | Executive Oversight
Zimmerman Architectural Studios, Inc.

2.

FIRM OVERVIEW AND HISTORY





Franklin Police Station

General Overview and Qualifications

Firm Name and Address

Zimmerman Architectural Studios, Inc.
2122 West Mt. Vernon Avenue
Milwaukee, WI 53233

Encapsulating Your Why

We are relentless in our pursuit to encapsulate our clients' 'why' with dynamic environments. Because it's only when you start with the why that you can get to truly powerful design solutions that delight, inspire, empower and energize.

We are laser-focused on collaborating with our clients, immersing ourselves into your day-to-day operations and delivering high-quality services so that we can seamlessly bring your unique 'why' to life.

More Than Beautiful Buildings

We are problem solvers who thrive on transforming challenges into possibilities and see the opportunity in every building we design. The opportunity to transform an organization or community. To inspire and energize. To improve quality of life and save lives. We never lose sight of that potential.

It comes from experience. From a deep understanding of the art and science of architecture. And from a vision of what is possible. By focusing on the possibilities, we ensure that you don't just get the specs you asked for, you get the spectacular you are dreaming of.

Focused Market Expertise + Cross Sector Application

Each of Zimmerman's studios possesses deep insight into the nuances of their clients' markets. Cross collaboration within the firm enables application of innovative solutions across building typologies and user experiences.

Markets

Government	Healthcare	Residential
Civic + Cultural	Hospitality	Science + Technology
Corporate + Commercial	Industrial	Sports + Entertainment
Education	Recreation + Wellness	Worship

Brief History

Zimmerman Architectural Studios is an interdisciplinary architecture, interior design, planning and engineering firm located in Milwaukee's Menomonee Valley.

We create environments that provide positive, lasting impact by combining rich insights about the experience of the people who will use the space, the nuances of our clients' businesses, and the greater social, cultural, and environmental context of our work.

Founded in 1906 by Peter Brust, the firm's early portfolio included churches, schools, convents, sanitariums, offices, stores and residences, with the M&I Bank, Schusters Stores, the Kohler Company complex and Governor Kohler's home being the firm's most prominent projects.

In 1973, the firm incorporated and by 1981 had doubled in size. During the following decades, our notable education, governmental, healthcare, institutional, recreational and residential portfolios expanded to include a variety of commercial office, industrial, retail and mixed-use projects within the public and private sectors.

Through the years, Zimmerman's comprehensive services grew to include complete engineering, interior design, space planning, land planning and landscape design. Zimmerman ranks among the top architectural firms, as reported by multiple sources, in each of the last ten years.

BUILDING DESIGN + CONSTRUCTION

2024 Giants 400
Top Architecture / Engineering Firms

ARCHITECTURAL RECORD TOP 300 U.S. ARCHITECTURE FIRMS

ENR Midwest THE TOP DESIGN FIRMS 2025

Police Facility Design Capabilities

Ability -

Do they specialize in what we want?

We have designed more than **40 Police Stations** throughout the Great Lakes region. We've executed the work in Wisconsin and beyond. We've designed big (highly specific) and small (general) – we can design your facility.

Power -

Can they overcome obstacles?

Zimmerman has **100 professionals** in our organization yielding redundancy throughout our company. We can address multiple demands and fulfill your project in time and at this time.

Potential -

Will they inspire us to improve outcomes?

Creativity can yield unexpected results. It should push the limits to ask compelling questions. Our history and ethos find the **best way to fulfill your vision** is by asking why and repeating that query. How to deal with emerging trends – gender neutrality, survivability, redundancy for mission critical buildings -- we've done it.



Experience -

What are the lessons learned, and how will apply to our project?

You've either experienced something or you haven't. There is no wishing to have designed something -- there is only having done it. Our **experience reduces our clients' risk** and allows us to more freely test ideas that are tempered through application of expertise which yield realistic and practical solutions.

Accomplishment -

How are the results measured?

Either by awards (AIA Indiana - South Bend PD, AIA WI - Sheboygan PD), Budget Conformance, Minimizing Contingency Expended, or by other measurables, we can **fulfill the complexity of the design agenda** and do so with creativity, appreciation and consistency.





South Bend, IN Police Station

Firm Resources

The following is a **comprehensive menu of services** that Zimmerman offers within the scope of our in-house expertise. We have worked hard over the past 120 years to develop a firm that can provide a truly integrated approach to design.



Needs Assessment

Studies to determine facility, operational, physical, and capital needs for addressing public safety building projects. Issues studied include condition of existing buildings, trends for future, marketing studies, staff efficiency, demographics, etc.



Pre-Architectural Planning

Comprehensive physical planning for public safety facilities. Issues studied include new facility siting, reuse of existing facilities, functional space programming, new facility conceptual design, staffing projections, and cost estimating.



Facility Master Planning

Comprehensive planning for future facility needs. Planning includes needs assessment, pre-architectural planning, and space planning services. Recommendations are both physically and fiscally driven.



Full In-House Engineering

Zimmerman's in-house engineering partner, **Harwood Engineering Consultants**, delivers seamless architectural engineering services. Disciplines include civil, landscape architecture, structural, mechanical, electrical, plumbing, fire protection, lighting design, and security technologies.



Sustainable Design

In a world of limited resources and supply chain shortages which have resulted in rapid inflation, sustainable design is increasingly important. Sustainable design does not cost more in design and construction, but pays a vital dividend for the future.



Budget Development

Development of capital and operational budgets for municipal projects. Studies make specific recommendations for reducing future operational costs.



Space Planning

Space planning is the process of organizing functions to work together effectively while using space efficiently. It considers the work group function, the building codes and regulations, lighting, teaming requirements, inter-communication, and storage to make the best use of available space.



Architectural Design

Full service design services from the beginning of a project through preliminary and detailed design, bidding, construction administration, and project closeout.



Interior Design

Interior design is the art and science of enhancing municipal building interiors to achieve healthier and more aesthetically pleasing environments for the occupants of the space. Our interior designers listen, plan, research, and coordinate to provide you with beautiful and functional spaces.



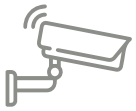
Construction Administration

Full service Construction Administration Field Services are often part of Basic Architectural Services. This includes on-site observation, shop drawing review, payment applications, and project closeout services such as building activation, warranties, equipment operation manuals, and final payment requests.



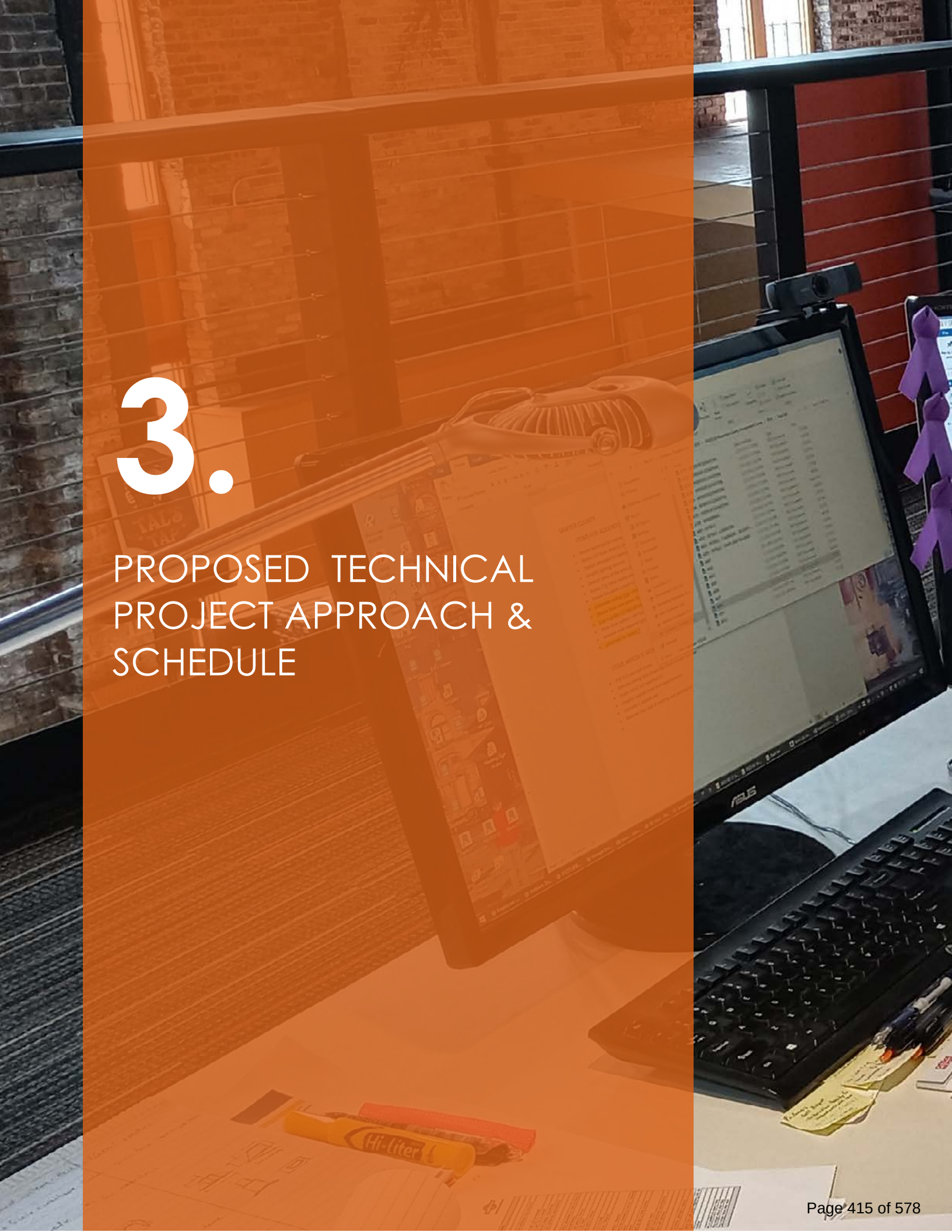
3D Modeling

Development of computer generated visual images of interior and exterior project designs. 3D modeling provides various directions and views, which guide the plans through improvements and ultimately a precise final design.



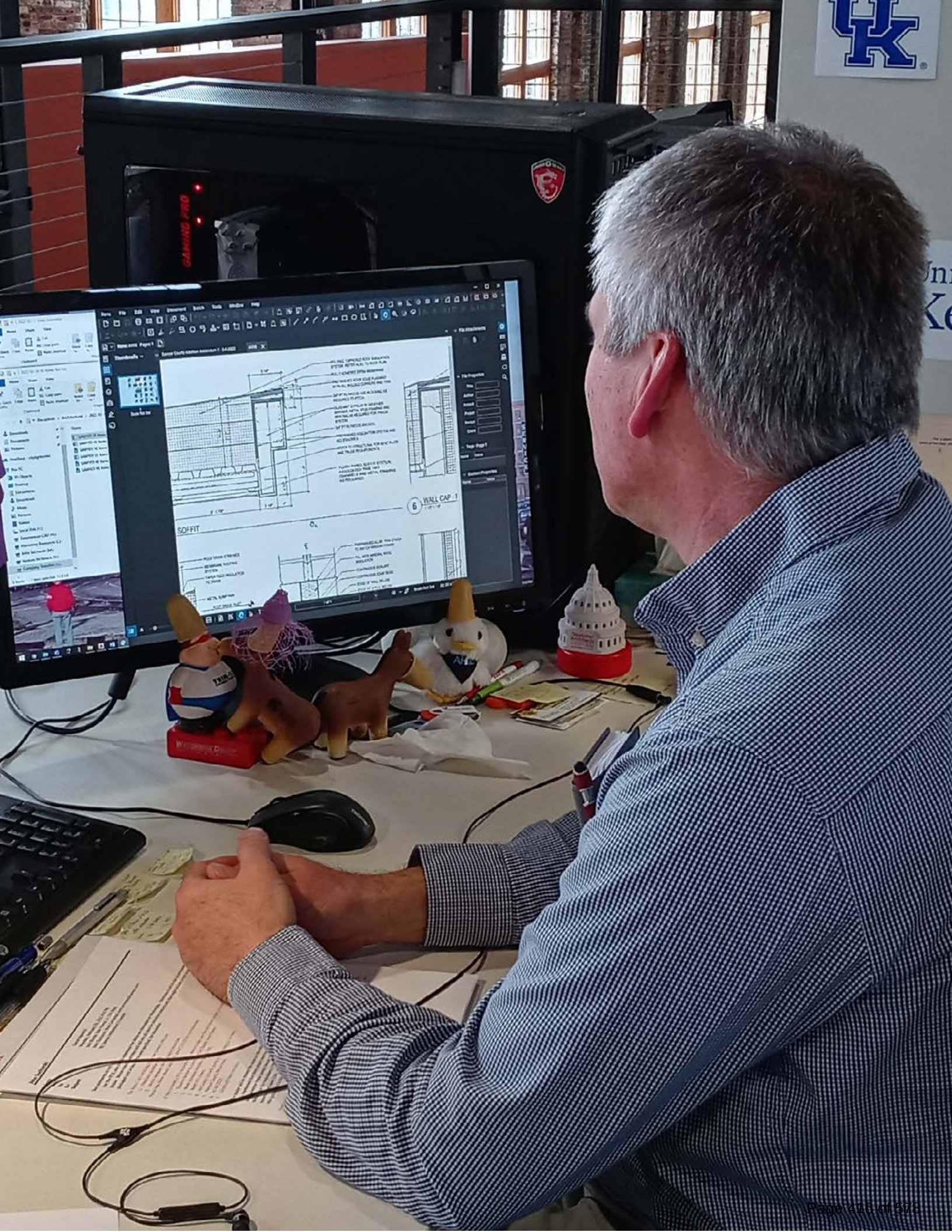
Security Design

Comprehensive security planning for municipal projects resulting in safe and secure environments. Topics include zone development and security related materials.



3.

PROPOSED TECHNICAL PROJECT APPROACH & SCHEDULE


GAMING PRO
6 WALL CAP - 1
SOFFIT

Project Understanding

The Village of Germantown's vision for a modern police facility reflects a commitment to operational excellence, community engagement, and future growth. This project is an opportunity to create a state-of-the-art facility that meets current needs while adapting to future demands.

Building on a Strong Project Foundation

Zimmerman recognizes the significant groundwork already completed, including the feasibility assessment and site evaluation that identified Fond du Lac Avenue as the preferred location. These efforts provide a solid starting point, and our team is ready to validate prior findings and advance the design while incorporating energy-efficient strategies that align with Germantown's long-term goals.

Expertise in Police-Specific Facility Design

With over 40 completed police station projects, Zimmerman brings unmatched expertise in law enforcement design. While Germantown is engaged in the WILEAG self-assessment program, our understanding of these standards ensures the facility aligns with best practices and supports future accreditation goals. Additionally, our designs prioritize sustainable solutions, ensuring the facility is both high-performing and cost-effective.

Efficiency Through Lean Methodologies

Our Lean methodologies streamline workflows, eliminate inefficiencies, and maximize value. This approach ensures cost control, fosters collaboration, and enables rapid resolution of challenges.

Infrastructure, Indoor Range and TIA Expertise

To address the broader impacts of the facility, in addition to our in-house engineers, we've partnered with Action Target will provide specialized HVAC consulting for the indoor live-fire range, ensuring safety, compliance, and optimal performance for this critical component. Addtitionally, Traffic Analysis & Design, Inc. (TADI) to conduct Traffic Impact Analyses (TIAs) and corridor studies, ensuring seamless integration with Germantown's infrastructure.

Engaging the Community

Community input is vital to the success of this project. Our team is prepared to collaborate in public engagement efforts, including informational sessions and outreach materials. By fostering transparency and collaboration, we ensure the facility reflects the values and aspirations of Germantown while building trust and support from the community.

A Comprehensive Approach to Success

Our approach balances operational efficiency, community engagement, and future growth. With a focus on experience, efficiency, sustainability, and collaboration, Zimmerman is ready to deliver a facility that exceeds expectations and supports Germantown's vision.

Design Philosophy

We believe that the most successful built environments elevate the human experience. With this focus, we work collaboratively with our clients to balance your distinct organizational objectives and your project's unique context with the user experience as our driving influence.

As an overall approach, we will focus on developing a clear understanding of:

People

Village of Germantown Police including administration, patrol, professional and support staff. The citizenry who benefit from the reliable and efficient day-to-day delivery of law enforcement and public safety services in the community. City leaders who promote a safe and secure environment for business, residents and other key community stakeholders.

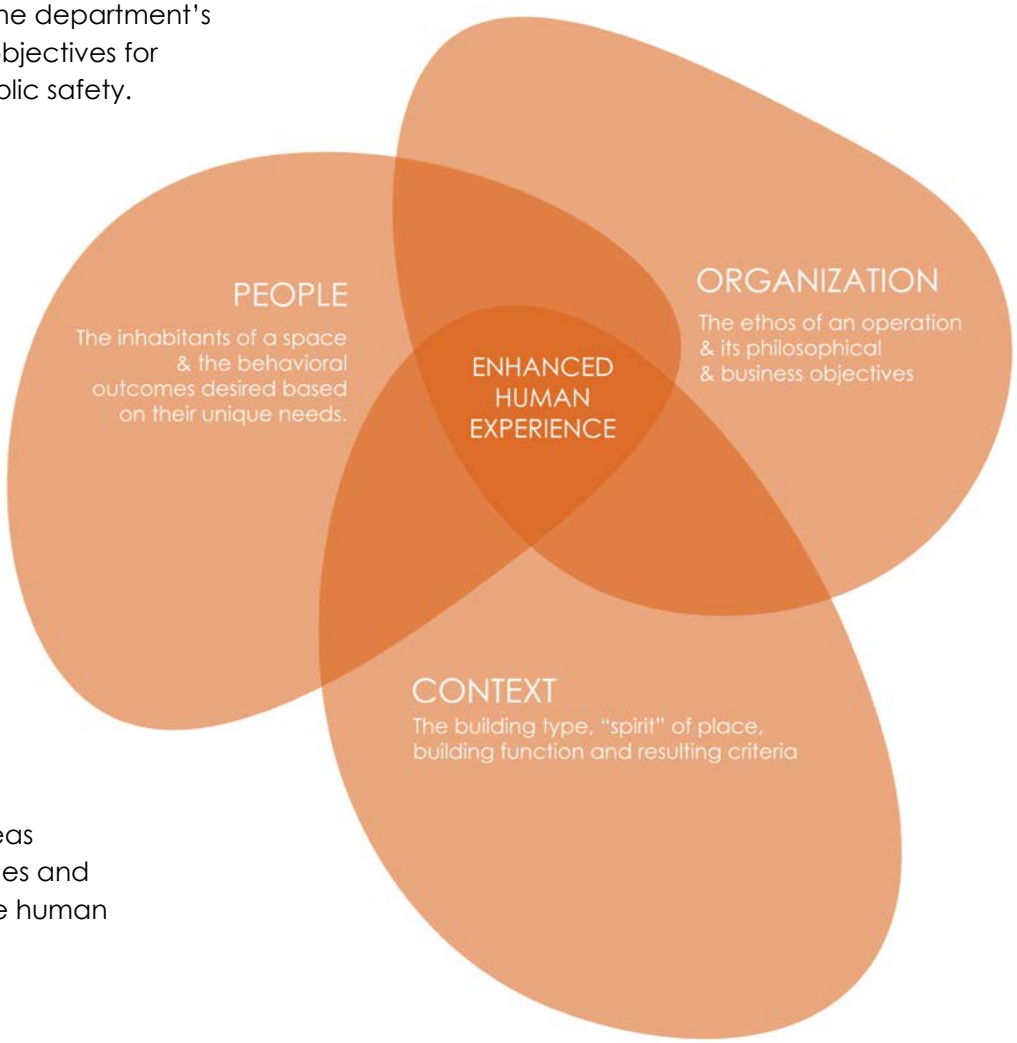
Organization

Germantown Police Department, community and city leadership and the department's philosophical goals and objectives for law enforcement and public safety.

Context

The day-to-day operations of the Village of Germantown Police Station, as a place to support uninterrupted law enforcement service delivery, as a community gathering place, as a building that helps recruit and retain the professional staff that works there, and how you connect with the community you serve.

Focusing on these key areas consistently results in spaces and projects that enhance the human experience.



Community Engagement



Engaging the Germantown Community - Collaboration is Key

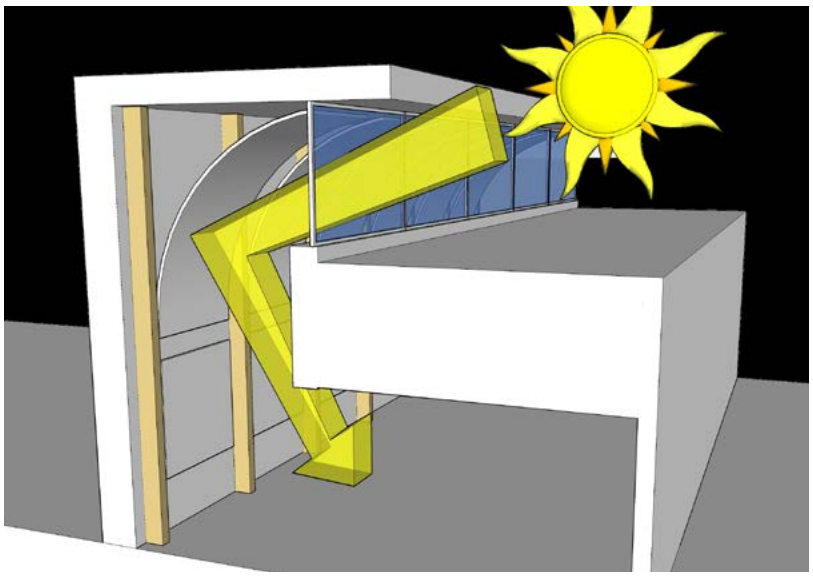
Zimmerman excels at **engaging stakeholders and fostering consensus** from project initiation, ensuring that every voice is heard and valued. Our emphasis on collaboration involves a variety of techniques to gather input from Germantown's leadership, Police Department, and community members. This two-way communication is mutually beneficial: understanding the "why" behind the project gives us a deeper appreciation of Germantown's operational needs, community values, and long-term aspirations. At the same time, stakeholders gain insight into the considerations and challenges involved in developing a practical, forward-thinking solution.

As the project progresses, Germantown's leadership and Police Department administration and staff play pivotal roles in **refining program elements and ensuring alignment with operational goals**. Through a collaborative process that may include public informational sessions, surveys, and detailed feedback, we develop a thoroughly planned design that reflects the community's vision and priorities.

Communication is key throughout the project lifecycle. We engage in an iterative process involving meetings, presentations, and outreach materials, adapting to in-person or virtual formats as needed. Additionally, close collaboration with the Village and the Construction Manager ensures regular updates on project details, fostering transparency and trust within the community.

Zimmerman's commitment to early stakeholder engagement and open communication fosters a **culture of collaboration and ensures project success** through shared understanding and continuous feedback. By involving Germantown's residents and leadership at every step, we will deliver a facility that not only meets operational needs but also serves as a source of pride for the entire community.

Energy Efficiency and Sustainability



Sheboygan Police Station - Lobby Daylighting Diagram



Completed project

Better Tomorrows Start Today

At Zimmerman, sustainable and energy-efficient design is **deeply rooted in our culture and guides every project we undertake**. For Germantown's new police facility, we will integrate proven strategies to reduce energy demands, optimize system performance, and ensure long-term operational savings—all while aligning with the Village's budgetary goals. Our approach reflects a commitment to creating spaces that are not only functional but also environmentally responsible and cost-effective.

Our team is capable of working closely with Germantown's leadership to explore and evaluate options that balance energy efficiency with budgetary priorities. Whether through life cycle analysis, return on investment (ROI) modeling, or energy-use simulations, we can provide insights to help identify strategies that align with the Village's goals and aspirations. This flexible approach ensures that **sustainable solutions are tailored** to Germantown's specific needs.

Key **strategies for energy efficiency** include reducing energy demands through smart planning and efficient building systems. This may involve optimizing the building's siting and configuration to maximize natural daylight, mitigate local climate conditions, and minimize the building's footprint. We will also incorporate high-performing systems for heating, cooling, and water usage, as well as durable materials that enhance the building envelope for improved performance and longevity.

Additionally, we prioritize sustainable practices that extend beyond energy efficiency. These include stormwater management strategies to improve water quality, the use of low-consumption plumbing fixtures, and the selection of materials that minimize life cycle costs and support healthy indoor air quality. Training building operations staff to monitor and fine-tune systems will further ensure the facility operates at peak performance.

By integrating these strategies, Zimmerman will deliver a facility that not only meets Germantown's operational needs but also reflects a forward-thinking approach to sustainability. This commitment to energy efficiency will **reduce operational costs, enhance the building's resilience, and support the Village's long-term goals** for environmental responsibility.

Project Approach - Process Steps to Complete Design

Program Verification - Building on Momentum

April 13th - 24th, 2026 (2 weeks)



Overview:
We partner with Germantown's leadership, Police Department, and community to verify goals and core values, prioritizing collaboration, community engagement, and energy efficiency. Our approach ensures the project reflects community priorities and advances sustainable, cost-effective outcomes.

Key Activities:

- Lead discovery workshops with Germantown's leadership and community to clarify goals and core values.
- Review and validate prior studies and program information for current alignment.
- Apply Lean methods to streamline workflows and uncover efficiencies.
- Engage the community to ensure the design reflects local values and priorities.

Value Added:
Lean strategies reduce waste, enhance coordination, and support early integration of energy-efficient systems. Our in-house expertise and community-focused process ensure the design aligns with Germantown's values and sustainability goals.

Anticipated Outcomes / Deliverables:
A validated project vision and space program, with integrated energy-efficient strategies, aligned with Germantown's values.

