

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE & TIME:	Monday, May 18, 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 VillageBoard Meeting Videos can be viewed at: https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**
- IV. **PRESIDENT'S REPORT:**
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:**
- VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
- VII. **CONSENT AGENDA:**
 - A. Meeting Minutes: May 4, 2026 (ACTION)
 - B. One-Time/Special Event Outside Premise Extension Application for Metro Cigars, N102W19455 Willow Creek Way - June 7, 2026 12pm-5pm (ACTION)
 - C. Temporary Class "B" Beer/"Class B" Wine Application for Post One Inc, 4th of July Celebration - July 4, 2026 (ACTION)
 - D. Temporary Class "B" Beer/"Class B" Wine Application for Kiwanis of Germantown, Taste of Germantown - July 23, 2026 (ACTION)
 - E. Application for Fireworks Permit for July 4, 2026, by Parks & Recreation Director Guilford Standridge (ACTION)
 - F. Cardiac Monitor Repair Warranty / Service Contract (ACTION)

- G. Award of Contract for Construction Manager At-Risk services for the Fire Station Remodeling Project to CG Schmidt in an amount not to exceed \$817,037 plus a 10% contingency. (ACTION)
- H. Well 7 Liner Installation and Contract Extension #1 with CTW in the amount of \$136,555.00. (ACTION)
- I. Award of professional services agreement to Foth in the amount of \$34,000.00 for Well 7 liner installation and pump replacement professional services. (ACTION)
- J. A Resolution Approving a Relocation Order – Division Road Reconstruction Project (ACTION)
- K. A Resolution Approving a Relocation Order — Pleasant View Drive Reconstruction Project. (ACTION)
- L. Award Contract to Stark Pavement Corp. in the amount not to exceed \$595,719.50 plus a 10% contingency for the 2026 Road Program - Heritage Hills Reconstruction. (ACTION)
- M. Award Contract to Payne & Dolan, Inc. in the amount not to exceed \$1,105,237 plus a 10% contingency for the 2026 Road Program - Esquire Estates Reconstruction (ACTION)
- N. Award Contract to Harwood Engineering for Engineering Services - Site Plan Reviews on a time and materials basis in an amount not to exceed \$15,000 (ACTION)
- O. Award Contract to Point Land Surveying for Pioneer Road Survey (ACTION)
- P. Agreement with WisDOT for STH 145 Improvements (ACTION)
- Q. Authorization to Purchase a 6" emergency bypass pump from Thompson Pump for the amount not to exceed \$53,300. (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Request to Amend Operating Budget to Fund Additional Turf Maintenance Costs. (ACTION)
- B. Request to Update the List of Authorized Signers for Bank Documentation (ACTION)
- C. Professional Services Agreement with Innovative Public Advisors LLC for the provision of interim Finance Director staffing. (ACTION)
- D. Request for Potential TID Incentive for a Prospective Tenant in the Gateway Corporate Park (TID 8) and Establishing a Policy for Handling Future Requests. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(e) for the purpose of 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 in open session to take such action as it deems appropriate. (ACTION)

- E. Village Administrator Vacancy. 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 or exercises responsibility and then may reconvene in open session to take such action as it deems appropriate. (ACTION)
- F. Appointment of Travis Broughton for Wastewater Superintendent / Recycling Coordinator for Department of Public Works

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, May 4, 2026 7:00 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

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

Village President Bob Soderberg called the Village Board meeting to order at 7:02 PM.

II. **ROLL CALL:**

Present: Trustee Robert Warren, Trustee Meg Cutts, Trustee Scott Hefle, Trustee Jan Miller, Trustee Patrick Kaiser, Trustee Jim Stout, Trustee Terri Kaminski, Village President Bob Soderberg

Absent: Trustee Pieper

Also Present: Village Clerk Donna Ott, Support Services Manager Gosia Wormsbacher, Village Attorney Brian Sajdak, Interim Village Administrator Mitch Reynolds, Finance Director Matthew Uselding, Water Superintendent Paul Haugen, Community Development Director Jeff Retzlaff, Fire Chief John Delain

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

IV. **PRESIDENT'S REPORT:**

Village President Soderberg spoke regarding his attendance at the Chamber of Commerce Community Awards Celebration, the ongoing recruitment for key Village staff members, the recent heavy rainfall, upcoming Village events, new Village trustees, and Village Board goals and governance.

V. **APPOINTMENTS OF BOARD, COMMITTEE, AND COMMISSION MEMBERS:**

A. Appointment Spreadsheet (ACTION)

Motion: Approve as presented

Motioned By: Terri Kaminski

Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jan Miller, Patrick Kaiser, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

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