Schematic Design - Shaping the Vision

April 13th - May 29th, 2026 (7 weeks)

2



Overview:
This phase transforms Germantown's goals into initial concepts that combine energy-efficient design and community input. By aligning sustainable strategies with public collaboration from the start, we shape a forward-thinking, inclusive vision for the new police station.

Key Activities:

- Integrate passive strategies and energy modeling to maximize efficiency and sustainability from the outset.
- Develop site and building concepts that balance security, energy performance, and inviting public spaces.
- Coordinate high-performance systems with our in-house engineers for efficient, cost-effective solutions.
- Gather input from Village leadership, stakeholders, and the public to align the design with community values.

Value Added:
We deliver integrated, energy-efficient solutions and foster community involvement, ensuring the design aligns with both sustainability goals and public values.

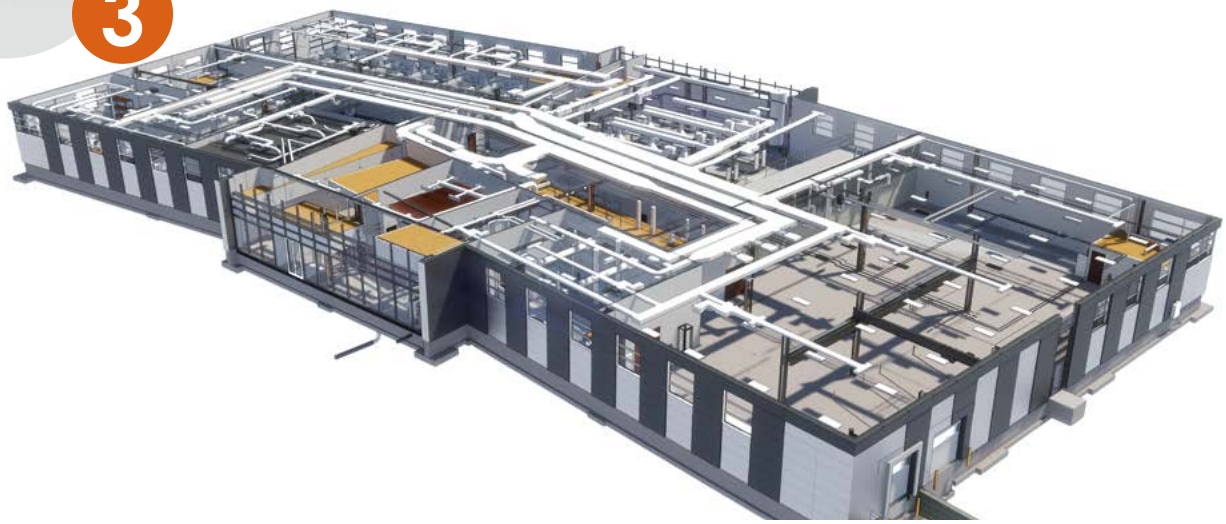
Anticipated Outcomes / Deliverables:
A clear preliminary design package with drawings and renderings, illustrating Germantown's future police station—integrating community feedback and showcasing energy-efficient strategies that set the stage for a high-performing, community-centered facility.

Project Approach (continued)

Design Development - Refining the Blueprint

3

June 1st, 2026 - August 14th, 2026 (10 weeks)



Overview:
In this phase, we refine concepts into detailed, practical plans—integrating energy-efficient solutions and community input to uphold operational excellence and align with stakeholder priorities.

Key Activities:

- Finalize architectural details and specify energy-efficient systems and sustainable materials.
- Integrate structural, mechanical, electrical, and plumbing systems to support operational excellence and sustainability.
- Ensure WILEAG standards and community input are accounted for in functional design decisions.
- Collaborate with the CMAR for ongoing cost evaluation, constructability, and alignment with energy efficiency and community priorities.

Value Added:
Efficient, coordinated decision-making and early issue resolution. Rigorous evaluation of energy-efficient systems and materials delivers operational savings and environmental stewardship. Stakeholder and community alignment minimizes rework and delays, supporting a smooth path to construction. John Sabinash's expertise ensures technically sound, future-ready design documents that anchor the next project phase.

Anticipated Outcomes / Deliverables:
Comprehensive detailed design documents, with refined floor plans, elevations, material specifications, and updated cost projections that serve as the definitive guide for construction documentation.

Construction Documents - Precision in Execution

4

August 17th - October 30, 2026 (11 weeks)



Overview:
The team translates final designs into detailed construction documents, specifying energy-efficient systems and materials. We maintain transparent communication with the community to keep stakeholders informed as the project moves toward realization.

Key Activities:

- Prepare comprehensive drawings and specifications for all disciplines, ensuring energy efficiency and (if desired) WILEAG compliance.
- Conduct coordinated design reviews at major milestones to confirm accuracy and performance.
- Provide digital BIM files for seamless collaboration with the CMAR.
- Develop concise community-facing materials to keep stakeholders informed during documentation.

Value Added:

- Specifying energy-efficient systems and sustainable materials from the outset minimizes costly changes and ensures long-term performance.
- Transparent communication throughout documentation builds trust and keeps stakeholders engaged, supporting a smooth path to construction.

Anticipated Outcomes / Deliverables:
A fully coordinated, code-compliant set of construction documents ready to guide a successful build.

Project Approach (continued)

Bidding - Securing the Right Construction Partners

5

November 2nd - December 4th, 2026 (5 weeks)



Overview:
We facilitate a transparent process to select contractors skilled in energy-efficient systems and sustainable practices, ensuring the team aligns with Germantown's vision for a high-performing, community-focused facility.

Key Activities:

- Provide technical support during bidding.
- Evaluate contractor qualifications with emphasis on energy-efficient and community-focused experience.
- Ensure a transparent, value-driven selection process in collaboration with the CMAR and Village.

Value Added:
Selecting contractors with expertise in energy-efficient solutions ensures sustainable results, while maintaining transparency throughout the process builds trust and aligns the project with Germantown's values.

Anticipated Outcomes / Deliverables:
A fully vetted, qualified contractor team selected and ready to deliver the project.

Construction Administration - Realizing the Vision

6

April 1st 2027 - June 20th, 2028 (15 months)



Overview:

During Construction Administration, we oversee quality and progress to deliver the Germantown Police Station as designed. Our team ensures energy-efficient solutions are realized, while keeping the community informed and engaged through open, transparent communication.

Key Activities:

- Oversee construction progress and ensure delivery of energy-efficient systems as designed.
- Coordinate with the CMAR and Village for timely issue resolution and process improvements.
- Maintain transparent communication and provide updates to engage and inform the community.
- Review submittals and RFIs promptly to uphold quality, sustainability, and schedule.

Value Added:

- Lean processes drive transparency, resolve challenges quickly, and safeguard quality and schedule, while ensuring energy-efficient systems are delivered.
- Unified collaboration with the CMAR keeps the team focused on Germantown's goals, sustainability, and active community engagement.

Anticipated Outcomes / Deliverables:

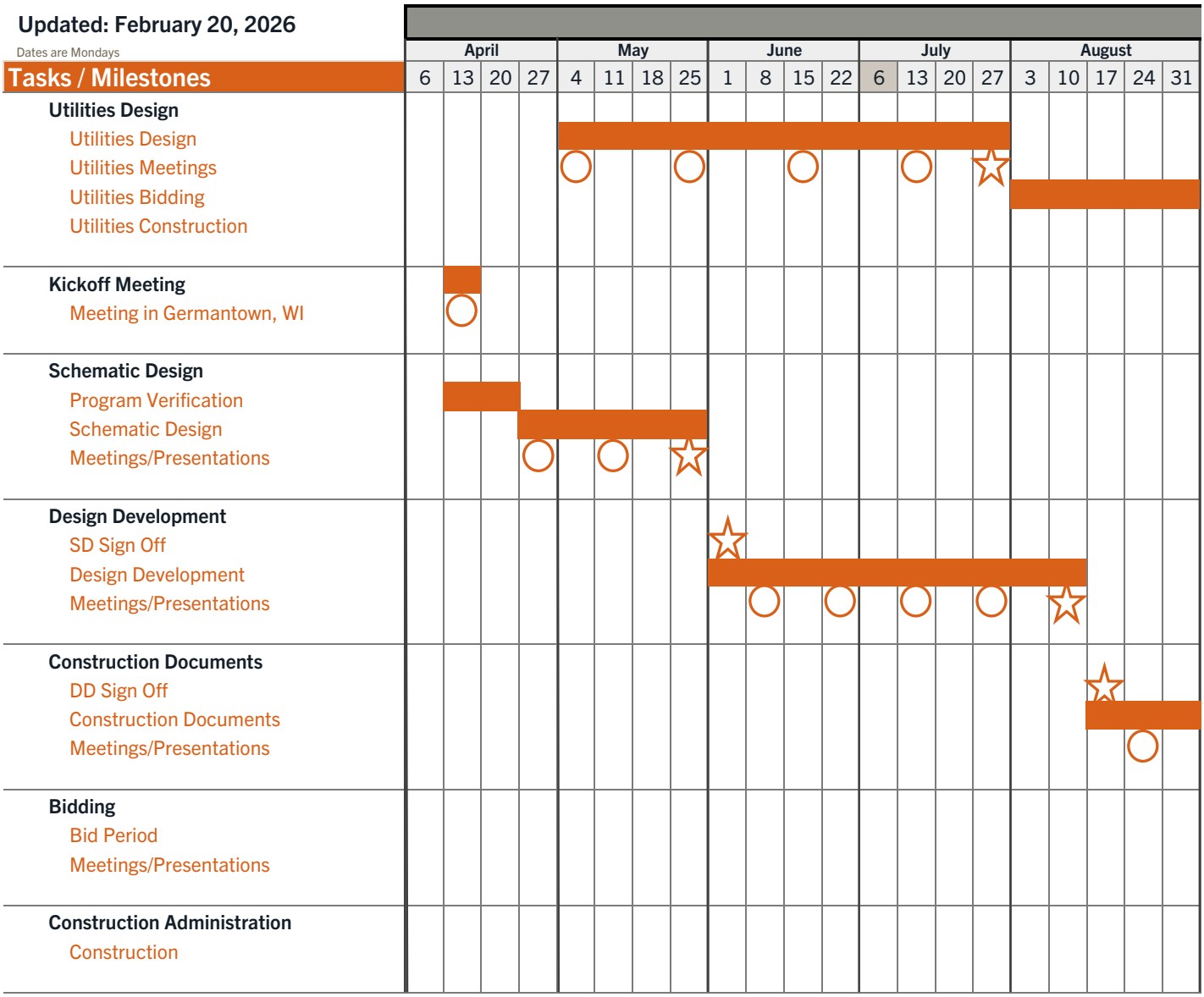
A completed, fully inspected facility—delivered on time, within budget, and ready for Germantown's use.

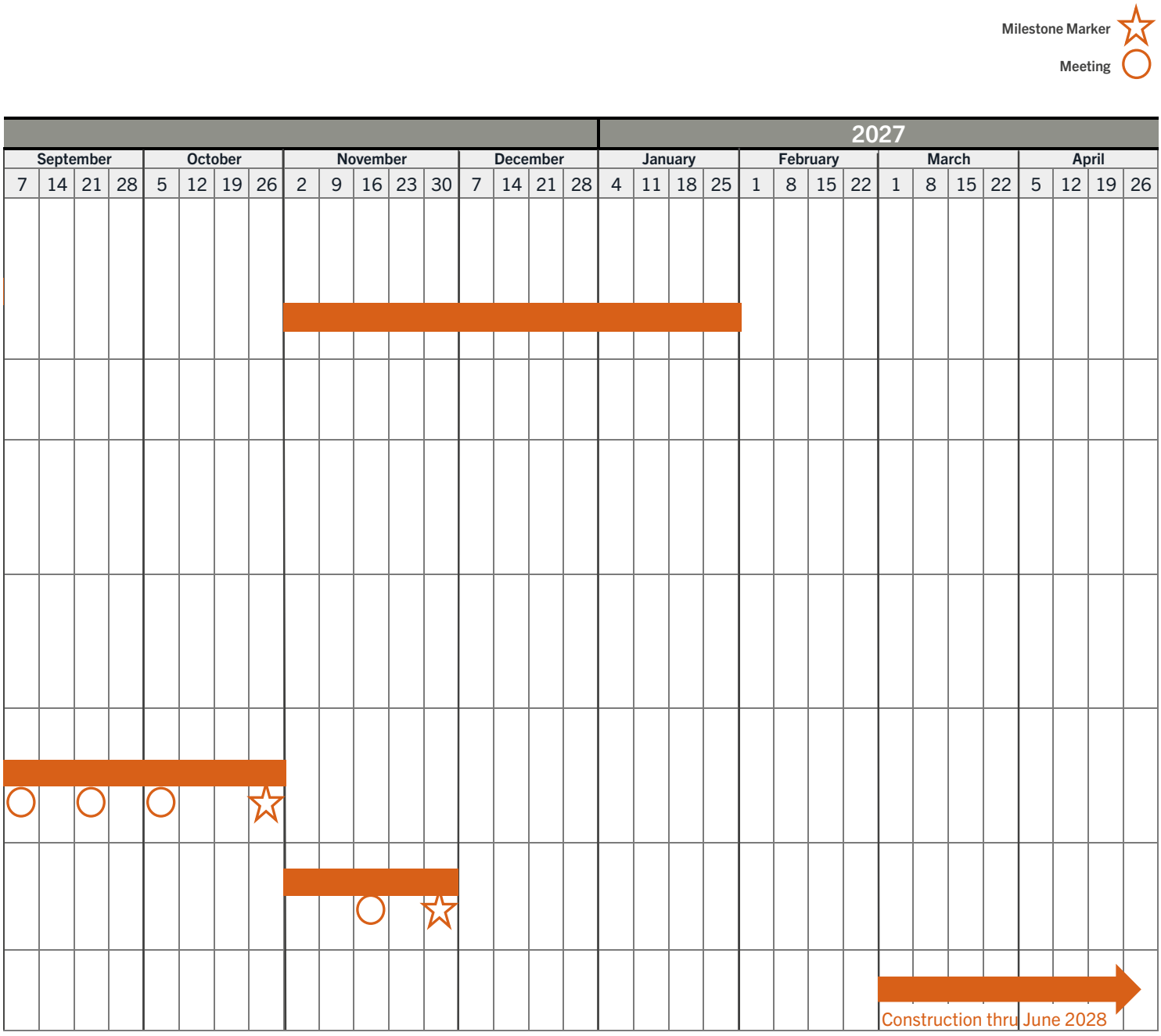
Schedule

Village of Germantown
Police Station
Proposed Schedule

Updated: February 20, 2026

Dates are Mondays




Milestone Marker
Meeting
2027
September
October
November
December
January
February
March
April
7 14 21 28 5 12 19 26 2 9 16 23 30 7 14 21 28 4 11 18 25 1 8 15 22 1 8 15 22 5 12 19 26
Construction thru June 2028

4.

PROPOSED PROJECT TEAM ORGANIZATION & RESUMES





Project Team Organization

Leadership and Management Team



John Sabinash
Programmer /
Police Facility Specialist
Principal-in-Charge



Jack Blume, AIA, CDT
Senior Project Manager



John Sucharski, AIA, NCARB
Senior Project Architect

Government Studio Architectural Team Resources



Brian Nelson, LEED-AP
Director of Design



Deb Pegorsch
Interior Designer



Robin Anderson, ACHA, AIA, LEED-AP
Lean Facilitator

In-House Engineering Team Resources **(Harwood Engineering Consultants)**



Mary Piontkowski, PE, SE (IL)
Director of
Structural Engineering



Brad Seubert, PE
Director of
Civil Engineering



Tom Petersen, PE
Director of
Electrical Engineering

Consultant Team

Shen Milsom & Wilke
Security, Information Technology Infrastructure, Audiovisual, & Acoustics

Traffic Analysis & Design
Traffic Impact Analysis

Action Target
Firing Range Consulting

TEAM HIGHLIGHTS:

- Proven project leadership of John Sabinash, Jack Blume and John Sucharski
- WILEAG Experience
- 40+ completed law enforcement facility projects
- Additional in-house architectural and engineering resources



Justin Arndt, AIA, CCCA, CDT, CSI
Director of Field Services



Heather Wogsland
Construction Administrator



Scott Gemske, DE
Director of
Plumbing Engineering



Steven Hagman, PE, LEED-AP
Mechanical Project Manager



Luke Haas, PLA
Director of
Landscape Architecture



Project Experience (partial list)

City of Muskego, WI

- Police Station, Remodeling and Addition
- City Hall, New Building

Baraboo Municipal and Safety Building, WI

Middleton Police Station, WI

Shorewood Police Station, WI

Elkhorn Police Station, WI

Glendale City Hall and Police Station, WI

Hartland Public Safety Building Needs Assessment Study, WI

Onalaska City Hall, Police & Fire, WI

Appleton Police Station Study and Design, WI

Kenosha County Emergency Operations Center, WI

Frankfort Police Station, IN

Franklin Police Station, WI

Platteville Police Station, WI

New London City Hall, Police & Fire, WI

Ashwaubenon Village Hall, Police & Fire, WI

Sturtevant Village Hall, Police & Fire, WI

Pella Police & Fire, IA

Brown Deer DPW, Police and Fire Station, WI

Town of Grand Chute Town Hall, Police Station and DPW Space Needs Study, WI

John C. Sabinash

Principal | Vice President
Director, Government Studio

Role on Project

Principal-in-Charge | Programmer

Biography

John has more than 25 years of experience in the planning, design and construction of municipal buildings of all varieties and will bring leadership and coordination that ensures the project will be on time and within budget. As Principal in Charge, John will lead the team members who are responsible for coordinating and directing the programming, design, interiors, engineering, and the field specialists towards the efficient completion of the project.

John has been a featured speaker on the subject of visionary planning for state-of-the-art public safety buildings and sustainable design.

Experience

Years at Zimmerman: 34

Education

Master of Architecture
UW-Milwaukee

Bachelor of Science Architecture
UW-Milwaukee

Memberships/Affiliations

Associate: International Association of Chiefs of Police

Board Member: Wisconsin Chiefs of Police Association

Board Member: Safe and Sound



Project Experience (partial list)

Muskego City Hall, Muskego, WI

Muskego Police Department, Muskego, WI

Platteville Police Station, Platteville, WI

Milwaukee Police Administration Building, 6th Floor, WI

Baraboo Municipal and Safety Building, Baraboo, WI

Elkhorn Police Station Addition & Remodeling, Elkhorn, WI

Fox Cities Exhibition Center, Appleton, WI

Sojourner Family Peace Justice Center, Milwaukee, WI

Waukesha County New Courthouse Addition, Step One, Waukesha, WI

Waukesha Health and Human Services Center, Waukesha, WI

Brown County Medical Examiner's Facility, Green Bay, WI

Milwaukee County Courthouse Phase 3 Study - Milwaukee, WI

Delafield Fire, Police & DPW Study, WI

Walworth County, Continuing Services Agreement, Various Buildings, Elkhorn, WI

Walworth County, New Health and Human Services Building, Elkhorn, WI

City of Milwaukee, Continuing Services Agreement, Milwaukee, WI

Jack Blume, AIA, CDT

Principal | Vice President
Senior Project Manager

Role on Project

Senior Project Manager

Biography

Jack has been an integral part of the firm for over 17 years. A Senior Project Manager, he brings diverse experience, especially in secure environment design for municipal government law enforcement projects. Jack fosters active participation in his teams through high communication. His projects show superior planning and design can be achieved within a limited budget. Jack addresses field issues efficiently.

Experience

Years at Zimmerman:	18
Years at Other Firm(s):	13

Registration

Registered Architect, 9362-5, Wisconsin, Granted 2002

Education

Bachelor of Science Architecture
University of Wisconsin-Milwaukee

Memberships/Affiliations

American Institute of Architects

Construction Specifications Institute



Project Experience (partial list)

East Troy New Town Hall and Police Station Building, WI

Milwaukee Police Administration Building, 3rd Floor Remodel, WI

City of Muskego, WI

- Department of Public Works Remodeling
- Police Station, Remodeling and Addition
- City Hall New Building

Waukesha County Courthouse Addition and Remodel, WI

Rock County – Janesville, WI

- Communications Center Addition & Remodel
- Health and Human Services Building
- District Attorney's Office Remodel

Trempealeau County Justice Center – Whitehall, WI

Sawyer County Courts Addition and Remodel – Hayward, WI

Appleton Jones Park Accessibility Remodeling, WI

Brookfield Fire Station Remodeling, WI

Walworth County Department of Public Works, Administration Building Re-roofing – Elkhorn, WI

Waukesha County Courthouse, Addition and Remodeling –Waukesha, WI

John Sucharski, AIA, NCARB

Senior Associate
Senior Project Architect

Role on Project

Senior Project Architect

Biography

John's role is to coordinate with the program, planning and design team and consultants to produce the final analysis and report. John is a problem solver and a thorough, detail oriented individual, who provides attention to all aspects of the project. He works in a variety of computer software documentation packages, including AutoCAD and Revit.

Experience

Years at Zimmerman:	06
Years at Other Firm(s):	23

Registration

Registered Architect, 11207, Wisconsin, Granted 2011

Education

Master of Architecture
UW-Milwaukee

Bachelor of Science Architecture
UW-Milwaukee



Project Experience (partial list)

Rock County Law Enforcement Services and Jail - Janesville, WI

Cedarburg Police Station, WI

West Lafayette Public Safety Center, IN

Mission 94 Firearms Education Center - Kenosha, WI

Sawyer County Courts Addition and Remodeling - Hayward, WI

Trempealeau County New Justice Center - Whitehall, WI

Mayville Public Library, WI

UW-Milwaukee Washington County, Science and Administrative Addition, WI

Kewaskum Public Library Concept Design, WI

JAX Inc. Manufacturing and Office – Menomonee Falls, WI

Komatsu Corporate Net Zero Energy Campus Concept Planning and Design – Milwaukee, WI

Prestwick Group Expansion and Renovation – Sussex, WI

Veit Office and Shop Facility – New Berlin, WI

Brian Nelson, LEED-AP

Senior Associate
Director of Design

Role on Project

Architectural Designer

Biography

Throughout his academic studies and practice, Brian has explored and applied high performance building and biophilic principles (the study of the connection of human beings to the natural world) utilizing a holistic design approach with the strong belief that site, architecture and interiors are connected. He is driven by a passion and conviction that architecture and design have the power to positively affect how we live.

Moreover, Brian is inspired by a collaborative client-driven process and has an innate ability to interpret client goals, desires, and vision with a strong sensitivity for project budgets and schedules.

Experience

Years at Zimmerman:	09
Years at Other Firm(s):	20

Education

Master of Architecture – UW-Milwaukee

Bachelor of Science, Architecture – UW-Milwaukee

Memberships/Affiliations

US-Green Building Council – LEED-AP

Deborah Pegorsch, NCIDQ

Vice President
Interior Designer



Education

Master of Fine Arts, Interior Design
Savannah College of Art and Design - 2005

Bachelor of Arts, Comm. and the Arts,
University of Wisconsin Green Bay - 2001

Role on Project

Interior Designer

Biography

Deborah is a leader in Milwaukee's interior design community. She brings more than 20 years of design excellence, project management expertise, and entrepreneurial leadership to the team. An NCIDQ-certified professional, Deborah's career includes roles with nationally recognized construction and architecture firms. Deborah's portfolio is well rounded and includes government, YMCA, commercial / corporate, and education projects. In addition to traditional interior design, she has supported and developed furniture and finish standards and led focus groups.

Project Experience (partial)

Page County Law Enforcement Center - Clarinda, IA

Rusk County Courthouse Renovation and New Jail - Ladysmith, WI

WCTC Building 6 S. AJN Lobby Improvements - Waukesha, WI

Tom and Mary Schultz YMCA - Watertown, WI

Waushara County YMCA - Wautoma, WI

UW Health - American Family Children's Hospital PICU - Madison, WI

Froedtert Health - 2025 Interior Standards - Wauwatosa, WI

Robin Keen-Anderson,

AIA, ACHA, LEED-AP, BD&C

Senior Project Architect / Planner



Education

Master of Architecture,
North Carolina State University, 1998

Bachelor of Science in Architecture,
Lawrence Technological University, 1996

Role on Project

Lean Process Expert / Facilitator

Biography

Robin is a highly experienced architect and planner who holds several Lean certifications and is a member of the Lean Construction Institute. She enjoys developing creative design solutions that enhance the built environment through operational improvements and integration of Lean design concepts. She is skilled in coordinating and facilitating varied client, user, and stakeholder groups to develop creative design solutions that improve the healthcare experience.

Lean Specialty Credentials & Project Experience (partial)

Lean Bronze Certificate, Society of Manufacturing Engineers (SME), 2014

Lean Six Sigma Yellow Belt, UW Executive Education

Lean Construction Institute: Member

State of Wisconsin Department of Administration, Division of Health Services, Central Wisconsin Center Building 6 Renovation - Madison, WI

Town of Grand Chute Highway Garage - Grand Chute, WI

Justin Arndt, AIA, CCCA, CDT, CSI

Vice President
Director of Field Services



Education

Bachelor of Science, Architecture
University of Wisconsin-Milwaukee

Role on Project

Quality Control / Quality Assurance

Biography

As Director of Field Services, Justin leads Zimmerman's construction administration, quality control and specifications team. He brings more than 25 years of experience to this role. Under his leadership, the Zimmerman team has successfully focused on increasing productivity, reducing costs and improving client satisfaction. He is a skilled leader with strong communication and conflict resolution abilities.

Justin is a member of the Construction Specifications Institute and holds several certifications through the organization.

Project Experience (partial)

City of Appleton Police Station, WI

City of Milwaukee 3rd District PD/ Data Communications Center, WI

Middleton Police Department, WI

Washington County Courthouse Expansion, Dispatch and Sheriff's Department, WI

Waukesha County HHS Administration Building, WI

City of Brookfield Fire Stations 2 & 3, WI

City of Wauwatosa Fire Station #51, WI

Elkhorn Police Department, WI

Heather Wogsland, AIA

Senior Associate |
Construction Administration



Education

BS, Architecture,
University of Wisconsin - Milwaukee

Role on Project

Construction Administration

Biography

Heather Wogsland brings nearly 30 years of expertise in design and construction, excelling in all delivery methodologies. With extensive experience in construction administration, Heather oversees on-site evaluations, field reports, RFIs, and contractor pay applications, ensuring seamless project execution. She has led architectural document production, coordinated with consultants, and mentored staff, while diligently navigating local, state, and federal regulations.

Project Experience (partial)

Rock County - Janesville, WI
- Law Enforcement Center and Jail

Wood County Law Enforcement Center - Wisconsin Rapids, WI

Trempealeau County - New Justice Center – Whitehall, WI

Waushara County Government Center – Wautoma, WI

Sawyer County Courts Addition & Remodeling – Hayward, WI

Marquette County Sallyport - Montello, WI

Mission 94 Firearms Education Center, Kenosha, WI

In-House Structural, Civil, Electrical, Mechanical Plumbing and Fire Protection Engineering + Landscape Architecture

COMMUNITY MINDED ENGINEERING EXCELLENCE SINCE 1984

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Whether it's renovating existing structures or designing new ones, we've got you covered. Our team of highly qualified experts is ready to take on your project with precision and creativity.

If you're seeking a reliable partner with a proven track record of excellence, your search ends here.

COMPREHENSIVE ENGINEERING SOLUTIONS

We offer full engineering services, all under one roof. Each discipline brings deep expertise in their craft and strong coordination results in integration of building systems as a whole to ensure facility performance within the overall building design.



CIVIL



STRUCTURAL



MECHANICAL



ELECTRICAL



PLUMBING



FIRE PROTECTION



LANDSCAPE



LIGHTING

Mary Piontkowski, PE, SE (IL)

Principal | Vice President
Director of Structural Engineering



Education

Master of Science Civil Engineering with emphasis in Structural, Marquette University, 2005

Bachelor of Science Biomedical Engineering, Marquette University, 1996

Role on Project

Director of Structural Engineering

Biography

As a licensed professional engineer, Ms. Piontkowski has designed a wide variety of structures. She has extensive experience in preparing and coordinating contract documents, and has a strong working knowledge of applicable building codes and design standards.

Mary prides herself on developing good relationships with the entire design/construction team on every project.

Project Experience (partial)

Village of Shorewood - Police Station, WI

Brown County Jail Addition & Medical Examiner's Office, WI

Oneida County, Law Enforcement Center - Garage Addition & Remodel, WI

Marquette County Sallyport, WI

Jackson County Jail, WI

New Health Safety Unit and RHU Expansion WSPF, Boscobel, WI

Calumet County, Highway Garage, WI

Milwaukee County Transit System Building Assessment, WI

Brad Seubert, PE

Vice President
Director of Civil Engineering



Education

BS Civil Engineering
Michigan State Technological University - Houghton, MI

Role on Project

Civil Engineer

Biography

Mr. Seubert has been a civil design engineer on numerous projects including municipal, commercial, and residential. Brad is responsible for site design, such as road and parking layouts, grading plans, utility planning, design, stormwater management plans, and "green" Best Management Practices (BMP).

Brad is proficient in the latest design software, including 3D modeling with AutoCAD Civil 3D.

Project Experience (partial)

City of Muskego - Police Station and City Hall, WI

City of Glendale - City Hall Remodel and Police Station Addition, WI

Germantown Police - Vehicle Evidence Storage Facility, WI

Kewaunee County Public Safety Facility, WI

Rock County Communications Center Addition & Remodeling, WI

Walworth County, LEC Sheriff's Office, WI

Tom Petersen, PE

Principal | Vice President
Director of Electrical Engineering



Education

Master of Business Administration,
Arizona State University, Tempe, AZ,

Bachelor of Science
Electrical Engineering
University of Wisconsin - Madison

Role on Project

Electrical Engineer

Biography

In 1996, Mr. Petersen brought his engineering talent and experience to the Harwood Engineering team. Tom has a unique perspective at the design table due to his previous jobs with an electrical contracting company and a design/build firm.

Tom's vast experience includes hospital power emergency systems, marinas, industrial power systems, fire alarm and paging systems, waterparks, casinos, high rises, and all forms of building and campus electrical distribution.

Project Experience (partial)

City of Muskego - Police Station and City Hall, WI

City of Middleton - Police Headquarters and Municipal Court, WI

City of Baraboo - Police Station and City Hall, WI

Village of Shorewood - Police Station, WI

City of Glendale - City Hall Remodel and Police Station Addition, WI

Oneida County, Law Enforcement Center - Garage Addition & Remodel - Rhinelander, WI

Scott Gemske, DE

Vice President
Director of Plumbing and
Fire Protection Design



Education

Assoc. Architectural Drafting
Waukesha County Technical
College - Waukesha, WI

Role on Project

Plumbing Project Manager

Biography

Scott is an integral member of the Harwood team, providing plumbing and fire protection system design from conceptual architectural plans.

Scott has extensive knowledge of and experience with Revit MEP 2012 to Revit MEP 2020, BIM coordination using Navisworks Manage, and AutoCAD from version R-14 to AutoCAD 2020. Scott recognizes the need for clear and concise, yet detailed construction documents and communication to best service his clients.

Project Experience (partial)

Milwaukee Water Works Oklahoma Pumping Station - Milwaukee, WI

New Health Safety Unit and RHU Expansion WSPF - Boscobel, WI

MCTS, FDL Station Building Renovations - Milwaukee, WI

New Berlin Recreation Center - New Berlin, WI

Marathon County Lake View Center Remodel - Wausau, WI

Marathon County Regional Forensic Science Center - Wausau, WI

Rusk County Courthouse Renovation and new Jail - Ladysmith, WI

Steven Hagman, PE, LEED-AP

Associate
Senior Mechanical Project Manager



Education

Bachelor of Science
Architectural Engineering
Milwaukee School of Engineering
Milwaukee, WI 2001

Role on Project

Mechanical Engineer

Biography

Steven recently joined Harwood after 22 years at another area firm. While his previous experience had considerable focus on healthcare facilities, he also had exposure to religious, educational, automotive retail and hospitality project types. The projects comprised of complex renovations, interior build-outs and new ground-up construction. His involvement included the design and supervision of mechanical, plumbing and electrical systems within these buildings.

Project Experience (partial)

- Page County Law Enforcement Center
- Milwaukee County Courthouse Elevator Modernization - Milwaukee, WI
- City of Dodgeville - Administration Building, WI
- Burlington Library, WI
- City of Appleton Parks, Recreation and Facilities Management Building, WI
- Molson Coors Phase 2 Office Refresh - Milwaukee, WI
- Sokaogon Chippewa Community Clinic & Flex Facility- Crandon, WI
- Theranostics Center El Paso - Milwaukee, WI
- Trinitas Medical Office Building – Elizabeth, NJ

Luke Haas, PLA, ASLA

Vice President
Director of Landscape Architecture



Education

BS Landscape Architecture
University of Wisconsin - Madison

Role on Project

Landscape Architect

Biography

Luke has over 16 years of experience in the landscape architectural field across numerous sectors – from development firms to design/build contractors to design firms. His experience includes master planning, detailed site design and comprehensive landscape plans.

Luke conducts site inventory/analysis and creates conceptual and final landscape plans, color Photoshop renderings and 3D Sketchup design models. He also creates project proposals and fees along with construction budgets. Luke has multiple years of experience managing the design and construction of projects.

Project Experience (partial)

- Janesville Athletic & Conference Center - Janesville, WI
- Catholic Memorial HS Athletic Complex - Waukesha, WI
- Marathon County Regional Forensic Science Center - Wausau, WI
- Friedenfeld Park, Master Planning - Germantown, WI
- City of Mequon TID # 4 and 5 Public Improvements - Mequon, WI
- Quad/Graphics Site Improvements - Sussex, WI

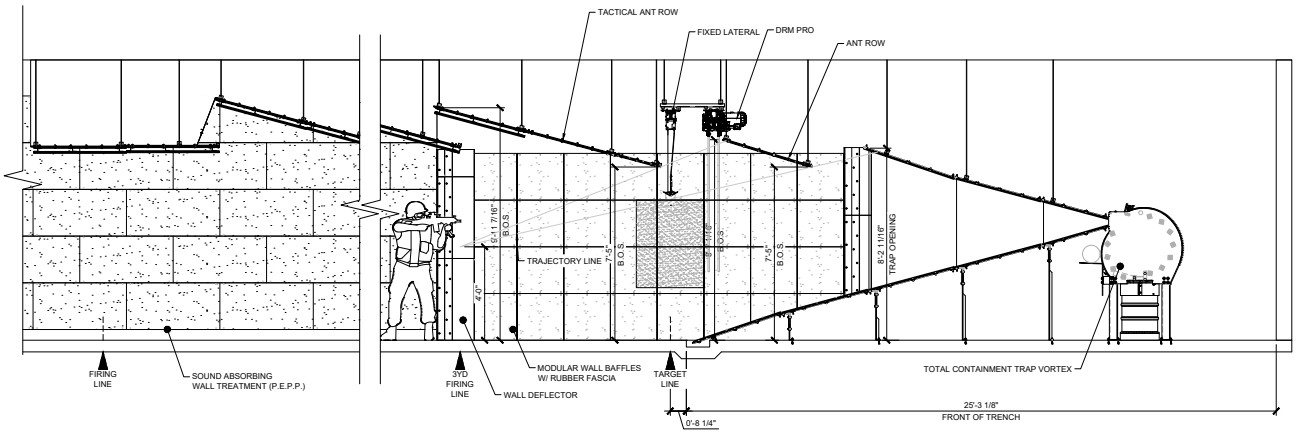
Firing Range Consulting

Action Target, based in Provo, Utah, is the industry leader in designing, installing, and operating state-of-the-art shooting ranges, with a proven track record of serving law enforcement agencies worldwide. Since 1986, our nearly four decades of specialized experience have driven groundbreaking innovations tailored to the rigorous demands of law enforcement training. Our patented Total Containment Trap™ revolutionized bullet containment with its eco-friendly, low-maintenance design, ensuring safe and sustainable range operations. Additionally, our Modular Armored Tactical Combat (MATCH™) shoot house, introduced in 1995, provides a ballistic live-fire environment for advanced close-quarters and scenario-based training, empowering officers to hone critical skills.

Today, our proprietary Smart Range AXIS™ range control system sets a new standard, offering a centralized, user-friendly platform that empowers operators to create dynamic, scenario-based training with adjustable exposure times, randomized parameters, and precise timed drills. Seamlessly integrated with our Electric Fixed Turning Target Stand (FTTS) and Dual Running Man Pro (DRM Pro), Smart Range AXIS™ ensures synchronized, secure, and scalable operations with 24/7 remote support, making Action Target the premier choice for law enforcement procurement teams seeking a qualified partner for cutting-edge range facilities.

These achievements, combined with the firm's comprehensive expertise, position Action Target as the premier choice for law enforcement agencies seeking a qualified partner for firing range projects.

Our organizational structure ensures timely and efficient project execution, meeting the high standards required by modern law enforcement. Action Target's integrated business units—Core Range Products, After Market Services (AMS), and our Online Store—work seamlessly to deliver turnkey solutions, from initial range design and engineering to manufacturing, installation, and ongoing support. Our team of experienced executives, skilled engineers, machinists, and dedicated customer service professionals manages every phase with precision, ensuring projects are completed on schedule and tailored to your agency's specific training needs. This streamlined approach, backed by a legacy of successful law enforcement projects, guarantees minimal disruption and maximum reliability, making Action Target uniquely qualified to deliver your range facility on time and within scope.



Wyatt Davis

Range Consultant

Wyatt is Action Target's range consultant for the Midwestern United States. He assists the team by evaluating shooting range needs and providing detailed building requirements, range drawings, and precise budgets for range equipment. Wyatt joined Action Target in 2017 and completes an average of 15 projects per year. An NRA-certified range safety officer with a LE background. He is a competitive shooter and firearms aficionado. Action Target, OnTarget award recipient.

David Blocker

Associate Range Consultant

David is Action Target's associate range consultant who works alongside the Midwestern and western territory range consultants. Under Wyatt's leadership, David facilitates the range design process by assisting with budgets, range requirements and building layout consultation. David joined Action Target in 2021. David has a maintenance and customer experience background. He enjoys recreational shooting. Action Target, OnTarget award recipient.

Brian Sanders

Project Manager

Brian has managed more than 350 projects representing over $100 million in revenue during his four-year employment at Action Target. His duties as project manager include overseeing the scope, costs, quality, schedule and installation for each project. Several projects that Brian has managed include ranges installed for the U.S. Military, such as those at the Virginia Military Institute (located in Lexington, VA), Moody AFB (located in Valdosta, GA) and Patrick AFB (located in Cocoa Beach. FL). Each of the above-mentioned projects were completed on-time, and at or under expected budget costs. Successful management of 350+ projects over 15 years at Action Target. Managed over $100+ million in project revenues over same time period. Earned awards for top performance (Top Gun, On Target). Proven leadership skills, reliable, team player

Nick Kozenko

Install Manager

Nick brings a wealth of experience in overseeing complex projects from conception to completion with a strong background in construction management and meticulous attention to detail. He excels in coordinating logistics, managing budgets, and ensuring adherence to safety standards. His leadership skills shine through his ability to motivate teams, solve problems efficiently, and communicate effectively with stakeholders at all levels. Nick is dedicated to delivering high-quality results on time and within budget, making him a valuable asset in the field of firing range installation and management.

Traffic Impact Analysis Consulting

Traffic Analysis & Design, Inc. (TADI)

Traffic Analysis & Design, Inc. (TADI) is Wisconsin's largest traffic engineering firm, with a team of 30 professionals dedicated exclusively to traffic engineering. Since its founding in 2002, TADI has completed over 4,000 projects, including 800+ Traffic Impact Analyses (TIAs) and 200 corridor studies, making it the most experienced TIA provider in the state. TADI is a "WisDOT Certified Traffic Impact Analysis Provider" and holds master contracts with WisDOT for traffic engineering, data collection, and safety analysis.

TADI's expertise spans traffic operations, safety studies, crash analyses, and access management. The firm has prepared over 350 traffic signal plans and 500 signal modification plans, with a 95% client retention rate reflecting its commitment to quality and service. TADI's team includes 13 Professional Engineers (7 PTOEs and 4 RSPs), supported by engineers-in-training, traffic technicians, and data specialists.

TADI's senior staff are recognized leaders in the field, with published technical papers, teaching roles at universities, and presentations at national and international conferences. The firm's collaborative approach, technical excellence, and focus on communication ensure realistic, effective transportation solutions that meet client and community needs.

John Bieberitz, PE, PTOE

Senior Traffic Engineer



Education

B.S. Civil Engineering,
University of Wisconsin-Milwaukee, 1989

M.S. Transportation Engineering,
University of Wisconsin-Milwaukee, 1994

Role on Project

Traffic Engineer - TIA Specialist

Biography

Mr. Bieberitz is a Senior Traffic Engineer and President of Traffic Analysis & Design, Inc. (TADI), overseeing a team of 30 professionals. With over 35 years of experience, he specializes in traffic impact studies, signal design and timing, corridor studies, roundabout analyses, and traffic calming. Mr. Bieberitz has managed hundreds of traffic impact studies, designed over 100 traffic signals, and re-timed several hundred signals. He also serves as an on-call traffic engineer for multiple Wisconsin communities.

Specialties

Traffic Impact Studies

Corridor Studies

Traffic Signal Design & Timing Plans

School Studies

Parking Studies

Traffic Calming

Roundabout Analyses

Teaching and Training

Certifications and Affiliations

Professional Engineer: Wisconsin, 1992

Professional Traffic Operations Engineer, 2003

WisDOT SE Region Certified TIA Preparer

Institute of Transportation Engineers, Wisconsin Chapter

Don Lee, PE

Senior Traffic Engineer



Education

BS Civil Engineering,
University of Wisconsin – Milwaukee, 1994

BBA Marketing & Finance,
University of Wisconsin – Milwaukee, 1988

Role on Project

Senior Traffic Engineer - TIA Specialist

Biography

Mr. Lee is a Senior Traffic Engineer with Traffic Analysis & Design, Inc. (TADI), bringing over 30 years of experience in transportation planning and design. His expertise includes traffic impact studies, Intersection Control Evaluations (ICE), and pedestrian and school safety studies. With over 25 years of WisDOT project experience, Don has worked on high-profile projects such as the Park East Freeway demolition, Canal Street construction, and Lake Parkway development in Milwaukee. His design expertise and strong people skills enable him to deliver feasible, cost-efficient, consensus based solutions for complex projects.

Specialties

Traffic Impact Studies

School Circulation and Safety Studies

Corridor Studies

Conceptual Design Comparisons

Special Event Traffic Studies

Urban Traffic Studies

Intersection Control Evaluations (ICE)

Pedestrian Safety Studies

Certifications and Affiliations

Professional Engineer, 1998
WisDOT SE Region Certified

TIA Preparer (SE05-804-046)

Institute of Transportation Engineers, Wisconsin Chapter

Security, IT, AV and Acoustical Consulting



SM&W Global Offices

Firm Introduction

Shen Milsom & Wilke LLC is an international consulting firm specializing in acoustical, audiovisual/ multimedia, information technology, security, and data center design with a worldwide staff of over 200 in offices in New York, Beijing, Chicago, Denver, Greater Philadelphia, Hong Kong, Houston, London, Princeton, San Francisco, Shanghai, Singapore and Washington, D.C. SM&W is a certified minority-owned business in several states and is registered as a certified minority business with the National Minority Supplier Development Council (NMSDC), which includes 24 regional affiliates.

SM&W will bring a unique blend of experience to this project. We have an extensive portfolio of Government and Law Enforcement projects, and we are committed to utilizing our expertise to impact the Village of Germantown New Police Facility project.

SM&W is a pure consulting firm. 100% of our business is consulting. We neither sell equipment nor base fees on the amount of equipment specified. This allows us to maintain impartiality and provide the best solutions for your project. Our main objective is that after a thorough needs-analysis programming effort, each client will have the base building and special purpose room provisions to accommodate future requirements.

We are prepared to take a leadership role in issues that affect acoustical, audiovisual, information technology, and security planning and design and work closely with the design team. Our effectiveness, an outgrowth of our many years of combined, unique experience, readily translates into our ability to help the project team seize opportunities that might otherwise be missed and to avoid potentially costly pitfalls.



Team Overview and Resumes

Our business is successful because of our people. Behind each solution are the people who help conceive them and work to see them become reality. Because of this, we are completely invested in our diverse team of over 200 to deliver integrated solutions of all shapes and sizes.

Our team is not only made up of subject matter experts and problem solvers, but they are also musicians, yogis, book lovers, travelers, and so much more. Much like the markets we serve, our team is comprised of people from around the world, demonstrating a wide range of skills. Much like our diverse design services, these many different perspectives strengthen our ability to provide innovative yet cohesive designs.

From seasoned staff to newcomers, **SM&W encourages our entire team to take every opportunity to grow through collaboration and continued education.** Since technology and design practices are constantly adapting and evolving, we feel passionate about being well-versed, up-to-date, and highly educated in technology and acoustical solutions to provide innovative user experiences for our clients.

Working at SM&W extends far beyond our projects. As members of one unified team, we learn together, travel together, volunteer together, and have fun together. We are a global firm, and there are no boundaries to our collaboration and team spirit. We love what we do, and we are bonded through our enthusiasm for enhancing the communities in which we work, live, play, and learn.

Our company was founded on the principles of inclusion, respect, and innovation. While we welcome new talent to our team, we also feel strongly about recognizing individuals' growth by promoting from within. It is not uncommon to find members of our team who have been with SM&W for many decades, with years of versatility and experience under their belts.

We are confident our proposed project team is qualified to work with you on this Village of Germantown Police Facility project. With decades of experience working in tandem with both architectural design teams and numerous project stakeholders, our team not only meets day-one needs but actively plans for the future. We've worked hard to earn the title of trusted advisor and are excited to collaborate with you.



John Duke

PRINCIPAL | Security

BIOGRAPHY: With 20 years in the security industry, John Duke has been a leader in Critical Infrastructure Protection. His career spans a broad range of disciplines including security design, construction and commissioning, project and operations management, composite adversary force and regulatory vulnerability testing, and integrated technology solutions. At SM&W, John brings a well-rounded and practical approach to security consulting, combining deep technical knowledge with project leadership, client focused service, and a commitment to innovation.

EDUCATION

- Western Illinois University, Bachelor of Science, Manufacturing Engineering Technology, Electronics

CERTIFICATIONS

- Department of Homeland Security – CVI Certified
- Department of Energy – Y12
- Nuclear Regulatory Commission - SGI
- North American Energy Reliability Committee – NERC CIP
- OSHA General Industry Certified
- Versatile Group - Project Management Certified

EMPLOYMENT HISTORY: 20 Years of Total Experience

PROJECT EXPERIENCE

- Cook County Bldg Accessible Design Alteration Renovations, Chicago, IL
- Hamilton County Crime Lab Master Planning, Hamilton, OH
- IL Dept of Justice Lincoln Juvenile Development Ctr Reno, Lincoln, IL
- Milwaukee County New Criminal Courthouse, Milwaukee, WI
- Modesto New Courthouse, Modesto, CA
- Santa Rosa New Criminal Courthouse, Santa Rosa, CA
- State of Illinois Bilandic Building Renovation, Chicago, IL
- Warrenville Illinois New Youth Detention Center, Warrenville, IL
- Waukesha New City Hall, Waukesha, WI
- West Lafayette New Public Safety Center, Lafayette, IN
- Will County Judicial Complex, Joliet, IL



Brandon Griffin, PE, RCDD

SENIOR ASSOCIATE | IT Infrastructure

BIOGRAPHY: Brandon joined the SM&W team in 2022, bringing over 12yrs of experience in the energy and government industries. His background has focused on security systems design and implementation and the IT infrastructure to support highly complex, mission-critical systems for federal, state, and local governments as well as Fortune 500 companies across the US. He brings extensive experience as a dedicated professional engineer and project manager across numerous industries.

EDUCATION

- University of Illinois, Urbana-Champaign, Bachelor of Science, Mechanical Engineering

CERTIFICATIONS

- Registered Communications Distribution Designer –BICSI
- Licensed Professional Engineer, IL
- Department of Homeland Security – CVI Certified
- Nuclear Regulatory Commission- SGI
- North American Energy Reliability Committee – NERC CIP

EMPLOYMENT HISTORY: 14 Years of Total Experience

PROJECT EXPERIENCE

- Cook County Building Accessible Design Alteration (ADA) Renovations, Chicago, IL
- Department of Juvenile Justice, Lincoln Developmental Center Juvenile Facilities Remodel, Lincoln, IL
- Los Alamos National Lab, Los Alamos, NM
- Milwaukee County New Criminal Courthouse, Milwaukee, WI
- Milwaukee County Secure Evidence Room Security Assessment, Milwaukee, WI
- Rock County Law Enforcement Services Administration Building Renovation & Expansion, Janesville, WI
- Sandia National Lab, Albuquerque, NM
- State of Illinois, Bilandic Building Renovation, Chicago, IL
- West Lafayette New Public Safety Center, Lafayette, IN

James Hong, Ph.D., WELL AP



SENIOR ASSOCIATE | Acoustics

BIOGRAPHY: As a trained musician, James was enlightened through audience reactions to various acoustical environments and the massive impact of acoustics on user experiences. He is now actively involved in room acoustics design and testing, sound isolation design, and HVAC system noise and vibration control with experience in various facility types, including outdoor performance venues, educational facilities, corporate spaces, museums, hotels, and more. James often advises designers and project owners in meeting acoustical benchmarks, such as LEED, WELL, or FGI Guideline standards.

EDUCATION

- University of Nebraska-Lincoln, Ph.D. in Architectural Engineering (Focus on Acoustics)
- Yonsei University (South Korea), B.S. in Mechanical Engineering

CERTIFICATIONS

- WELL AP

EMPLOYMENT HISTORY: 7 Years of Total Experience

PROJECT EXPERIENCE

- Cook County Building Accessible Design Alteration (ADA) Renovations, Chicago, IL
- Courthouse Square, Flemington, NJ
- DuPage County New Crisis Recovery Center, Wheaton, IL
- Equal Justice Center, Philadelphia, PA
- Lake County New Justice Center, Painesville, OH
- Lockport Township Civic Building Acoustic Evaluation, Lockport, IL
- Rushville Treatment & Detention Center Addition, Rushville, IL
- West Lafayette New Public Safety Center, Lafayette, IN

Jonathan Owens, CTS-D



SENIOR ASSOCIATE | Audiovisual | IT Infrastructure | Acoustics

BIOGRAPHY: Jon Owens is a seasoned audiovisual consultant with over 10 years of experience in AV design, installation, and engineering. Since joining SM&W in 2013, he has expanded his capabilities to include acoustics, security, and IT infrastructure design, reflecting a commitment to integrated, cross disciplinary solutions. Jon's diverse technical background has supported successful projects across a wide range of sectors, including education, worship, corporate, performing arts, and mixed-use environments.

EDUCATION

- Full Sail University, Master of Science in Arts, Entertainment and Media Management
- The Illinois Institute of Art-Schaumburg, Bachelor of Science in Audio Production and Acoustics

CERTIFICATIONS

- Certified Technology Specialist in Design (CTS-D)
- Symmetrix SymNet Certification
- Listen Technologies Hearing Loop Integration and Commissioning Certification
- Dante Level 3 Certified

EMPLOYMENT HISTORY: 16 Years of Total Experience

PROJECT EXPERIENCE

- Cook County Building Accessible Design Alteration (ADA) Renovations, Chicago, IL
- Douglas County Judicial & Law Enforcement Building Addition, Lawrence, KS
- Milwaukee County New Criminal Courthouse, Milwaukee, WI
- West Lafayette New Public Safety Center, West Lafayette, IN
- Will County New Judicial Complex, Joliet, IL

5.

SIMILAR EXPERIENCE - POLICE STATIONS





Saukville Police Station

Police and Fire Station Facility Design Experience (since 2000)

Project	Year	Cost	Size (sq. ft.)
West Lafayette Public Safety, IN	2026 (est.)	$44 M (budget)	26,536 (police) 19,825 (fire) 33,394 (common) 40,480 (parking structure)
Frankfort Police Station, IN	2023	$10 M	23,000
City of Glendale City Hall and Police Station Expansion, WI	2020	$7.8 M	23,410
City of Baraboo Police Station and City Hall, WI	2018	$14 M	49,000
City of Milwaukee Police Administration Building 3rd Floor Remodel, WI	2018	$3.58 M	18,000
Village of Shorewood Police Department Relocation, WI	2018	$4.3 M	28,000
City of Muskego City Hall and Police Department, WI	2018	$6.2 M	26,199
City of Greendale Fire Station (Addition and Expansion), WI	2015	$5 M	18,176
City of Madison Fire Station #13	2014	$3.9 M	12,000
City of West Bend Police Station and City Hall Building, WI	2014	$7.2 M	15,000 (Addition) 18,000 (Remodel)
City of Middleton Police Headquarters and Municipal Court, WI	2012	$7.8 M	52,000
Village of Bayside Emergency Communications Center, WI	2011	$1.76 M	7,300
City of Platteville Police Station, WI	2011	$2.28 M	16,000
City of Watertown Police Department, SD	2011	$4.3 M	38,165
City of Elkhorn Police Station, WI	2010	$1.72 M	10,000
City of Wauwatosa Fire Station #51 (Headquarters and EMS Facility)	2009	$6.8 M	50,000
City of Brookfield Fire Stations #2 & #3 (prototype design - adapted to individual sites)	2009	$5 M	12,000 (each)
City of Appleton Police Station Expansion, WI	2009	$10 M	58,500 (Renovation) 43,200 (Parking Structure)
Village of Saukville Police Station, WI	2009	$3.9 M	14,000 (Police Station) 5,500 (Garage)
City of Davenport Police Station, IA	2008	$17 M	112,000
Village of Fox Point Police Station, WI	2008	$3.2 M	12,000
City of Sheboygan Police Station, WI	2008	$6 M	32,000 (Police Station) 12,000 (Garage)
Kenosha County Emergency Center, WI	2007	$12 M	80,000
City of Sioux Falls Police Station, SD	2005	$8 M	100,000
City of South Bend Police Station, IN	2005	$8 M	75,000
City of South Bend Fire Station #1 (Fire Station and EMS Headquarters)	2004	$8.5 M	50,000
City of Fond du Lac Police Department Study, WI	2004	$1.5 M (study est.)	50,000
City of Janesville Police Station, WI	2004	$4 M	30,500
City of Oak Creek Police Station, WI	2004	$7.97 M	59,750
Town of Brookfield Police / DPW Facility, WI	2003	$3.1 M	9,500 (PD) 15,000 (DPW) 14,000 (Town Hall)
Niles Combined State Police / Public Safety Complex, MI	2003	$4.25 M	32,000
Waukesha County Combined Emergency Dispatch Center, WI	2003	$2.80 M	12,000
City of Franklin Police Station, WI	2001	$6.3 M	62,000
Town of Grand Chute - Police Station, Town Hall, DPW, WI	2001	$8.34 M	66,367
Village of Lake Zurich Police Station, IL	2001	$4.5 M	30,000
City of Milwaukee 3rd District Police Station and Citywide Emergency Operations Center, WI	2001	$32.25 M	84,000 (Police & EOC) 110,000 (Parking Structure)
City of Fort Atkinson Police Station, WI	2000	$2.55 M	24,540
City of Onalaska Public Safety Complex, WI	2000	$7.6 M	14,000 (Remodel) 66,000 (Addition)


Davenport, IA - Police Station


Janesville Police Station

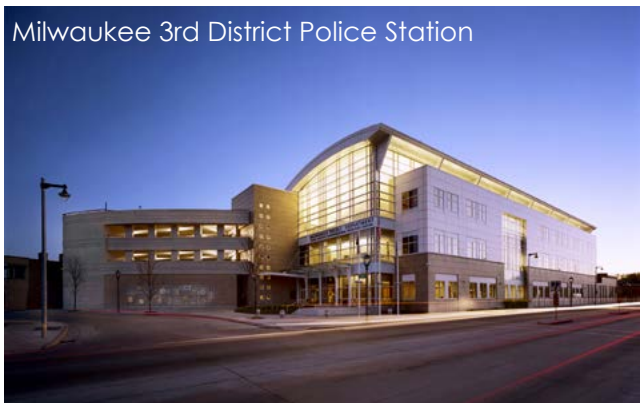

Platteville Police Station


Oak Creek Police Station


Franklin Police Station


South Bend, IN - Police Station


Fox Point Police Station


Milwaukee 3rd District Police Station

CITY OF MUSKEGO

Police Station and City Hall

Muskego, WI

The City of Muskego engaged Zimmerman in 2012 to provide a comprehensive study of all of their public buildings. The resulting plan included the construction of a new City Hall, and conversion and expansion of the existing City Hall for the new police station.

Both projects were situated adjacent to one another and on the existing City Hall site. The project also included renovation of the existing Public Works building as well as remodeling a newly purchased fleet maintenance facility.

Phasing the projects also brought on-site improvement challenges. The enabling project was the new City Hall. By building it first, all municipal government services remained uninterrupted. The Council Chambers and other public meeting spaces are located to enable flexible scheduling for events while maintaining off-hours security for the building's daytime service areas.

Since daylight within the space was a priority, the design incorporated a courtyard and a high-volume lobby space with clerestory windows to ensure that each room is filled with natural light.

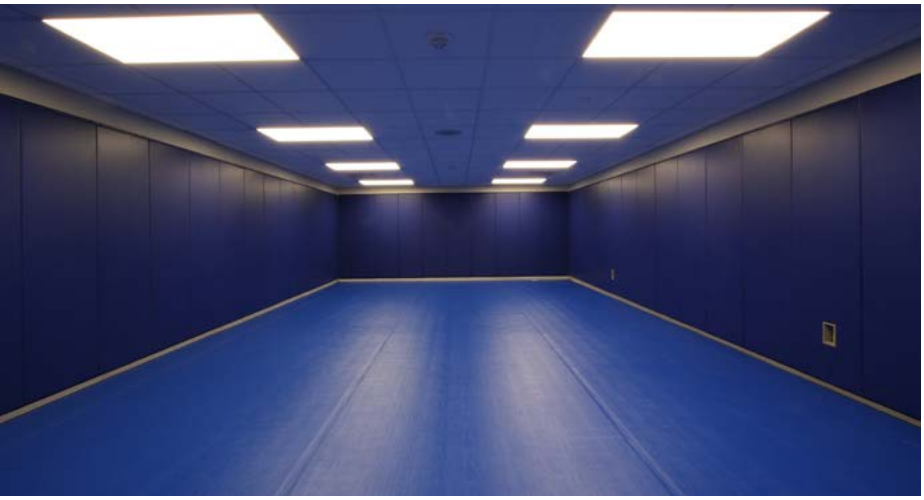
The City favored a prairie-style aesthetic for the building. Meeting the challenge of converting an existing building of traditional design with a long hipped roof was met by wrapping new construction around the existing building on the three most visible sides. A large amount of exterior glass and clear anodized metal panels gives the building a contemporary feel and civic appeal.

Size:	26,199 sq. ft.
Date Complete:	Summer 2018
Project Cost:	$6.2 million
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge Jack Blume - Senior Project Manager John Sucharski - Project Architect

Relevance to Germantown Police Facility Project

- Police Station
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces


POLICE
CITY HALL







CITY OF BARABOO

Police Station and City Hall

Baraboo, WI

The existing 40 year old City of Baraboo public safety and City Hall building, which had been expanded through acquisition of an adjacent building in 1979, was no longer able to meet the City's needs for space or efficiency.

Zimmerman was initially engaged in 2008 to conduct a Feasibility Study for the Police, Fire and City Hall improvements. Space needs were identified and several sites in the city were studied, cost projections calculated and a phasing plan developed. Public opinion, along with city downtown and riverfront master plan, shifted the location to a riverfront site away from the business district yet within the downtown proper.

The Zimmerman team was also engaged to design a new facility which accommodated internal growth with expansion capacity to serve the needs of the community in the future. The river site features grade changes which provided opportunities for internal functions to terrace down the bluff with portions of the building serving as retaining walls. The building's street presence is modest with a single story footprint enhanced by inclusion of a high volume lobby / main circulation corridor with clerestory windows to allow ample daylight into the building.

Size:	49,000 sq. ft.
Date Complete:	2018
Project Cost:	$9.5 million
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge Jack Blume - Senior Project Manager

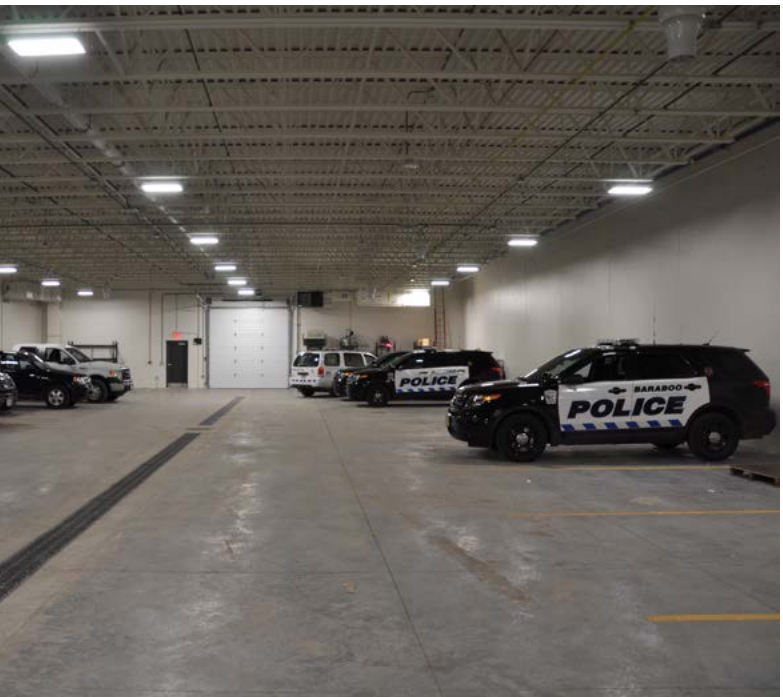
Relevance to Germantown Police Facility Project

- Police Station
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces








POLICE
BARABOO
POLICE

WEST LAFAYETTE PUBLIC SAFETY CENTER

Combined Police and Fire Planning and Design

West Lafayette, IN

The existing Police Station no longer met the needs of this growing community, with outdated systems and infrastructure also resulting in high operational costs and potentially compromised service. The new combined Police and Fire facility will serve the West Lafayette community from one central location for years to come.

In collaboration with an Indiana based engineering firm, the Zimmerman team planned and designed a combined safety building of 86,207 sq. ft. with a 40,480 sq. ft. parking structure. The new facility will serve the operations of the Police Department (26,536 sq. ft.) and Fire Department (19,825 sq. ft.) with shared common space (33,394 sq. ft.). Site development will include access drives, parking, utility services, on-site stormwater management and landscaping.

The proposed development includes the renovation and addition to the existing Police Department facility to create a new 86,000 sq. ft. West Lafayette Public Safety Center (WLPSC), which will include the Police Department operations (26,000 sq. ft.), Fire Station No. 2 and Fire Headquarters (36,000 sq. ft.), and common space (26,000 sq. ft.). A 100-car parking structure will also be constructed.

Size:	86,207 sq. ft. (safety building) + 40,480 sq. ft. (parking structure)
Date Complete:	2026 (anticipated)
Project Cost:	$55 million (estimated)
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge Brian Nelson, LEED-AP - Architectural Designer

Relevance to Germantown Police Facility Project

- Police Station
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces


WEST LAFAYETTE PUBLIC SAFETY



CITY OF FRANKFORT

New Police Station

Frankfort, IN

The City of Frankfort (IN) carefully planned for a new Police Station for nearly a decade as multiple sites were studied to find the perfect location for their new 28,000 square foot, state-of-the-art facility.

Zimmerman was engaged as a partner with a local architectural firm to act as a consultant and provide our police station design expertise for the project. The building blends traditional limestone and masonry with modern aluminum panels and expansive glass windows, reflecting both the city's historic character and its modern growth. A striking feature is the 60-person tiered lecture hall at the front, designed for statewide training programs. Its exterior showcases a varied limestone pattern in a stair-step arrangement beneath sleek glass windows, symbolizing growth through training.

The high-volume lobby is intentionally designed to feel open and welcoming, reinforcing the Department's partnership with the community. The internal layout connects essential functions along a naturally lit central corridor. Key facilities include administrative offices, interview rooms, a crime lab, fitness center, break area, and an 8-bay garage for evidence storage and maintenance. This thoughtful design supports both the operational needs of the department and its collaborative role in the community.

Size:	28,000 sq. ft.
Date Complete:	2023
Project Cost:	New-Free Standing Police Station
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge

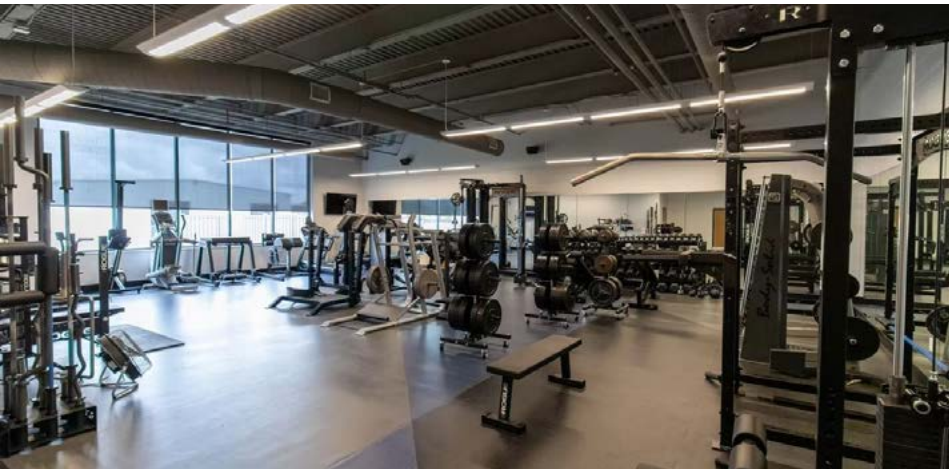
Relevance to Germantown Police Facility Project

- Police Station
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces


POLICE
FRANKFORT POLICE DEPARTMENT


FRANKFORT





ROCK COUNTY

Law Enforcement Center

Janesville, WI

Zimmerman, dba Venture Architects worked with Rock County to modernize and consolidate its law enforcement facilities by addressing longstanding challenges and planning for future needs. The project focuses on a fully renovated Sheriff's Office and upgrades to Jail programs, aimed at improving operations and ensuring functionality for decades to come.

A critical step was replacing the century-old Pinehurst Building, which had been repurposed over the years but no longer met the demands of modern law enforcement. By combining patrol, detective, and support services into a unified space, the new facility improves workflows, enhances communication, and bolsters security.

Key features include a state-of-the-art fleet garage that enhances response times, optimized service layouts, and a Real Time Operations Center designed to monitor county-wide activities in real-time. The design also incorporates natural lighting and modern workspaces.

Careful planning and stakeholder collaboration were instrumental in shaping the project. Insight from law enforcement leaders and community representatives informed a future-ready design, prioritizing operational efficiency and staff well-being. With construction set to conclude in 2025, this transformation provides Rock County with the tools to address today's needs while preparing for tomorrow's challenges.

Size:	200,000 sq. ft.
Date Complete:	2025
Project Budget:	$90 million
Project Cost:	$80 million (construction cost)
Principal Architect:	John Sabinash - Principal-in-Charge and Law Enforcement Planning / Programming and Design Brian Nelson, LEED-AP - Architectural Designer

Relevance to Germantown Police Facility Project

- Police Station (Sheriff's Office)
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces










POLICE









CITY OF MIDDLETON

Police Headquarters and Municipal Court

Middleton, WI

The City of Middleton generated a comprehensive master plan in the early 2000's which identified a new safe, efficient and high quality police station as a catalyst to ensure the future safety of its residents.

Zimmerman was hired to verify an existing plan and then design the new Police Department and Municipal Court Facility. The primary goal for our team was to provide a safe, efficient, high quality and cost effective environment for the Police and community members using the facility.

The client placed an emphasis on quality design and materials, which resulted in a police station that is widely considered one of the finest public safety buildings in the State of Wisconsin. It has been a magnet for tours by other communities considering a new facility. The Middleton project is durable, flexible, adaptable and beautiful. Access to daylighting results in a productive work environment.

Among the specialized spaces included are evidence management (lab, storage, staging); weapons maintenance; training (DAAT and classroom); garage (with direct access to evidence); operations (decontamination, duty bag storage, law enforcement lockers, and dictation rooms); investigations (soft interview, interrogation, case room, computer forensics); municipal court; communications and emergency operations.

Size:	52,000 sq. ft.
Date Complete:	2012
Project Cost:	$7.8 million
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge

Relevance to Germantown Police Facility Project

- Police Station
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces


POLICE
City of Appleton
222 South Walnut Street
APPLETON POLICE
MEMORIAL





CITY OF APPLETON

Police Station Addition / Renovation

Appleton, WI

Appleton Police Department, looking to improve on their effectiveness and update to the latest policing strategies, sought outside expertise to identify and evaluate their facility options.

Zimmerman completed a needs analysis in 2002 to generate a size and space program. We were later asked to evaluate options for co-location of public safety facilities shared by the City of Appleton and Outagamie County. Ultimately, both city and county agreed to maintain individual facilities. The City then hired Zimmerman to design a new free-standing police department on the existing site.

The need to fit new functions, resulting in a new organizational paradigm, made this one of the most challenging projects we have designed. An additional challenge was fitting structured parking onto an already constrained site without interruption or compromise to police service delivery.

The design required seven specific project phases with time allowing furniture, IT, and test-fit trials. The systems needed to be expandable into remodeling logically and practically. The egress plan needed to be maintained. The public access to the facility needed to be unambiguous. The function of policing associated with the building could not be compromised.

The project did not have a change order associated with phasing.

Size:	58,500 sq. ft. (addn. / reno.) 43,200 sq. ft. (2 level parking structure)
Date Complete:	2009
Project Cost:	$10 million
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge

Relevance to Germantown Police Facility Project

- Police Station
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces

CITY OF GLENDALE

City Hall Remodel and Police Station Addition

Glendale, WI

The project was initiated to address a leaky roof, poor energy performance, and a number of other issues experienced at Glendale's aging City Hall. Constructed in 1955, the building had been expanded first with a police station addition in 1964, and with a second addition in 1994.

Zimmerman was initially engaged to provide a facilities analysis, identifying building features, providing a conditions report (including all mechanical, electrical and plumbing systems) and a program analysis for the municipal staff and their space requirements within the city hall and police department. The final report made recommendations that best addressed space needs, facilities conditions and estimated cost of upgrades that allowed the City to proceed with improvements.

Zimmerman was later reengaged to design a replacement City Hall and further expand the police station with an enclosed parking garage. Replacement and renovation of the City Hall were estimated at nearly equal cost, so a plan was developed to demolish the 1955 portion of the complex and replace it with a new, expanded City Hall. While work within the police station was ultimately kept to a minimum, a new indoor parking garage and secure sally port were added on to the building. The new structure provides 20 vehicle spaces, a shower, toilet, kennel / storage, and storage space for maintenance items and vehicle evidence. The secure sally port is located adjacent to the existing station's booking area, minimizing the route that detainees travel through the station.

One of the unique aspects was consideration of what to do with the historic "Milwaukee Town Hall" building, which was located within the footprint of the proposed police garage expansion. Rather than demolish the structure, originally constructed in 1872, it was preserved and moved to the south of City Hall as part of the project, and today is used as both a museum and meeting hall.

Size:	23,410 sq. ft (exp. and remo.)
Date Complete:	2020
Project Cost:	$7.8 million
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge

Relevance to Germantown Police Facility Project

- ◉ Police Station
- ◉ Secure and Separated Storage
- ◉ Indoor Secure Parking and Sallyport
- ○ Locker Rooms and Wellness / Fitness
- ◉ Training / Defense and Arrest Tactics
- ◉ Evidence Processing and Storage
- ◉ Technology and Security Systems
- ◉ Community Facing Spaces


GLENDALE
CITY HALL




Glendale
POLICE
To Protect and Serve



VILLAGE OF SAUKVILLE

New Police Station

Saukville, WI

The Saukville Police and Municipal building was outdated and inadequate for the rapidly growing Ozaukee County community. To address this, after considering its options, the Village decided to build a new Police Department adjacent to the existing site and then renovate the Municipal Center.

The Village of Saukville engaged Zimmerman to design a new police department building. The new Police Department was constructed on a vacant portion of the current site. The building consists of approximately 19,500 sq. ft. and includes: office and storage space, locker and shower facilities, multipurpose room/courtroom, vehicle storage, sally port/booking/interrogation spaces and evidence staging and storage.

Size:	14,000 sq. ft (police station) 5,500 sq. ft. (garage)
Date Complete:	2009
Project Cost:	$3.9 million
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge

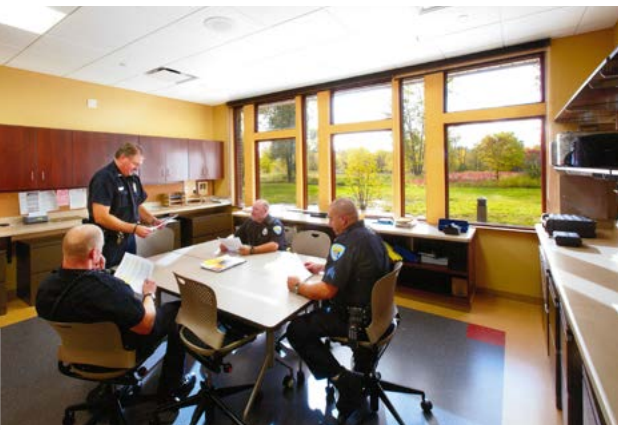
Relevance to Germantown Police Facility Project

- Police Station
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces












VISITOR PARKING
EMPLOYEE ENTRANCE
SHEBOYGAN POLICE DEPART
1315 N. 23RD STREET
MUNICIPAL COURT









CITY OF SHEBOYGAN

New Police Station

Sheboygan, WI

The City of Sheboygan Police Department had been headquartered within the City Hall building since it was originally constructed in the 1920s. Though successful for many years, the arrangement had more recently left the department extremely cramped for space and in dire need of more security.

Zimmerman was initially hired in 2004 to design a new building on a designated site provided by the City of Sheboygan. Subsequent political change dictated that alternative sites be considered. Zimmerman reviewed 11 additional sites with site selection being finalized in 2005. The project was completed in 2008, resulting in a new building that creates a more secure and functional spaces for its users.

Size:	32,000 sq. ft. (police station) 12,000 sq. ft. (garage)
Date Complete:	2008
Project Cost:	$6 million
Key Staff:	John Sabinash - Police Station Programming and Design Principal-in-Charge

Relevance to Germantown Police Facility Project

- Police Station
- Secure and Separated Storage
- Indoor Secure Parking and Sallyport
- Locker Rooms and Wellness / Fitness
- Training / Defense and Arrest Tactics
- Evidence Processing and Storage
- Technology and Security Systems
- Community Facing Spaces

6.

SIMILAR EXPERIENCE - INDOOR FIRING RANGES





Milwaukee County Sheriff's Training Academy

Indoor Firing Ranges

MISSION 94 FIREARMS EDUCATION CENTER | KENOSHA, WI
15 position – 25 & 50 yard.
Rated to .308/7.62 Gran Trap for the 25 yard range + 50 BMG-rated Gran Trap for the 50 yard range

WAUKESHA COUNTY TECHNICAL COLLEGE | PEWAUKEE, WI
V Building - 12 position Indoor Shooting Range (2021)

MILWAUKEE COUNTY SHERIFF'S TRAINING ACADEMY
Three indoor firing ranges, one of which is an indoor tactical firearms "Hogan's Alley" designed to accommodate multiple realistic scenario based training and a 360 degree range of fire.

EAU CLAIRE COUNTY SHERIFF'S OFFICE | EAU CLAIRE, WI
3 Position, 50' Indoor Range
Renovation of Existing Range with Equipment and HVAC Upgrades.

FRANKLIN POLICE STATION | FRANKLIN, WI
New 6 Position, 75' Indoor Range

WINNEBAGO COUNTY SHERIFF'S OFFICE | OSHKOSH, WI
New 10 Position, 75' Indoor Range

DAVENPORT POLICE STATION | DAVENPORT, IA
New 8 Position, 50' Indoor Range

APPLETON POLICE STATION | APPLETON, WI
New 6 Position, 80' Bullet Trap & Circulation Indoor Range

MILWAUKEE POLICE DEPARTMENT | MILWAUKEE, WI
15 Position, 75' Indoor Range
Renovation of Existing Range with Equipment and HVAC upgrades.

OAK CREEK POLICE DEPARTMENT | OAK CREEK, WI
New 6 Position, 75' Indoor Range

WAUWATOSA POLICE DEPARTMENT | WAUWATOSA, WI
Retrofitted 5 Position, 50' Indoor Range

WEST ALLIS POLICE DEPARTMENT | WEST ALLIS, WI
New 6 Position, 75' Indoor Range

WAUKESHA COUNTY TECHNICAL COLLEGE (WCTC) | PEWAUKEE, WI
New Build Within Existing Leased Structure (2013)
12 Position, 75' Indoor Range

WALWORTH COUNTY SHERIFF'S OFFICE | ELKHORN, WI
12 Position, 75' Outdoor Range Renovation



Mission 94 Firearms Education Center


Davenport Police Station (IA)


Eau Claire County Sheriff's Office


WCTC V Building - 2021


WCTC - 2013 Project


Franklin Police Station



7.

REFERENCES

RICK RENS

Retired Chief of Police
Muskego Police Department

RicRens@gmail.com



GREG PETERSON

Current - Interim Town Admnistrator
Town of Grand Chute

Former - Grand Chute Police Chief (retired)
City of Appleton Deputy Police Chief

920-832-1573
Greg.Peterson@grandchutewi.gov



BRAD KEIL

Retired Chief of Police

Middleton Police Department
(608) 235-5501
bjkeil@tds.net



BRENT SUTHERLAND

Director - Facilities Management
Rock County

Office (608)757-5527
brent.sutherland@co.rock.wi.us



LAWRENCE OATES

Redevelopment Commission President
West Lafayette, IN

(765) 775-5160





8.

FEE PROPOSAL

Proposed Fees

PHASE 1-UTILITY EXTENSION:

As indicated in the questions and answers addendum dated 2/16/26, the design for the utility extension should be proposed as a separate phase. The scope is to include a topographic and utility survey and design of 2,500 feet of Freistadt and Division Roads. Our fixed fee for this phase is **$112,060** for this phase.

PHASE 2-POLICE DEPARTMENT:

Full A/E design services for the Police Station, from Programming through Construction Administration is $1,225,160 for Basic Services as defined in the AIA B201 Contract (includes architectural, interiors, mechanical, electrical, plumbing, structural and fire protection) and $351,431 for Supplemental Services (includes Landscape Architecture, Civil, Telecommunications/Data design, Security design, Audio Visual design, Acoustics, Shooting Range design and Traffic Impact Assessment. The combined fee is **$1,576,591.**

Reimbursable expenses such as mileage, printing, shipping, and plan review are not included in the above noted fees and will be billed separately. Also, our engineers will solicit, with the owner paying directly for a site topographic survey including utilities, as well as a geotechnical soils report.

Additional Services Billing Rate Tables

Architectural Team	Rate
Principal / Vice President	$210-420
Senior Architectural Designer	$195
Architectural Designer	$150
Senior Project Manager	$230
Project Manager	$200
Senior Project Architect	$195
Project Architect	$170
Senior Project Associate	$170
Project Associate	$155
BIM Manager	$160
Design Documentation Specialist	$110
Architectural Technician	$125

Interior Design Team	Rate
Space Planner	$170
Senior Interior Designer	$165
Architectural Interior Designer	$170
Interior Designer	$135
Interior Design Technician	$115

Support Team	Rate
Administrative / Office Services	$115
Construction Administrator	$165
Contracts Administrator	$185
Intern	$ 90

zimmerman
ARCHITECTURAL STUDIOS, INC.

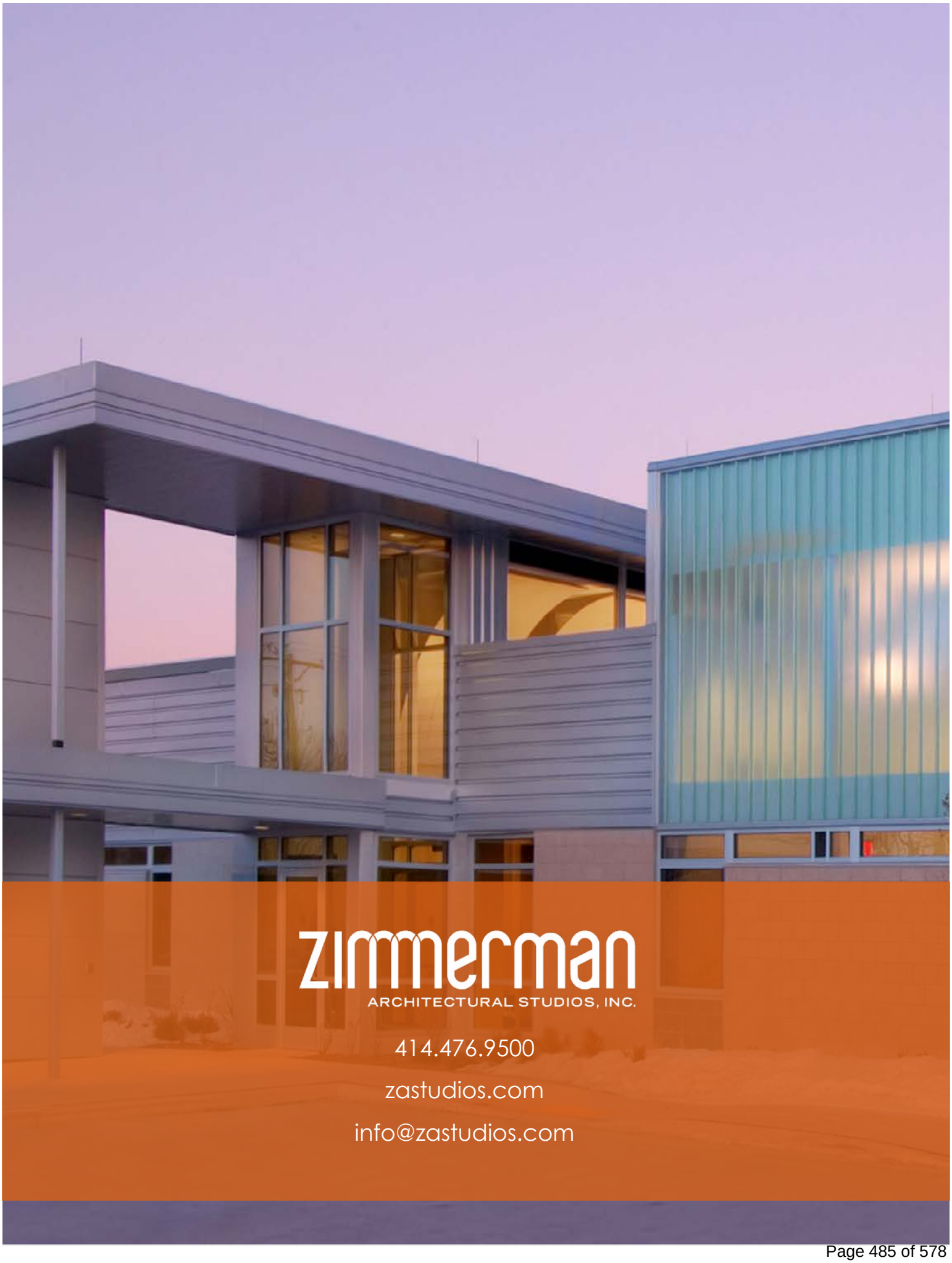
Standard Hourly Time & Material Rates
(Effective January 1, 2026)

Federal ID No. 39-1101911

Engineering Team	Rate
Principal / Vice President	$195 - 335
Senior Project Manager	$245
Senior Engineer	$195
Senior Designer	$200
Project Manager	$180
Designer	$170
Project Engineer II	$165
Senior Lighting Designer	$160
Landscape Architect	$170
Project Engineer I	$145
Senior BIM Design Technician	$140
BIM Design Technician	$135
Project Coordinator	$125
Design Technician	$100
Administrative Support	$115

HARWOOD
ENGINEERING WITH INTEGRITY

Standard Hourly Time & Material Rates
(Effective January 1, 2026)



ZIMMERMAN
ARCHITECTURAL STUDIOS, INC.

414.476.9500

zastudios.com

info@zastudios.com

Chief Pat Merten

From: Jack Blume <Jack.Blume@zastudios.com>
Sent: Wednesday, March 18, 2026 9:27 AM
To: Chief Pat Merten
Cc: John Sabinash
Subject: Police Station Best and Final Offer

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Chief Merten,

Thanks again for giving us the time and opportunity to present our qualification for your exciting project. At the end of our interview, you had asked us to provide a best and final fee offer. Our proposed fee was **$112,060** for the utility extension and **$1,576,591** for the building design, which equates to a **5.25%** of the anticipated $30,000,000 construction cost.

While I am unable to reduce the utility extension fee, I am able to reduce the police station fee to a **4.95%** fee, which would reduce the building design fee to **$1,485,000**.

I am out of the office the rest of the week, but have copied John in case you have any questions. Thanks!

Jack Blume, AIA/CDT
Principal | Director of Operations

Main: 414.476.9500
Direct: 414.225.0857
Cell: 414.750.0730
zastudios.com
2122 W Mt Vernon Ave, Milwaukee, WI 53233



BRAYARCHITECTS

Proposal for Architectural and Engineering Services for Germantown Police Department

Village of Germantown

February 20, 2026

BRAYARCHITECTS

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BRAYARCHITECTS

Pat Merten, Police Chief
Village of Germantown
Germantown Police Department
N112W16877 Mequon Road
Germantown, WI 53022

Dear Chief Merten and members of the selection committee:

We are grateful for the opportunity to partner with the Village of Germantown to provide architectural and engineering services for your new Police Facility. As trusted and innovative leaders in municipal/governmental and public safety design, as well as community engagement, we believe the Bray team would make an excellent partner as the Village takes on this important project. A few key reasons we are the best partner for the Village:

Police/Law Enforcement Design Expertise | Our experience includes designing law enforcement/police buildings of all types (new construction, additions, and renovations), all sizes (five to over 60 sworn), in all geographies (rural to urban), and for all agencies (small rural departments, the FBI, DEA, and Customs and Border Protection). While the specific demands of each department/agency vary, the need for safe, functional, and flexible spaces that align with the requirements of today and can adapt for the future is consistent in all our law enforcement design work.

Most recently, this includes new police headquarters for the City of Bettendorf, IA, and the Villages of Mount Horeb and McFarland, WI. A recently bid project in Port Washington and projects in the planning and design phases in Monona, Wisconsin and Adel, Iowa. These projects all have many similarities to the Village of Germantown's needs including the need for updated and larger space for the police department for decades to come.

Local Law Enforcement Experience | We are proud of our partnerships with police departments in southeastern Wisconsin including Port Washington, Mount Pleasant, St. Francis, Whitefish Bay, and Greenfield. We also designed the Drug Enforcement Administration's headquarters in West Milwaukee.

Firing Range Experience | We have completed multiple live fire range projects in recent years including the City of Greenfield, Milwaukee County Sheriff's training facility, and currently in the design phase for Bettendorf, Iowa's new police station and firing range.

Commitment of Leadership | Every project has the commitment of firm leadership in a day-to-day role on your project. Matt Wolfert will serve as Principal-in-Charge while Chris Eger will lead our architectural and project management efforts. The commitment of our best talent ensures that the expertise needed to make your project a success will be provided from commencement to completion

Best Value | Bray is known for providing quality design that is formed through significant client and user engagement while minimizing design and construction costs. This blending of quality with cost is one of the reasons we have been fortunate to partner with many public-sector clients throughout the region.

Green + Sustainable Design | Bray is proud to be a leader in the integration of sustainable/green technologies, finishes, and practices. We are especially proud of our leadership on the first net zero energy public safety center in the region, the Village of McFarland Public Safety Building. Over a one-year period, the combination of geothermal wells and solar energy production results in as much electricity being produced as is consumed.

Stakeholder and Community Engagement | As architects that practice almost exclusively in the public sector, stakeholder engagement, public input, and community engagement are part of almost every project we undertake. The process for soliciting input varies on every project and can range from facilitating the work of a committee or task force to leading focus groups.

We look forward to working with the Village of Germantown and the Germantown Police Department.

Sincerely,

Matthew D. Wolfert, AIA, NCARB, LEED® AP
President | Architect

davenport
220 Emerson Place
Suite 301
Davenport,IA 52801
T: 563.526.6050

milwaukee
829 S. 1st Street
Milwaukee, WI 53204
T: 414.226.0200

saint paul
12 Long Lake Road
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St Paul, MN 55115
T: 651.770.4442

sheboygan
1227A N. 8th Street
P.O. Box 955
Sheboygan, WI 53082-0955
T: 920.459.4200

01

firm introduction



BRAY

firm profile

Bray Architects is a trusted and innovative leader in police, fire/EMS, administration, and civic design. We guide our clients through their full journey, from planning and community engagement to architecture and interior design.

Over our 60-year history, our diverse group of specialists has planned and designed dozens of municipal projects, from standalone fire stations to civic centers housing police, fire/EMS, administration, and more. With listening and expertise, our team will lead a process that engages your community, navigates known and unknown obstacles, and moves your project to a successful completion.

By actively connecting with our clients, we deliver solutions that are rooted in community. We know that when we're finished, the project is yours; it's only successful if it works for you. We draw on our depth of knowledge to create lasting, meaningful, and creative solutions that shape lives and communities for the better.

As a trusted advisor, Bray listens closely to client needs and create designs that meet and exceed expectations.

firm information

PRIMARY CONTACT



matt wolfert

PRINCIPAL-IN-CHARGE

mwolfert@brayarch.com

C 920.980.5548

OFFICE LOCATIONS

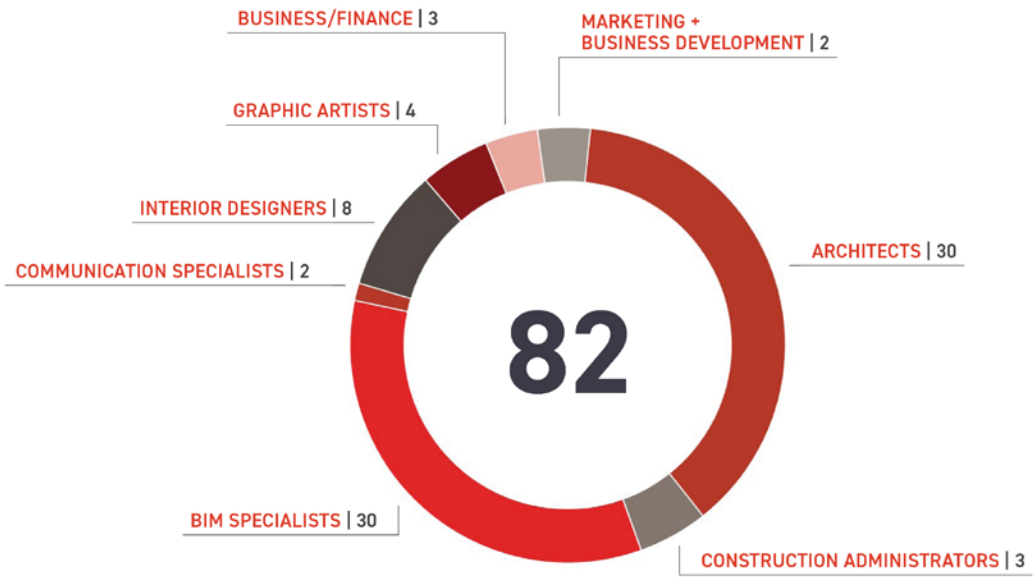
davenport
220 Emerson Place
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Davenport, IA 52801
T: 563.526.6050

milwaukee
829 South 1st Street
Milwaukee, WI 53204
T: 414.226.0200

sheboygan
1227A North 8th Street
P.O. Box 955
Sheboygan, WI 53082
T: 920.459.4200

saint paul
12 Long Lake Road
Suite 17
St. Paul, MN 55115
T: 651.770.4442

TEAM OVERVIEW



primary professional services



FACILITY PLANNING

From facility assessments to master planning, we'll use conversation, data, and visioning to help you map out your needs.



INTERIOR DESIGN

We'll look at who you are and how you'll use your space to create a thoughtful and functional design that reflects your identity and community.



ARCHITECTURE

Drawing on our depth of knowledge, we'll engage our team's creativity to create the best solution for your community and your budget.



ENGAGEMENT

From stakeholder meetings to engagement sessions, we'll help to make sure your community is informed, engaged, and heard.

in-house capabilities

PLANNING NOW FOR THE FUTURE

Before we put ideas to paper, we dive in to discover your community's needs and goals. Our first priority always is to listen and learn from your stakeholders. Their insight and input will guide us every step of the way.

We'll examine your current facilities, thoroughly documenting the condition of the buildings. Drawing on our depth of experience in planning, we'll look at both your current facility needs and what you'll need into the future.

Our facilities assessment and pre-design services include:

- Master planning
- Facilities study
- Condition assessment
- ADA compliance review
- Capacity analysis
- Site analysis
- Engagement
- Referendum support

02

your project



your project



CONCEPT 1

OPPORTUNITES

- Single story building - allows for better connection between squads and police department and access to admin
- Separates secure, staff, and public parking
- Allows for multiple access to both division and 145
- Squad and sallyport allow for larger vehicle storage
- Less onsite fill required with building location
- Allows for safe patio area at grade near division

CHALLENGES

- Larger footprint on site pushes all vehicular circulation to perimeter of site, will need to be aware of distance from future roundabout
- Does not have direct presence on 145 or division
- Officer entrance from secure parking crosses squad drive
- Access to existing storage building via officer access road/secure parking area; concern with municipal vehicles impacting officers' access to their personal vehicles
- Potential excavation concerns on northeast corner

your project



CONCEPT 2

OPPORTUNITES

- Smaller footprint on site
- Good public presence on 145
- Separates secure, staff, and public parking
- Allows for multiple access to both division and 145
- Squad and sallyport allow for larger vehicle storage
- Less onsite fill required with building location. Able to make up grade within the squad garage and lower presence to garage

CHALLENGES

- Two-story admin building; requires thoughtful study of program adjacencies between levels
- Sallyport entrance through public parking is not ideal
- Separates public entrance, public admin, and evidence areas from second story police department areas
- Officer entrance from secure parking crosses squad drive
- Access to existing storage building via officer access road; may impact squad circulation
- Retaining wall may need to be required, depending on amount of parking required

your project



CONCEPT 3

OPPORTUNITES

- Smaller footprint on site
- Good public presence on 145 although setback
- Separates secure, staff, and public parking
- Allows for in/out for public parking from 145 while maintaining 300' from future roundabout (DOT requirement for state highways)
- Allows for multiple access to both division and 145
- Allows for combined parking lots with less maintenance required
- Squad and sallyport allow for larger vehicle storage
- Less onsite fill required with building location. Able to make up grade within the squad garage
- No building access points need to cross an active roadway
- Municipal access to existing storage buildings have less impact on squad circulation and staff lots

CHALLENGES

- Two-story admin building
- Separates public entrance, public admin and evidence areas from second story pd areas
- Retaining wall may need to be required, depending on amount of parking required
- Consideration will have to be taken to hold all curb cuts on 145 at least 300' from new roundabout per DOT standards for state highways

your project



CONCEPT 4

OPPORTUNITES

- Smaller footprint on site
- Building public corner addresses future roundabout and has good public presence on division; potential for an attactive landscaping buffer along 145
- Building is set back from the highway
- "Campus" feel with internal road feeding parking
- Internal road allows better access to existing storage buildings for municipal vehicles without impacting squad flow
- Separates secure, staff, and public parking
- Allows for multiple access to both division and 145; limited disruption to traffic flow along 145 compared to other options
- Squad garage allows for larger vehicle storage
- Building location and distance from the crown of the site would not require fill
- Separates public entrance, public admin and evidence areas from second story pd areas
- No building access points need to cross an active roadway
- Rooftop break area from second floor with great views

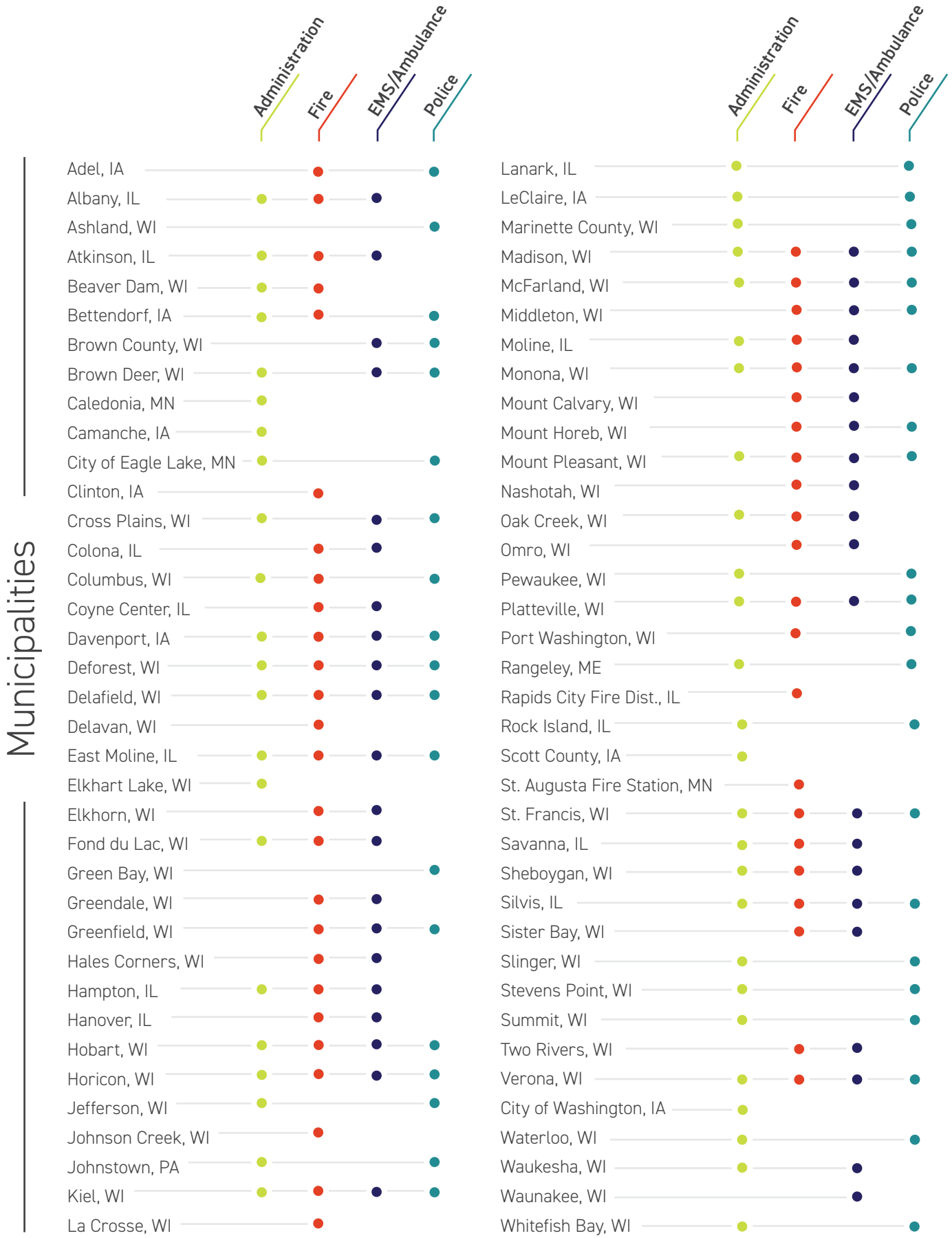
CHALLENGES

- Main stormwater location may not be ideal for site grades; may need multiple basins
- Positioning all entrances at 870' may require some stairs/ramping to access front doors
- Two story admin building
- Secure parking may not be in an ideal location on 145
- Proximity of northern access point to intersection may require traffic study to coordinate with future roundabout design

03

relevant experience

relevant projects



bettendorf, city of



BETTENDORF POLICE AND CITY HALL

SERVICES PROVIDED

site selection · space programming · master planning · architecture · interior design · project management · community engagement · live firing range design

CONSTRUCTION COST

$34,700,000

RENOVATION

21,900 sq ft (City Hall)

LOCATION

Bettendorf, IA

NEW CONSTRUCTION

31,660 sq ft (Police Department)



The City of Bettendorf is one of the fastest growing communities in the eastern Iowa region. Located along the Mississippi River, the City of Bettendorf is projected to double its population over the next 10 years. The existing Police Department, City Hall and main Fire Station are located within a combined facility. The existing property is nested within a dense area within the central business district, not allowing for significant expansion.

To improve response time, and improve visibility and community relations, the planning team is exploring a new police department facility to constructed on a centrally located property within the community. Construction of a new police department facility will allow the department to vacate its space within the current city administration building. The planning team is exploring a renovation of the existing city hall and former police department spaces for the creation of a new city hall.

The new Police Department and renovated City Hall facilities are being designed to respond to the programmatic needs of their departments, accommodate future growth, and serve as a bridge to improve community access and interaction with its governance.


POLICE
DEPARTMENT
POLICE DEPARTMENT



port washington, city of



PORT WASHINGTON PUBLIC SAFETY COMPLEX

SERVICES PROVIDED

site selection • architecture • interior design • space programming • public safety design • local/state approvals • project management • furniture design • environmental branding

CONSTRUCTION COST

$30,000,000

NEW CONSTRUCTION

63,000 sq ft

LOCATION

Port Washington, WI



The project will combine police, fire and civic buildings into one shared campus while also modernizing and expanding the current facility. Bray worked with the City to evaluate the current building conditions and potential site locations, as well as to create a new program and needs analysis and long-term master plan. The design of the building includes a secure police administration and squad garage portion as well as a portion for fire administration, 6-bay apparatus space and full-time living quarters. Between the fire and police portions of the building will be shared spaces including a lobby, large training and courtroom space, and a fitness room.

Elements of the building massing and detailing take inspiration from the city's founding as one of the major ports of Wisconsin. The angles of the roof are located to let controlled northern light into the main body of the building and are reminiscent of the sails on the tall ships that sometimes summer in the city's marina. The hose tower, while necessary for the function of the apparatus bay, will also be a main focal point of the building appearing as a western counterpoint to the iconic lighthouse exactly 2 miles due east.





mount pleasant, village of



NEW VILLAGE HALL AND POLICE STATION

SERVICES PROVIDED

site analysis · architecture · interior design · space programming · law enforcement design · local/state approvals · project management · live firing range design

CONSTRUCTION COST

$10,351,382

NEW CONSTRUCTION

75,500 sq ft

LOCATION

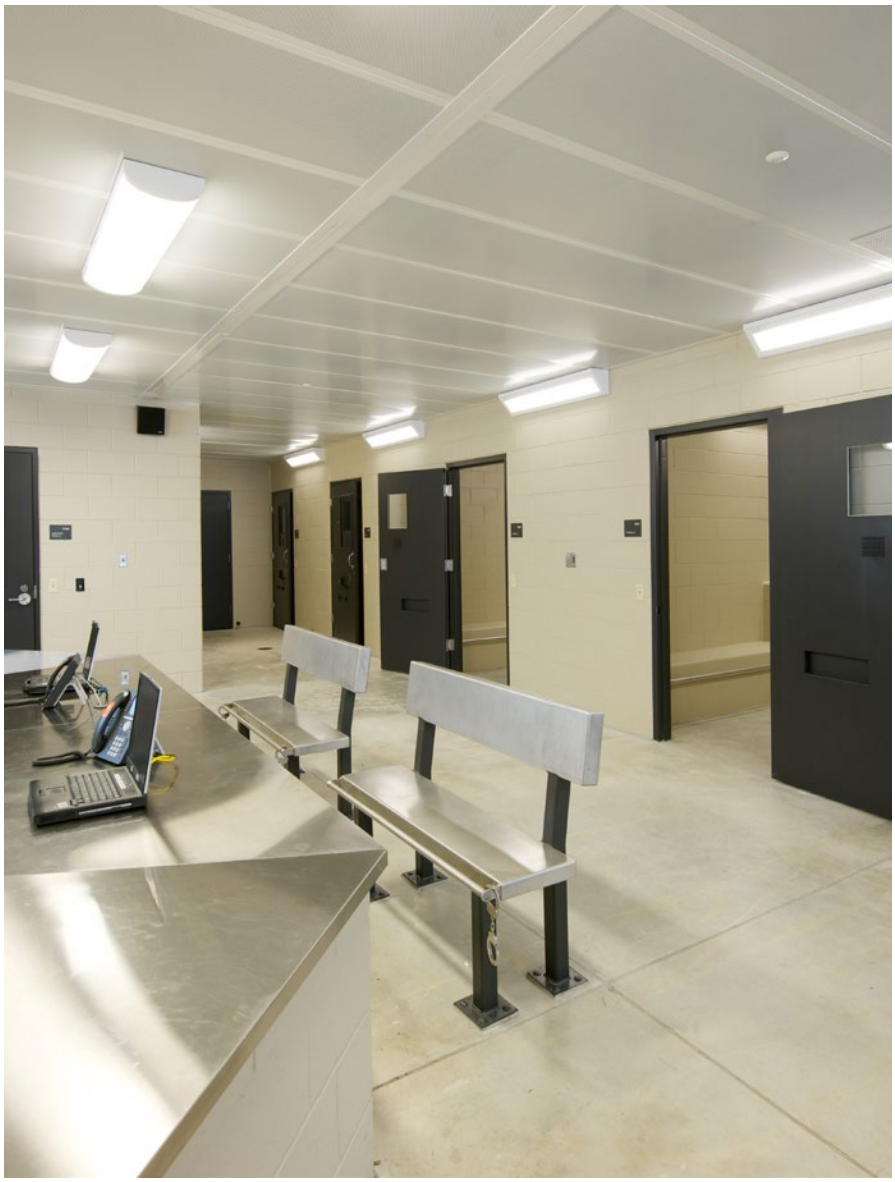
Mount Pleasant, WI

The new municipal building unites multiple village operations including Village Administration, Police Department, Village Board Chambers, Municipal Court Room, Emergency Operations Center, Joint Dispatch Center, Firing Range and Community Meeting Rooms.

The building was constructed on an approximately 90-acre site located near the center of the Village, abutting a large village park. In addition to the new building, the site houses recreation/athletic fields and a public/private partnership for development of a large recreation center.




POLICE DEPT
24 HR ENTRANCE





mcfarland, village of



MCFARLAND PUBLIC SAFETY COMPLEX

SERVICES PROVIDED

architecture · community engagement · interior design · space programming · public safety design · local/state approvals · cost estimating · project management

CONSTRUCTION COST

$16,200,000

NEW CONSTRUCTION

56,100 sq ft

LOCATION

McFarland, WI



The new shared-use public safety center is the first net zero public safety center in the region. The building produces as much energy on site as it consumes through the use of 51 geothermal wells and solar panels that are capable of producing 420kW of photovoltaic energy. Additionally, the landscaping utilizes native plants and bioretention areas to reduce water use and maintenance requirements.

The new building houses the Village of McFarland's police, fire, and EMS departments. The fire and EMS wing includes six apparatus bays and one antique firetruck bay. The police wing includes office space, a break room, and serves as an emergency operations center. The building also includes three kitchens, a full-service residential kitchen, and living quarters.

NOTABLE ACCOLADES

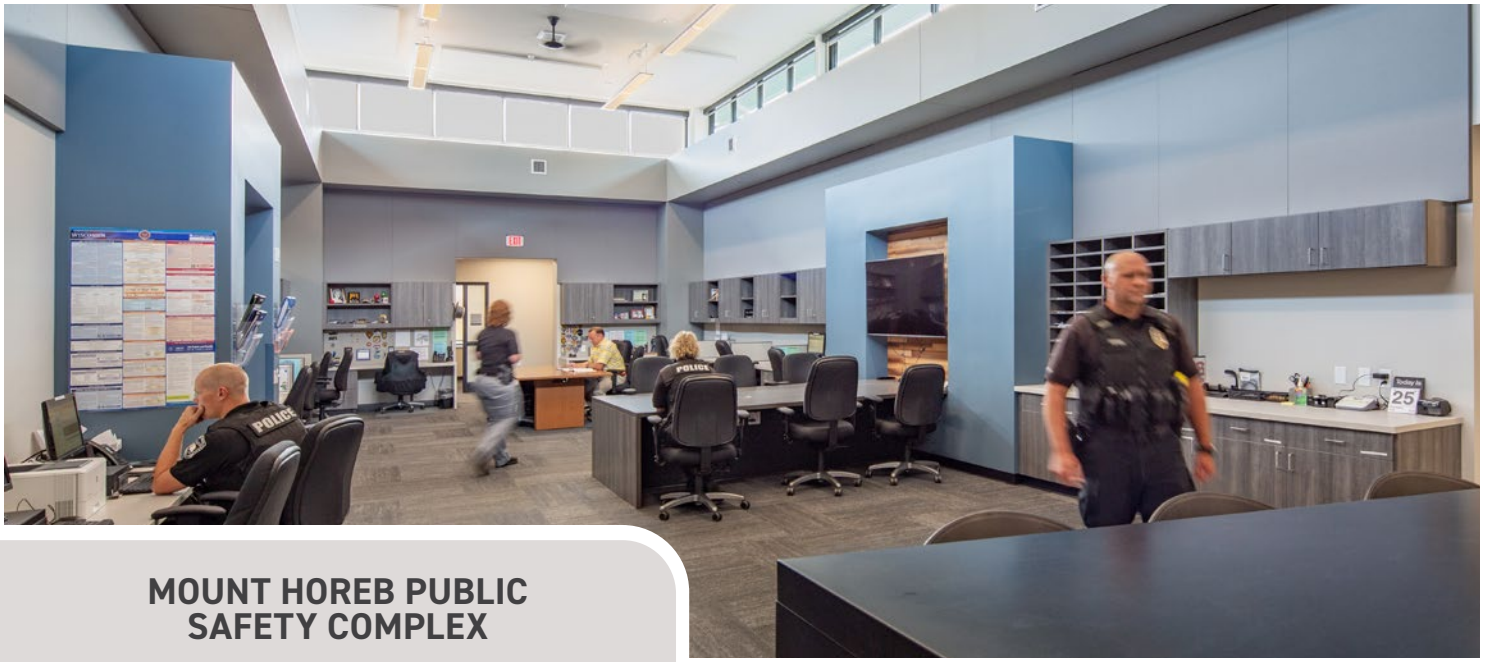
The Daily Reporter Top Project Award






POLICE

mount horeb, village of



MOUNT HOREB PUBLIC SAFETY COMPLEX

SERVICES PROVIDED

architecture • community engagement • referendum support • interior design • space programming • public safety design • local/state approvals • cost estimating • project management

CONSTRUCTION COST

$11,100,000

NEW CONSTRUCTION

55,500 sq ft

LOCATION

Mount Horeb, WI



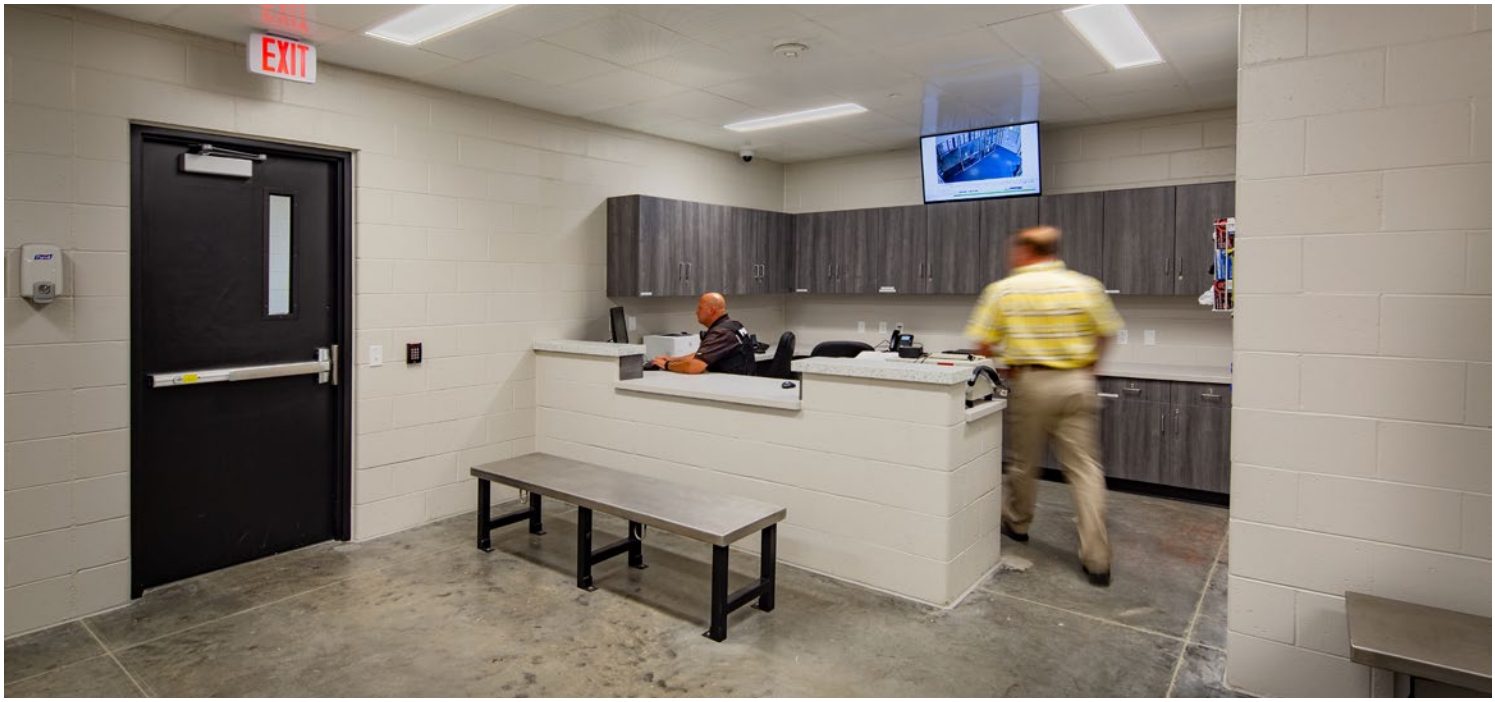
The new, state-of-the-art Mount Horeb Area Public Safety Building unites the Mount Horeb Area Joint Fire Department and the Mount Horeb Police Department in one facility. The layout and design of the building considered both individual department needs and multi-purpose solutions to maximize efficiency and accessibility throughout the building.

The facility features shared spaces, including meeting/ conference spaces, break rooms, restrooms, training/ exercise areas, and the public lobby, to save on construction and ongoing operating costs for all entities. Shared building systems, such as plumbing, fire protection, HVAC, emergency generators, and electrical create additional cost savings and efficiencies.

The central lobby, designed as a museum, invites visitors to explore the history of the village's fire and police departments. This museum displays toy and equipment collections of the village's previous police and fire departments.

NOTABLE ACCOLADES

Firehouse Station Design Awards, Silver Award for Shared Facilities


EXIT


POLICE



st. francis, city of



ST. FRANCIS CIVIC CENTER

SERVICES PROVIDED

site analysis/selection · architecture · community engagement · interior design · space programming · public safety design · local/state approvals · cost estimating · project management

CONSTRUCTION COST

$9,882,295

NEW CONSTRUCTION

42,000 sq ft

LOCATION

St. Francis, WI



Acting as a center of civic service and a hub for the community, the new St. Francis Civic Center houses the police station, city hall, historical society and fire station. The new building replaced an undersized and antiquated existing civic center building which previously served community needs for over 60 years.

The police department offers the latest in spaces for administrative and patrol, and a full municipal court. The fire department houses four pull-through apparatus bays, training room/emergency operations center, fitness center, and staff and intern bunk rooms.

A rotunda houses the permanent and rotating public displays of the city's historical society, while providing a gathering space filled with natural light for public gatherings. The city's common council chambers are also located within the administration area. The center's thoughtful design pays homage to the hard-working roots of the people of St. Francis while reflecting the city's evolving perspectives and successes.







monona, city of



MONONA PUBLIC SAFETY BUILDING

SERVICES PROVIDED

architecture • interior design • space programming • public safety design • local/state approvals • project management

CONSTRUCTION COST

$36,000,000

NEW CONSTRUCTION

82,000 sq ft

LOCATION

Monona, WI



The main goal for the project is to provide additions and renovations for a new shared Safety Building and City Hall for Monona. The building and related site and infrastructure improvements will fill in the missing piece of a larger civic campus that includes a library, elementary school, community center and pool. The project will provide additional space and modern upgrades for the police and fire departments as well as new spaces for City Hall. The design of the building includes a secure police administration and squad garage portion along with evidence storage and secure booking spaces. The fire department will include spaces for fire administration, 6-bay apparatus space and full-time living quarters. Between the fire and police portions of the building will be shared spaces including a lobby, large training space, and a fitness room.

The new city hall portion will include a large multi-purpose council chamber and courtroom as well as new administrative offices and reception. Sustainablity will be an important design element for the City of Monona. The hose tower will also be a main focal point of the building appearing as a beacon to the surrounding community.







silvis, city of



SILVIS POLICE STATION

SERVICES PROVIDED

architecture • interior design • space programming • public safety design • local/state approvals • cost estimating • project management

CONSTRUCTION COST

$2,800,000

NEW CONSTRUCTION

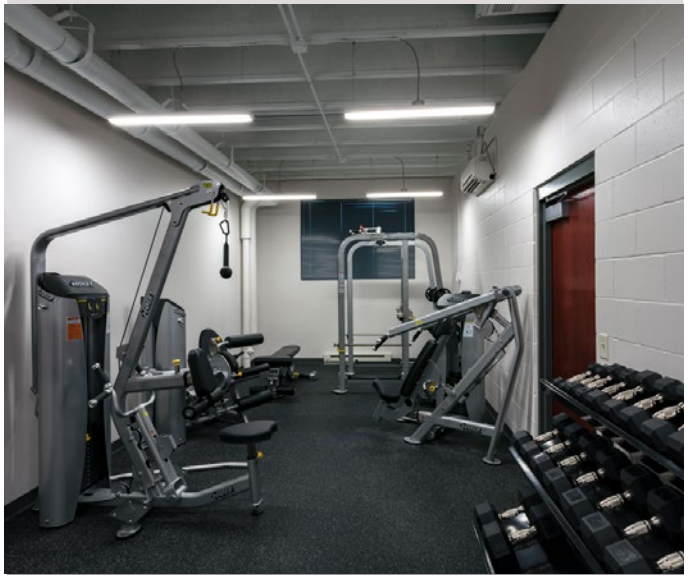
8,900 sq ft

LOCATION

Silvis, IL

After a site acquisition study, logistics planning, and site schematic design study, the city selected a site for the new police station that would allow for future area development, department growth, greater safety and security measures, and be centrally located. This city requested a building design that was open, inviting, easily identifiable, and would create a new image for the City of Silvis.

The station was designed with three security zones: public (non-secure), semi-secure, and private (highly-secure). The main entrance and community room are non-secure spaces with a large, connected exterior courtyard. The building provides space for local emergency dispatch service, with sufficient space for long-term expansion of an integrated county-wide dispatch service.




EXIT


600



whitefish bay, village of



WHITEFISH BAY VILLAGE HALL AND POLICE DEPARTMENT

SERVICES PROVIDED
architecture • interior design

CONSTRUCTION COST
$2,900,000

LOCATION
Whitefish Bay, WI

RENOVATION
2,000 sq ft

ADDITION
13,300 sq ft



As part of a spatial needs assessment of the existing Village Hall and Police Department, the Whitefish Bay Village Hall underwent an additional and renovation project to update the facility for a more efficient and inviting space, while preserving the building's history.

Renovations to the lobby provided an open, welcoming entry. The Village's Clerk/Finance and Building Services offices received optimal counter top space to improve accessibility and service, and a conference room for public and administrative use was relocated adjacent to the lobby for better access. The Village Board Room also received renovations to meet ADA standards and improve accessibility and interaction between board members and the public.

Further upgrades include redesign of the police offices and a 1,940 square foot addition for police vehicle storage that blends seamlessly with the existing building.





deforest, village of



DEFOREST VILLAGE HALL AND PUBLIC SAFETY BUILDING

SERVICES PROVIDED
architecture • interior design

CONSTRUCTION COST
$7,500,000

RENOVATION
5,000 sq ft

LOCATION
DeForest, WI

ADDITION
13,000 sq ft



The additions to both the Village Hall and Public Safety Building allows for several multi-function conference rooms available for public use. Daylight windows were designed in abundance in the public and private areas of the building. Staff work rooms and break-out areas were designed throughout the building to provide different types of interaction.

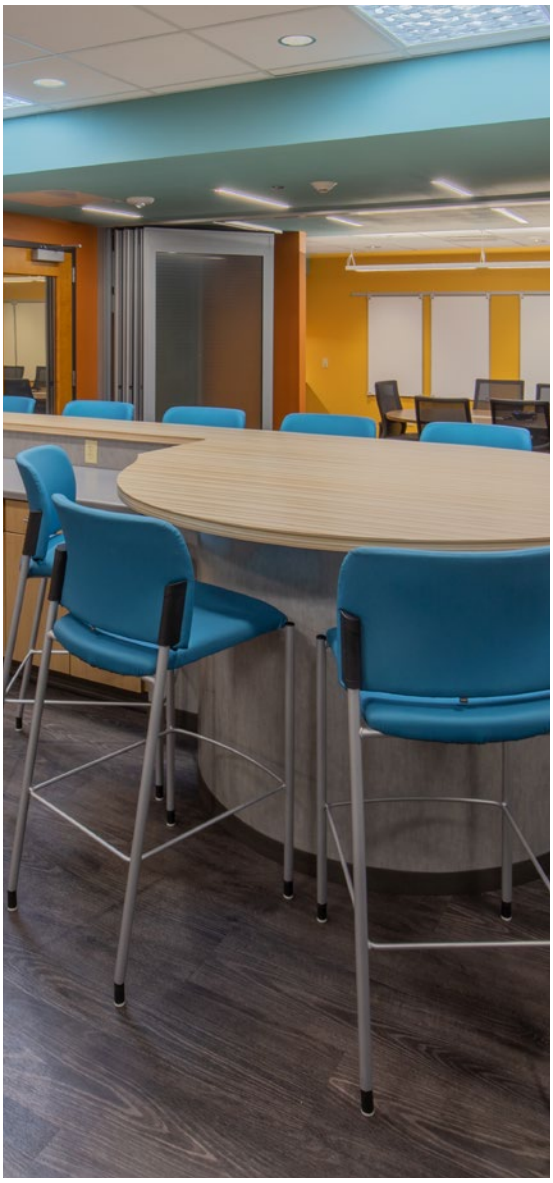
The Village Hall addition includes a one-story office portion along with a lobby and multipurpose room with high ceilings and clerestory windows. The Public Safety building is a masonry and steel superstructure with steel stud and masonry infill walls and includes a one-story office, changing rooms, evidence storage and garage. The additions are similar in materiality and design pulling the two buildings closer together as campus buildings.

NOTABLE ACCOLADES

Wisconsin Masonry Alliance, Excellence in Masonry Awards, Merit in Concrete





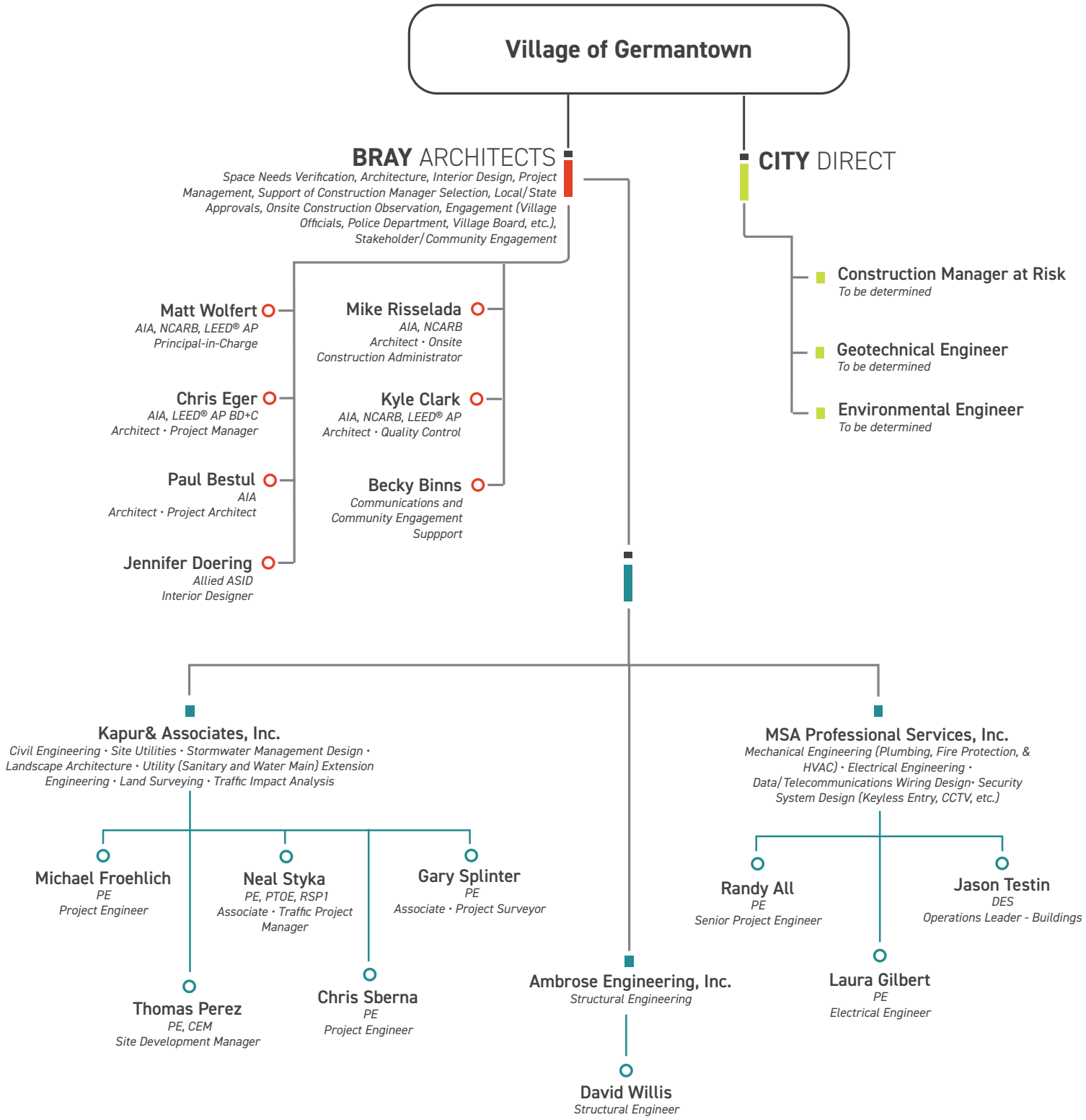


04

your team



project team





Matthew D. Wolfert

AIA, NCARB, LEED® AP

Principal-in-Charge



Matt brings an unmatched depth of experience and a wealth of knowledge to our firm and clients alike. He began his career at Bray Architects as an Architectural Intern, working his way up from print room intern to an owner of the firm and director of complex, multi-million dollar projects.

Matt maintains a focus on business development, project management, and pre-referendum strategy, playing an integral role in project initiation and community engagement. Clients appreciate his unique ability to understand their goals and articulate strategies in an easily understandable way. Involved throughout the life of a project, Matt also establishes and maintains design budgets and construction schedules – always seeking the highest quality design within budget.

29+ Years at **BRAY**

45+ **Municipal** Projects

22+ **Public Safety** Projects

Education

Master of Business Admin. + Bachelor of Science
Architectural Studies | UW - Milwaukee

Registration + Certification

Architect - *FL, IA, IL, and WI*

Leadership in Energy and Environmental Design Accredited Professional (LEED® AP)

Associations

American Institute of Architects (AIA)

National Council of Architectural Registration Boards (NCARB)

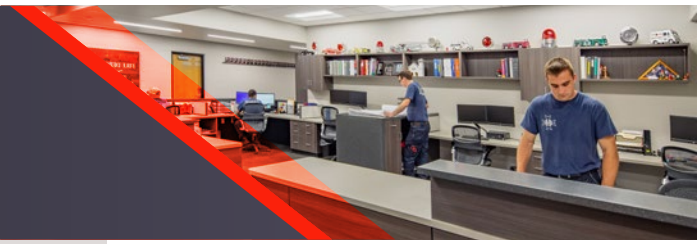




Chris Eger

AIA, LEED® AP BD+C

Architect + Project Manager



As an architect, Chris is involved in all aspects of a project, from preliminary design and master planning, to occupancy design and implementation, to construction documents and construction administration. His keen attention to detail is complemented by an ability to maintain big-picture clarity of scope and timeline, keeping his projects efficient and on budget.

His extensive knowledge of the process allows him to work alongside clients to ensure their project is executed skillfully from conception to completion.

24+
Combined Years
Experience

5 +
Public Safety
Projects

Education

Bachelor of Science
Architectural Studies | UW - Milwaukee

Registration + Certification

Architect - *WI*

Leadership in Energy and Environmental Design Accredited Professional (LEED® AP BD + C)

Associations

American Institute of Architects (AIA)

Association for Learning Environments (A4LE)

United States Green Building Council (USGBC)

Village of Brown Deer Building Board

UW - Milwaukee SARUP Studio Critic





Paul Bestul

AIA

Architect, Project Architect



Paul is a design-oriented architect responsible for the layout, function, and aesthetics of educational facilities from schematic design through construction documentation. Paul is passionate about seeing a project through from initial design discussions to construction. He remains dedicated to his team and clients and strives to be the through-line that connects the 'why' to the 'how' of each project.

12+
Combined Years Experience

15 +
Public Sector Clients

Education

Master of Architecture

Bachelor of Science
Architectural Studies | UW-Milwaukee

Registration + Certification

American Institute of Architects (AIA)

Associations

Association for Learning Environments (A4LE)





Jennifer Doering

Allied ASID

Interior Designer



As an Interior Designer, Jen is responsible for providing both interior design and furniture services. A creative and detail-oriented designer, Jen enjoys every step of the design process. She strives to achieve all the goals of the project while maintaining strong relationships with clients.

Jen has a vast knowledge of materials and furniture that work well in a school environment. Working to create spaces that enhance local communities, she uses her experience and creativity to design spaces that are functional and inspiring. Never missing a beat, she works hand in hand with the architectural team a daily basis to ensure a seamless process and successful end result.

5+
Combined Years
Experience

20+
Furniture
Projects

Education

Master of Fine Arts
Interior Architecture + Design | Academy of Art University

Bachelor of Fine Arts
Fashion Design | Fashion Institute of Technology

Registration + Certification

American Society of Interior Designers (ASID)





Michael Risselada

AIA, NCARB

Architect, Onsite Construction Administrator



Michael coordinates all administrative aspects of construction projects from start to finish, ensuring the project stays on track and meets quality standards. He reviews shop drawings, field observations, and pay applications, and manages RFI responses, quality assurance, specification / drawing interpretation, and punch list inspections. Michael is critical to keeping our team and our consultants focused on the most pressing items that need our feedback to keep construction moving.

25+
Combined Years
Experience

Education

Master of Architecture
University of Michigan - Ann Arbor

Bachelor of Science
Architectural Studies | *Lawrence Technological University*

Registration + Certification

Architect - *IL, WI*

Associations

American Institute of Architects (AIA)

National Council of Architectural Registration Boards (NCARB)





Kyle J. Clark

AIA, NCARB, LEED® AP

Architect/Quality Control



As an architect and the director of technical design, Kyle focuses almost exclusively on quality control and code analysis. He leads our construction administration team and is responsible for implementing Bray's proven approach to Building Information Modeling (BIM) coordination.

Kyle ensures that all sub-consultants, owner decisions, and Bray staff are in alignment throughout the entire design process. He leads four quality control check-ins with all parties, in addition to regularly scheduled meetings with staff, helping us achieve a lower than average change-order percentage. Kyle's blend of experience with construction document preparation, quality control, and on-site construction administration is invaluable to our architectural team and clients alike.

12+ Years at **BRAY**

12+ **Municipal** Projects

8+ **Public Safety** Projects

Education

Master of Architecture + Bachelor of Science
Architectural Studies | UW - Milwaukee

Registration + Certification

Architect - *WI*

Leadership in Energy and Environmental Design Accredited Professional (LEED® AP BD + C)

Associations

American Institute of Architects (AIA)

National Council of Architectural Registration Boards (NCARB)

United States Green Building Council (USGBC)





Becky Binns

Communications and Community Engagement Support



Becky brings over a decade of marketing, communications, and project management experience to Bray's team, leading engagement efforts throughout the referendum cycle. She has extensive expertise in conceptualizing and executing efficient campaign strategies, curating messaging for diverse audiences, and creating structured, collaborative workflows that streamline decision-making, foster clear communication, and keep projects on track.

Throughout the referendum cycle, Becky works with both internal and external teams to keep projects on track and ensure deadlines are met. She carefully balances progress with an understanding of both the district's priorities and the community's concerns. With a clear focus on strategy, Becky identifies opportunities to refine messaging and adjusts quickly when new ideas or changes arise. Her ability to navigate different perspectives and manage all the moving parts ensures that every aspect of the campaign is carried out smoothly and effectively.

Education

Bachelor of Arts
Communication Studies | Marquette University



consultant information

KAPUR & ASSOCIATES, INC

CIVIL ENGINEERING • SITE UTILITIES • STORMWATER MANAGEMENT DESIGN • LANDSCAPE ARCHITECTURE • UTILITY (SANITARY AND WATER MAIN) EXTENSION ENGINEERING • LAND SURVEYING • TRAFFIC IMPACT ANALYSIS

Kapur is a full-service civil engineering firm established in 1981, with offices in Milwaukee, Appleton, Wausau, and Burlington. Kapur employs over 260 professionals and is ranked in the ENR Top 500 Engineering Firms, POB Top 100 Survey Firms, and has been on the Milwaukee Journal Sentinel Top Workplaces list for 10 consecutive years.

Kapur is employee-owned and a trusted business partner within the industry. They are known for providing exceptional expertise and technical knowledge at every phase of a project. The individual and collective efforts of their staff provide cost-effective, sustainable solutions in a timely manner.

AMBROSE ENGINEERING, INC

STRUCTURAL ENGINEERING

Ambrose Engineering, Inc. is a structural engineering design consulting firm headquartered in Cedarburg, Wisconsin with registered engineers serving all 50 states, and offer a diversified line of services to clients in a wide range of industries. Ambrose's approach focuses on building trusting, long-lasting relationships, and their success is apparent by the longevity of client relationships, repeat business, and positive references. Ambrose's work has been honored with numerous awards over the years, including eight Top Project Awards and a Midwest Construction Best of Award. In all Ambrose does, they strive to be a good partner and provide a positive experience that results in the successful completion of client projects

MSA PROFESSIONAL SERVICES, INC.

MECHANICAL ENGINEERING (PLUMBING, FIRE PROTECTION, & HVAC) • ELECTRICAL ENGINEERING • DATA/ TELECOMMUNICATIONS WIRING DESIGN• SECURITY SYSTEM DESIGN (KEYLESS ENTRY, CCTV, ETC.)

MSA focuses on building relationships with the communities, developers, and organizations they serve. Their team is ready to bring smart solutions to the table and see the initiative through from start to finish. MSA offers planning, engineering, and infrastructure solutions that serve as a foundation for successful communities and developments.

MSA offers more than 300 experts ready to answer questions and tackle challenges and they build a project team based on each project's specific needs. Their engineers, architects, and designers partner with environmental scientists, surveyors, and land planners to produce the most efficient, cost-effective solutions to address challenges and further your project goals.



Michael Froehlich

PE

Project Engineer

Mike has more than 12 years of diversified design experience in site development, transportation, and municipal areas of engineering. His responsibilities include the design and preparation of construction documents, specifications, estimates, public involvement materials, and information pieces for engineering support through construction.

Mike has design experience in site grading, storm sewer, sanitary sewer, water main, erosion control, storm water management, parking lot and roadways, and traffic analysis.

Education + Certifications

Bachelor of Science
Civil Engineering | Michigan Technological University

Bachelor of Science
Surveying | Michigan Technological University

Registration + Certification

Professional Engineer - *WI*



Thomas Perez

PE, CEM

Site Development Manager

Tom has more than 23 years of diversified design experience in site development, municipal engineering design, highway and street design, hydraulic analysis, storm water management, and agency permitting. His responsibilities include overseeing and reviewing the design and preparation of construction documents and specifications for site design projects.

Tom has extensive experience in site grading, storm sewer and sanitary sewer design, water main design, hydraulic analysis, and storm water management. He is the manager of the site design department and supports efforts for municipal and transportation projects as needed.

Education + Certifications

Bachelor of Science
CIvil Engineering | UW - Milwaukee

Registration + Certification

Professional Engineer - *WI*

Associations

American Society of Civil Engineers (ASCE)
Member



Neal Styka

PE, PTOE, RSP1

Associate, Traffic Project Manager

Neal is a highly skilled traffic project manager with 17 years of experience specializing in 3D modeling, traffic safety analyses, traffic signal design, pedestrian safety, and traffic simulation modeling. He has contributed to numerous award-winning projects of varying scales, demonstrating his ability to handle complex challenges with precision and innovation. His expertise in implementing substantive safety initiatives has directly improved roadway safety and reduced crash severity.

Education + Certifications

Bachelor of Science

CIvil Engineering | Marquette University

Registration + Certification

Professional Engineer - *FL, IN, KY, MN, IL, WI*

Road Safety Professional Level 1 (ASCE)

Professional Traffic Operations Engineer (PTOE)



Chris Sberna

PE

Project Engineer

Chris is a project engineer with 10 years of experience in municipal engineering, specializing in street reconstruction, stormwater management, and park and green infrastructure improvements. He leads design, cost estimation, permitting, and preparation of construction documents, as well as construction management and inspection. His projects demonstrate expertise in grading, storm sewer and bio-retention systems, roadway and sidewalk reconstruction, and coordinating complex public and environmental requirements.

Education + Certifications

Bachelor of Science

CIvil Engineering | University of Wisconsin - Platteville

Registration + Certification

Professional Engineer - *WI*



Gary Splinter

PS

Associate, Project Surveyor

Gary has 38 years of experience in all aspects of land development, including subdivisions, certified survey maps, and condominium development. He has extensive background in ALTA/NSPS Land Title surveys, right-of-way plat development, roadway and building construction surveys, network control surveys, design surveys, remonumentation of Public Land Survey System (PLSS) corners, GPS surveys, municipal survey support, and topographical surveys.

Education + Certifications

Bachelor of Science

Geography & Cartography | University of Wisconsin - Platteville

Registration + Certification

Professional Land Surveyor - *WI*



David Willis

PE

Structural Engineer

David prepares the layout and design of structural framing systems and assists with and supervises the preparation of final contract drawings. He has been responsible for developing construction details and supervising or preparing final approval for numerous municipal/governmental projects throughout his 25+ year career, including many with Bray Architects.

Education + Certifications

Master of Science

Bachelor of Science

Architectural Engineering | Milwaukee School of Engineering

Registration

Professional Engineer - *AL, CO, DE, IA, KY, MD, MI, NE, NJ, NC, OH, PA, SC, TN, VA, WV, WI*



Randy All

PE

Senior Project Engineer

Randy is the former President of Fredericksen Engineering. His extensive and varied experience in construction and consulting coupled with a solid engineering background provide valuable insights to projects as they develop. He has worked as Mechanical Engineer, Project Design Engineer, and Design/Build HVAC Engineer in the building industry. He excels at understanding the construction process from the point of view of the clients he serves.

Education

Bachelor of Science

Mechanical Engineering | UW - Platteville

Registration + Certification

Professional Engineer - *GA, IL, MN, MS, MO, ND, OH, OK, PA, SD, WI*



Laura Gilbert

PE

Team Leader - Electrical Engineering

Laura has more than 20 years of experience in electrical design for commercial buildings. Lighting design is her passion, and she is also well versed in electrical distribution and fire alarm and telecommunications design. She has provided electrical design for numerous LEED-certified buildings, including two Platinum-certified buildings. Laura's favorite part of a project is walking into a finished space and seeing how her design went from concept to reality, ready to be utilized. Key project experience includes schools, libraries, churches and public safety buildings.

Education

Bachelor of Science

Architectural Engineering

Milwaukee School of Engineering

Registration + Certification

Professional Engineer - *WI*



Jason Testin

DES

Operations Leader - Buildings

Jason was one of two owners of Fredericksen Engineering, which recently merged with MSA. Jason was the third generation to oversee the design, development, and implementation of construction plans while leading Fredericksen and will be doing the same in his new role at MSA.

Jason brings a wealth of understanding to the process as well as a commitment to satisfying clients. He has broad experience with a variety of project types including municipal buildings, schools, hospitality, manufacturing, water parks, and even a monastery.

Education

Bachelor of Science

Mechanical Engineering | Tri-State University

05
references

references

REFERENCES

CITY OF BETTENDORF
Mr. Decker Ploehn, City Administrator/City Clerk
4403 Devils Glen Rd., Bettendorf, IA 52722
563.344.4000 • dploehn@bettendorf.org com

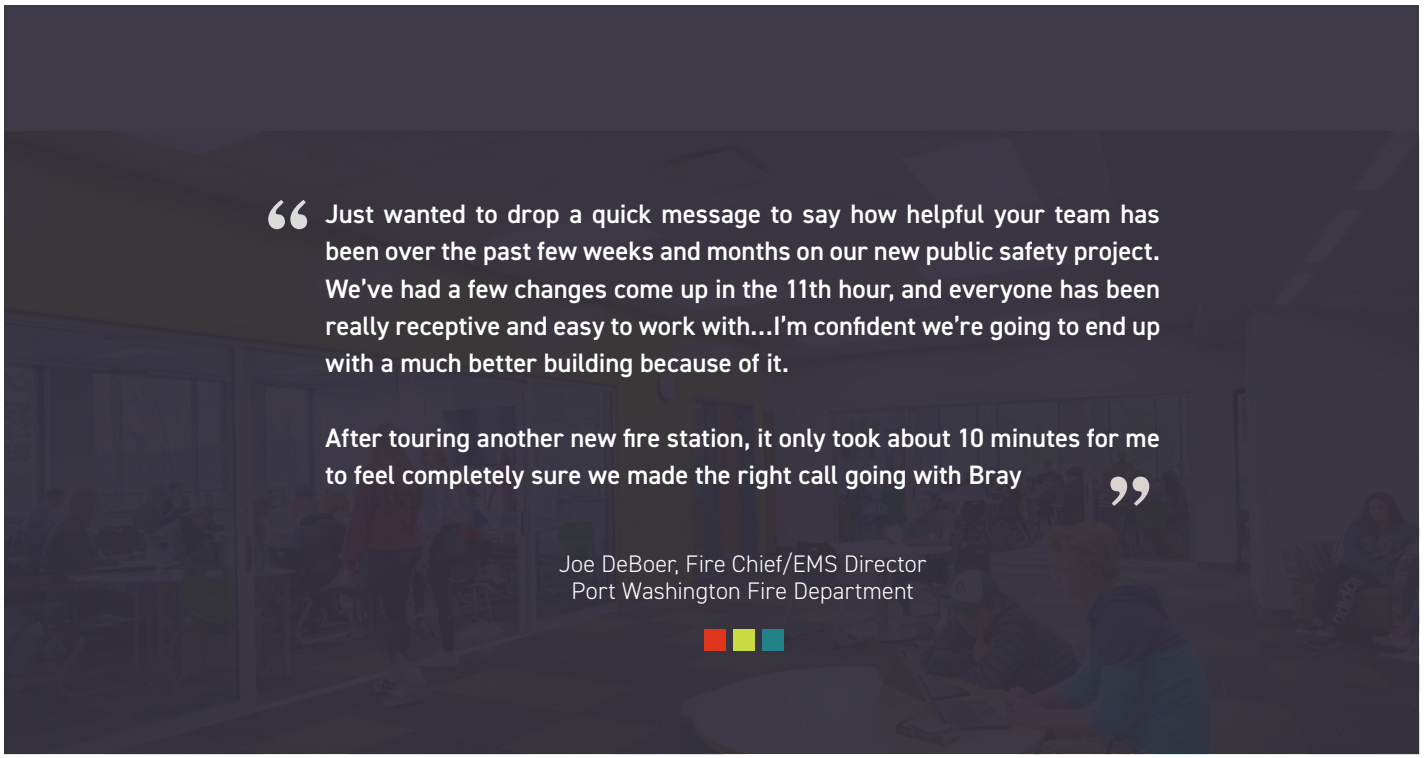
MOUNT HOREB FIRE DEPARTMENT
Chief Jenny Minter, Fire Chief
400 Blue Mounds Street, Mount Horeb, WI 53572
608.437.5571 • jminter@fdmh.org

PORT WASHINGTON FIRE DEPARTMENT
Chief Kevin Hingiss, Police Chief
100 W Grand Avenue, Port Washington, WI 53074
262.284.2611 • khingissr@portwashingtonwi.gov

VILLAGE OF MCFARLAND
Mr. Mike Huffman, Owner's Representative
N3970 West Cedar Road, Cambridge, WI 53523
608.332.4112 • mhuffman@huffmanfd.com

CITY OF MONONA
Mr. Neil Stechschulte, City Administrator
5211 Schluter Road, Monona. WI 53716
608.222.2525 • neil@ci.monona.wi.us

VILLAGE OF MOUNT PLEASANT
Mr. Brennan Kane, Former Deputy Planning + Development Coordinator
8811 Campus Drive, Mount Pleasant, WI 53406
414.550.8433 • brennanpkane@gmail.com



"Just wanted to drop a quick message to say how helpful your team has been over the past few weeks and months on our new public safety project. We've had a few changes come up in the 11th hour, and everyone has been really receptive and easy to work with...I'm confident we're going to end up with a much better building because of it.

After touring another new fire station, it only took about 10 minutes for me to feel completely sure we made the right call going with Bray"

Joe DeBoer, Fire Chief/EMS Director
Port Washington Fire Department

Port Washington Police Department
365 North Wisconsin Street, PO Box 365
Port Washington, Wisconsin 53074
Phone: (262) 284-2611 Fax: (262) 261-5018
www.portwashingtonwi.gov

February 13, 2026

To Whom It May Concern,

I am pleased to offer my strong recommendation for Bray Architects for the design of your new Police Department facility.

Our department selected Bray Architects because of their proven technical expertise and extensive experience designing police and public safety buildings. From the outset, it was clear that their team understood the unique operational, security, and functional requirements that are critical in modern law enforcement facilities.

The Port Washington Police Department was in need of significant upgrades to modernize our building and better serve both our officers and the community. Bray Architects took the time to thoroughly understand our specific needs and operational workflow, and they delivered a design that not only addressed those requirements but also incorporated current trends and best practices seen in contemporary police facilities.

Throughout the entire process from planning and design through bidding and construction Bray demonstrated exceptional attention to detail, professionalism, and communication. Their team was responsive, collaborative, and proactive in solving challenges, ensuring the project stayed on track and aligned with our goals. They worked seamlessly with staff, contractors, and stakeholders, making what could have been a complex process feel organized and manageable.

We are extremely satisfied with the partnership we experienced with Bray Architects. I would confidently recommend them to any agency seeking a knowledgeable, dependable, and forward-thinking architectural firm for a public safety facility.

Please feel free to contact me if you would like to discuss our experience further.

Sincerely,

Kevin Hingiss
Chief of Police
Port Washington Police Department
(262) 284-2611
khingiss@portwashingtonwi.gov

Bettendorf Police Department
1609 State Street • Bettendorf, Iowa 52722-4937
563-344-4015

Recommendation Letter

To Whom It May Concern,

I am writing to provide my recommendation for Bray Architects. Over the course of our professional relationship, I have had the privilege of observing their exceptional commitment to open communication, project management, and client satisfaction.

Bray Architects consistently demonstrates extensive experience and a deep understanding of navigating all phases of government projects, including successfully guiding our initiative through a successful city bond referendum.

What sets Bray Architects apart is their collaborative approach. They actively engage with clients, stakeholders, and contractors to ensure every detail aligns with the vision and purpose of the project. Their team exhibits professionalism, integrity, and a strong work ethic, making them trusted partners.

I am confident that Bray Architects will continue to deliver outstanding results and exceed expectations for future projects. I endorse their work and recommend them without reservation.

Sincerely,

Doug Scott
Bettendorf, IA Police Chief

06

proven approach





project approach

The following approach to planning and design has been developed by the Bray team and successfully implemented on many projects. This proven approach is only successful because of our team's strong belief in, and desire to, listen and respond to our clients.

Each municipality we engage with has a unique set of needs, and our approach to defining those needs is not predetermined. Therefore, this process should be viewed as a guide that will be adapted appropriately for the Village of Germantown.

proposed approach

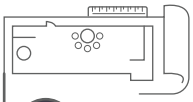


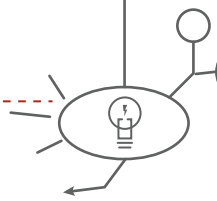
1 **project** initiation

- Create Core Planning Team (CPT) and other subcommittees to support final design
- Finalize implementation timelines for design, construction, Village Board engagement, etc.
- Execute any additional site due diligence work that is needed - i.e., survey, soil borings, etc.
- Establish goals/timing for Village board updates
- Collect any past studies and kick off program verification efforts with village staff

2 **schematic** design

- Validate space needs
- Confirm sustainability goals and any impact on design and budget
- Develop and refine schematic site and floor plans
- Develop preliminary exterior and interior design concepts
- Develop preliminary structural, plumbing, HVAC, electrical, technology, etc. system descriptions and drawings
- Support Village in selection of construction manager
- Develop accelerated bid package for water and sanitary utility extension
- Establish initial list of long-lead items and determine when procurement will need to occur to ensure a seamless construction schedule (if applicable)
- Host initial meeting with planning, zoning, and building officials





3 **design** development

- Develop near-final site plans and refined floor plans
- Update exterior and interior design concepts
- Update preliminary structural, plumbing, HVAC, electrical, technology, etc. system descriptions and drawings
- Support construction manager in the development and validation of total project budgets
- Host second meeting with planning, zoning, and building officials

4 **construction** documents

- Establish a final design through continued collaboration with the village
- Generate a complete set of drawings and specifications
- Coordinate design documents with engineering consultants
- Finalize sustainable strategies
- Continue refinement and finalize exterior and interior design concepts
- Continued support of construction manager in development and validation of total project budgets
- Undertake multiple quality control reviews to ensure accuracy of construction documents and specifications
- Facilitate final approvals for planning, zoning, and building code



5 **bidding** + award

- Support construction manager in conducting a pre-bid conference
- Respond to bidder questions
- Issue addenda as required
- Support construction manager in bid opening and evaluation of bids received
- Support construction manager in presenting to Village Board

6 **construction administration** + project closeout

- Process shop drawings and other submittals
- Review ongoing construction activities to ensure compliance with construction documents
- Review and approve any proposed revisions to the project
- Respond to requests for information (RFIs)
- Review construction manager payment applications
- Create punch list(s) and work with the Village and construction manager to verify compliance
- Conduct 10-month walk through with the Village and construction manager to address any warranty issues

01 PROJECT INITIATION

We will focus on organizing the design process including formation of the Core Planning Team and other design sub committees. The overall design and construction schedule will be reviewed and finalized. Any additional site due diligence work, such as surveying, soil borings, wetland delineation, etc. will be finalized. We will also identify key times for Village Board updates, collect any prior studies conducted in advance of this RFP, and host our initial space program verification meeting.

02 SCHEMATIC DESIGN

This phase will validate the space needs through a series of meetings that document the quantity and size of spaces needed while also digging further into how these spaces will enhance safety, durability, and operational efficiencies today and in the future. Following this, we will refine the preliminary site and floor plans as well as exterior and interior concepts. In addition, preliminary structural, plumbing, HVAC, electrical, and technology systems descriptions and drawings will be created. We will support the Village in selecting a construction manager. In addition, we will accelerate the engineering of the water and sanitary sewer extension bid package.

03 DESIGN DEVELOPMENT

During design development, we continue to collaborate with the Village to critically analyze the floor and site plans. Over the course of numerous work sessions, our goal is for all parties to understand and analyze how user experiences will be enhanced by the new building. In addition, the interior, exterior, and building systems will be further refined with more decisions made and detail added. We will support the construction manager and Village in continuing to validate the total project budget throughout this phase.

04 CONSTRUCTION DOCUMENTS

During this phase, the products of schematic design and design development are refined and incorporated into a final set of documents. The final plans and specifications will be submitted for planning, zoning, and building code approval.

Numerous coordination meetings are held with the Village, engineers, and the Bray team to ensure that highly specialized plumbing, HVAC, electrical, and technology needs are provided in the location and quantity necessary. We will support the construction manager and Village in continuing to validate the total project budget throughout this phase.

05 BIDDING + AWARD

The Bray team will assist the construction manager in soliciting, receiving, and reviewing bids. We will attend a prebid meeting, provide drawing clarifications, answer bidder questions, and issue addenda (as required). We will also assist in the reviewing of bids received and support the construction manager and Village in awarding contracts and presenting them to the Village Board.

06 CONSTRUCTION ADMINISTRATION + PROJECT CLOSEOUT

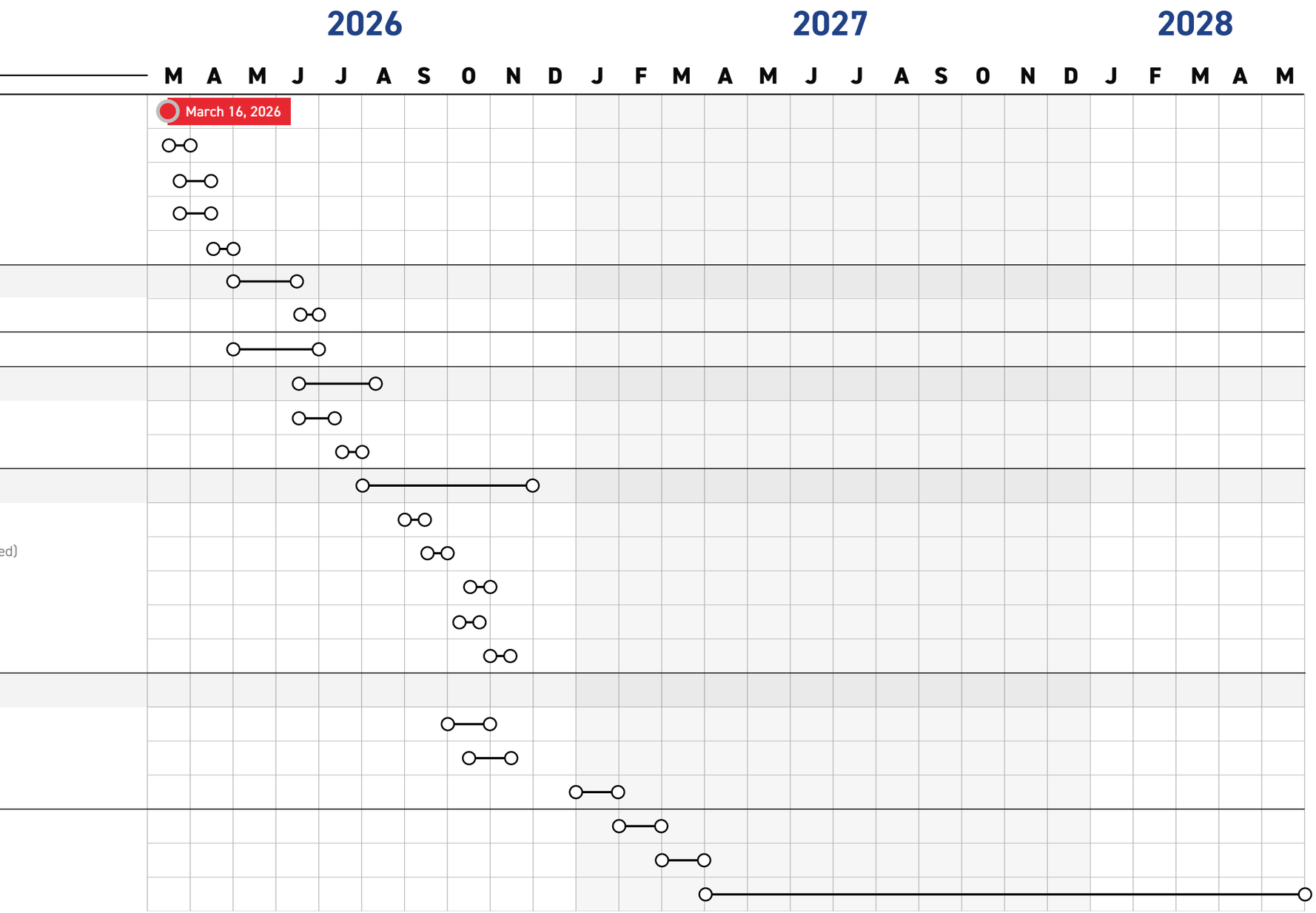
During this final step, our team attends regular on-site construction meetings to ensure that decisions made during the design phase are not lost in the field. We will also review requests for information (RFIs), shop drawings, construction manager payment applications, and manage the project-closeout activities allowing for a smooth transition from construction to occupancy.

This includes a 10-month walk through with the construction manager and the Village to identify and address any warranty items that have arisen.

07

preliminary timeline

Germantown Police Department | Preliminary Timeline



The schedule above is preliminary and is subject to change.

BRAYARCHITECTS

08

additional information

quality control

ENSURING PROJECT QUALITY

Our proven quality control review process follows three distinct steps:

1. **Communication** – Regular communication with our clients to align the design with their needs is the first step in ensuring limited changes during construction. Steps we take to ensure this communication happens includes:
    a. Creation of a Preliminary Project Description (PPD) to document expectations on products, systems, finishes, etc., to support budget alignment during schematic design before the information is fully identified in the construction documents.
    b. Frequent internal coordination with engineers and consultants throughout the design process.
    c. Multiple owner/architect/engineer coordination meetings to review each discipline and its relation to site, building structure, mechanical, and electrical requirements.
2. **Control** – Independent review of all construction documents at key milestones within the design schedule and prior to bidding by experienced professionals within our office. These individuals have not worked on the construction documents, giving the project a fresh set of eyes to help detect issues prior to bidding and construction. Additional quality control reviews happen routinely throughout the design process by the project team.
3. **Constructability** – Review of construction documents by our construction-phase services staff. This review focuses on the constructability of a project, examining details, coordination of building systems, and site related challenges. Because these individuals have a background in construction administration, they bring a different perspective to the review of construction documents.

TIMING OF QUALITY CONTROL REVIEWS

There are four major milestones in the design process at which quality control review sessions are undertaken:

1. **Schematic Design** – high level review looking at overall code implications, overall concept constructability, and coordination with the Preliminary Project Description (PPD).
2. **Design Development** – high level review looking at more detailed code implications, constructability, and integration of the Preliminary Project Description (PPD)
3. **50% Completion of Construction Documents** – detailed review of the construction drawings, coordination with the specifications, coordination with consultants and engineers, and an internal meeting with firm leadership in attendance to discuss the quality control review, coordination progress, and the project schedule.
4. **100% Completion of Construction Documents** – detailed review of the construction documents including drawings and specifications, and final coordination with consultants and engineers prior to the documents being issued for bid.

green/sustainable design

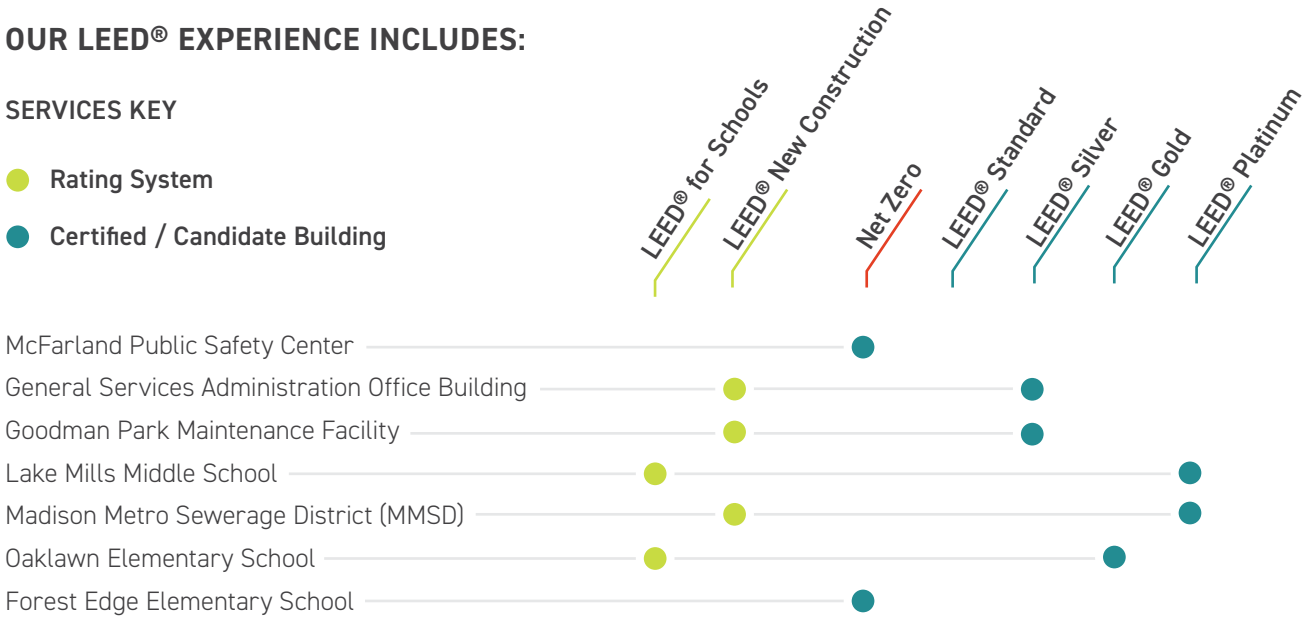
Our leadership in the integration of sustainable technologies, finishes, and practices is evidenced by:

> Architect for the first net zero candidate public safety building in the region
>
> Architect for the largest net zero verified school in the country (at time of verification)
>
> Multiple projects scoring in the upper 90th percentile on the Energy Star rating system
>
> Numerous Leadership in Energy and Environmental Design (LEED®) certified projects
>
> Over 5 million square feet of geothermal HVAC in design or in operation throughout the region

OUR LEED® EXPERIENCE INCLUDES:

SERVICES KEY

- Rating System
- Certified / Candidate Building



LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®)

While we enjoy the opportunity to partner with our clients in seeking LEED® certification for their projects, many of our clients elect to design to the principles of LEED® but forego official certification. Sustainable design is embedded in our practice because of the layers of cost savings, efficiency, and environmental benefits. No matter what your sustainability goals are, we'll partner with you and explore the ways to reach them.



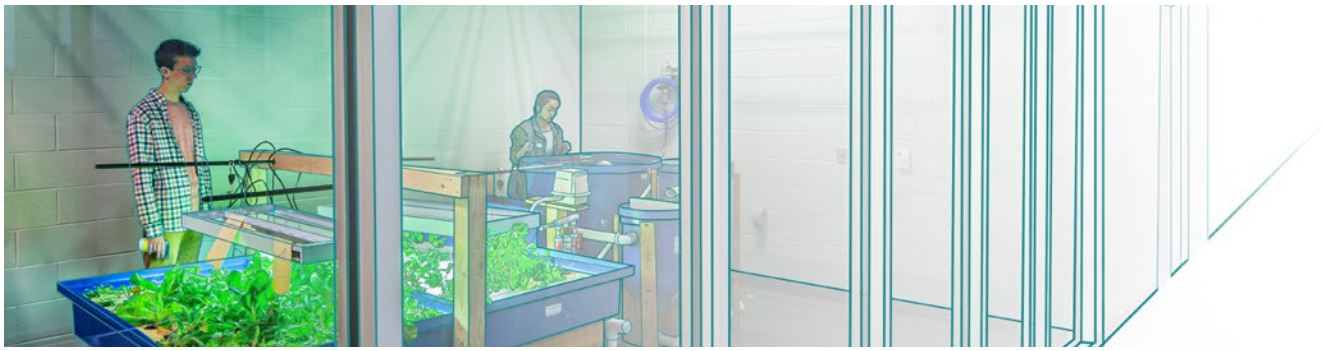
green/sustainable design

Bray approaches every project as an opportunity to continue our dedication to ethical, sustainable-minded design and practice. We have expressed this commitment on projects from educational and municipal facilities to residential and commercial buildings. While the firm utilizes resources as a member of the United States Green Building Council (USGBC), our LEED® Accredited Professionals support every project through a blend of experience and research of developing technologies. In addition to designing buildings sustainably, Bray is committed to our clients' understanding and education of the sustainable design process.

THINK GREEN PROCESS

We have developed, and successfully implemented, the following five-step process to support our clients in making decisions related to green technologies and systems:

1. Establish green/LEED® goals as part of the kick-off meeting
2. Design charrette with the client to brainstorm a list of potential strategies to be considered for inclusion in the project
3. Analyze the feasibility of the strategies identified in Step 2
4. Conduct a cost analysis of any green strategies being recommended for inclusion in the project
5. Receive client direction on which strategies are to be included in the final project



MATERIALS + FINISHES

Bray Architects has led the way in applying innovative, energy-saving building systems and materials. Every application of these principles is analyzed based on initial cost versus the time period needed for payback. The following are examples of systems, materials and / or finishes that we have found to balance function, safety, maintenance, cost, and aesthetics.

FLOORING	labor-intensive VCT vs. PCT, rubber, or terrazzo
WALL CONSTRUCTION	painted CMU vs. burnished/ground face CMU vs. abuse resistant drywall
TOILET PARTITIONS	plastic vs. painted metal vs. plastic laminate
HANDRAILS+GUARDRAILS	painted steel vs. stainless steel or aluminum
EXTERIOR DOORS+FRAMES	painted hollow metal vs. aluminum

An increased initial investment can significantly reduce the operating and maintenance cost of a building. Bray's experienced team will lead you through an analysis of which low-maintenance materials and finishes make sense for your project.

BRAYARCHITECTS

brayarch.com

BRAYARCHITECTS

February 20, 2026 | Revised March 16, 2026

Patrick Merten, Chief of Police
Germantown Police Department
N112 W16877 Mequon Road
Germantown, WI 53022

Re: Cost Proposal – Architectural and Engineering Services for the Village of Germantown/Germantown Police Department's New Police Facility

Dear Chief Merten,

Thank you for the opportunity to submit Bray Architects' proposal for architectural and engineering design services for the new police facility. Our goal when submitting a proposal is to be very clear with which services and consultants are included. Our objective with this approach is three-fold:

1. To make sure that you are getting exactly the services you expect;
2. To ensure that when comparing our fees to others you can draw an accurate comparison; and
3. To help ensure a design process that is not complicated by debate over who is responsible for specific services or regular requests for additional services.

FEE PROPOSAL

Bray Architects proposes a percentage of construction cost fee equal to **Five Percent (5.00%).**

If the Village prefers a fixed fee, we are happy to convert our percentage fee to a fixed fee once the final scope and construction cost are established. If requested, we typically fix our fee at completion of the 50% construction documents budget.

In addition to the percentage of construction cost fee above, we offer the following fees for site development services:

Site and Utility Extension Land Surveying..... $13,000.00

Sewer and Watermain Extension Engineering..... $35,000.00

Traffic Impact Analysis..... $25,000.00

CONSULTANT SERVICES

The proposed fee includes the following consultant services:

- Civil engineering
- Site utilities design

CONSULTANT SERVICES - CONTINUED

- Stormwater management design
- Landscape architecture
- Utility extension (sanitary and water) engineering
- Traffic Impact Analysis (TIA)
- Structural engineering
- Plumbing design
- Fire protection design
- HVAC engineering
- Electrical engineering
- Data/telecommunications wiring design
- Security system wiring design
- Indoor firing range (Action Target)

REIMBURSABLE EXPENSES

We do not invoice for the following traditionally reimbursable expenses:

- Transportation in connection with the project
- Travel and subsistence

Reimbursable expenses incurred include the following:

- Reproductions, plots, standard form documents
- Postage, handling, and delivery of Instruments of Service
- Fees paid for securing approval of authorities having jurisdiction over the project (if not paid directly by the Owner)

DIRECT OWNER EXPENSES

Project expenses that are incurred directly by the owner include the following:

- Soil borings and other geotechnical services
- Environmental analysis and abatement – e.g. contaminated soils, buried tank, asbestos, lead etc.
- Services associated with building commissioning
- Municipality, utility, and other impact fees
- Wisconsin Department of Natural Resources or other similar environmental permitting

ENHANCED SERVICES

The following are not included in Bray Architects' base fee proposal but can be provided if requested by the Village of Germantown:

- Acoustical design
- Audio-visual system design
- Food service equipment design
- Design, specification, inventory of existing, and/or selection of furnishings and loose equipment
- Environmental branding/graphic design
- Design of public roadways, streets, intersections or traffic signals (design of private/on-site circulation is included in base fee)
- Leadership in Energy and Environmental Design (LEED) documentation to include registration of the project and all documentation associated with the building portion of the required LEED submittal
- Design of non-conventional/deep foundations systems – e.g. pilings, caissons, aggregate piers, structural slab on grade, etc.
- Peer review services associated with a storm/emergency shelter design
- Wetland delineation services

Thank you for your consideration and we look forward to partnering with the Village of Germantown and the Germantown Police Department.

Sincerely,

BRAY ASSOCIATES-ARCHITECTS, INC.

Matthew D. Wolfert, AIA, NCARB, LEED AP
President | Architect

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Contract

ITEM TITLE: Contract with Innovative Public Advisors LLC in an amount not to exceed $9,750 to lead recruitment for the Finance Director position (ACTION)

SUBMITTED BY: Brian Sajdak, Attorney

SUMMARY EXPLANATION:

Attached is a proposal from Innovative Public Advisors (IPA) to conduct the recruitment for the Finance Director position. Mr. Uselding, the current Director, has submitted his resignation to take a position in another community.

Given the difficulty in recruiting for this position, the services of an outside placement firm to assist with the recruitment is recommended. The Board will recall from the proposals for services related to recruitment for the Village Administrator, IPA was the lowest-cost proposal. That, coupled with their current knowledge of the Village, makes IPA a logical choice to add to the services they are already providing.

ATTACHMENT:

1. Professional Services Agreement - IPA-Village of Germantown Finance Director Recruitment

STAFF RECOMMENDATION:

A motion to recommend approval of the IPA contract to the Village Board.

ACTION BY COMMITTEE:

Professional Services Agreement – Executive Recruitment

This Professional Services Agreement (the "Agreement") is entered into as of April 10, 2026, by and between the Village of Germantown (the "Village"), and Innovative Public Advisors ("IPA"). Collectively, the Village and IPA are referred to herein as the "Parties."

1. Scope of Services

IPA agrees to conduct executive recruitment services ("Services") for the position of Finance Director. The scope of Services will conduct:

Executive Recruitment Services

- **Recruitment Marketing**
  Conduct position assessment survey (Village Board and key staff), create position announcement, profile brochure, custom landing page, and marketing materials.

  Advertise position on Wisconsin Government Finance Officers Association (GFOA), League of Wisconsin Municipalities, LinkedIn, and other professional networks.

  Promote position to IPA network and extensive LinkedIn connections (12,000+) with targeted outreach to dynamic municipal finance professionals.

- **Application and Interview Process**
  Recruit applicants, collect application materials, review/screen candidates, and make recommendations to hiring team. Coordinate community tour and in-person interviews with Village leadership, hiring team and key staff.
  IPA staff will be present to facilitate the entire process.

- **Candidate Selection and Offer**
  Facilitate contract terms and negotiations.
  Prepare press release and announcement timeline.

2. Compensation

Village agrees to compensate IPA for the Services in the total amount of $9,750.00. Payment shall be made as follows:

- **50% ($4,875.00)** due upon execution of this Agreement.
- **50% ($4,875.00)** due after candidate accepts employment offer.

All payments shall be made payable to Innovative Public Advisors LLC and mailed to:

Innovative Public Advisors, P.O. Box 122, West Bend, Wisconsin 53095

3. Term and Termination

This Agreement shall commence on the date first written above and continue until the Services are completed, unless terminated earlier as provided below:

- Either Party may terminate this Agreement upon 30 days' written notice to the other Party.
- If the Village terminates the Agreement prior to completion of the Services, IPA shall be entitled to compensation for work performed up to the effective date of termination.

4. Responsibilities of IPA

IPA agrees to:

- Perform the Services in a professional and timely manner, estimated as follows:
    - Week 1: Recruitment kickoff and develop marketing materials.
    - Weeks 2-5: Post Finance Director position, recruit and review/screen candidates.
    - Week 6: Initial applicant reviews, schedule interviews.
    - Weeks 7-8: Interviews and candidate selections.
    - Dates subject to change based on Village preferences.

5. Responsibilities of the Village

The Village agrees to:

- Provide IPA with access to necessary information, photo and video assets, resources, and personnel to facilitate the completion of the Services.
- Make payments in accordance with Section 2 of this Agreement.

6. Independent Contractor

IPA is an independent contractor and not an employee, agent, or partner of the Village. Nothing in this Agreement shall be construed to create a joint venture or partnership between the Parties.

7. Confidentiality

IPA shall maintain the confidentiality of any proprietary or confidential information disclosed by the Village during the course of performing the Services.

8. Entire Agreement

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior proposals, agreements or understandings.

9. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

10. Amendments

This Agreement may only be amended or modified by a written document signed by both Parties.

11. Notices

All notices required or permitted under this Agreement shall be in writing and sent to the respective addresses of the Parties as set forth above.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

VILLAGE OF GERMANTOWN:

Signature: _____
Name: _____
Title: _____
Date: _____

INNOVATIVE PUBLIC ADVISORS LLC:

Signature: Jessica Wildes
Name: Jessica Wildes
Title: Partner
Date: 4/10/2026

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: April 20, 2026

PLACEMENT: Contract

ITEM TITLE: Contract with Innovative Public Advisors LLC in an amount not to exceed $9,750 to lead recruitment for the Village Engineer position (ACTION)

SUBMITTED BY: Brian Sajdak, Attorney

SUMMARY EXPLANATION:

Attached is a proposal from Innovative Public Advisors (IPA) to conduct the recruitment for the Village Engineer position. Mr. Driscoll, the current Engineer, has submitted his resignation to take a position in another community.

Given the difficulty in recruiting for this position, the services of an outside placement firm to assist with the recruitment is recommended. The Board will recall from the proposals for services related to recruitment for the Village Administrator, IPA was the lowest-cost proposal. That, coupled with their current knowledge of the Village, makes IPA a logical choice to add to the services they are already providing.

ATTACHMENT:

1. Professional Services Agreement - IPA-Village of Germantown Village Engineer Recruitment

STAFF RECOMMENDATION:

A motion to recommend approval of the IPA contract to the Village Board.

ACTION BY COMMITTEE:

Professional Services Agreement – Executive Recruitment

This Professional Services Agreement (the "Agreement") is entered into as of April 20, 2026, by and between the Village of Germantown (the "Village"), and Innovative Public Advisors ("IPA"). Collectively, the Village and IPA are referred to herein as the "Parties."

1. Scope of Services

IPA agrees to conduct executive recruitment services ("Services") for the key position of Village Engineer. The scope of Services includes:

Executive Recruitment Services

- **Recruitment Marketing**
  Create position announcement, profile brochure, custom landing page, and marketing materials.

  Advertise position on American Public Works Association (APWA) – Wisconsin Chapter, League of Wisconsin Municipalities, LinkedIn, and other professional networks.

  Promote position to IPA network and extensive LinkedIn connections (12,000+) with targeted outreach to dynamic municipal engineer professionals.

- **Application and Interview Process**
  Recruit applicants, collect application materials, review/screen candidates, and make recommendations to hiring team.

  Coordinate community tour and in-person interviews with Village leadership, hiring team and key staff.

  IPA staff will be present to facilitate the entire process.

- **Candidate Selection and Offer**
  Facilitate contract terms and negotiations.

  Prepare press release and announcement timeline.

2. Compensation

Village agrees to compensate IPA for the Services in the total amount of $9,750.00. Payment shall be made as follows:

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- Either Party may terminate this Agreement upon 30 days' written notice to the other Party.
- If the Village terminates the Agreement prior to completion of the Services, IPA shall be entitled to compensation for work performed up to the effective date of termination.

4. Responsibilities of IPA

IPA agrees to:

- Perform the Services in a professional and timely manner, estimated as follows:
    - Week 1: Recruitment kickoff and develop marketing materials.
    - Weeks 2-5: Post Village Engineer position, recruit and review/screen candidates.
    - Week 6: Initial applicant reviews, schedule interviews.
    - Weeks 7-8: Interviews and candidate selections.
    - Dates subject to change based on Village preferences.

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The Village agrees to:

- Provide IPA with access to necessary information, photo and video assets, resources, and personnel to facilitate the completion of the Services.
- Make payments in accordance with Section 2 of this Agreement.

6. Independent Contractor

IPA is an independent contractor and not an employee, agent, or partner of the Village. Nothing in this Agreement shall be construed to create a joint venture or partnership between the Parties.

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IPA shall maintain the confidentiality of any proprietary or confidential information disclosed by the Village during the course of performing the Services.

8. Entire Agreement

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior proposals, agreements or understandings.

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This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

10. Amendments

This Agreement may only be amended or modified by a written document signed by both Parties.

11. Notices

All notices required or permitted under this Agreement shall be in writing and sent to the respective addresses of the Parties as set forth above.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

VILLAGE OF GERMANTOWN:

Signature: _____
Name: _____
Title: _____
Date: _____

INNOVATIVE PUBLIC ADVISORS LLC:

Signature: Jessica Wildes
Name: Jessica Wildes
Title: Partner
Date: 04/14/2026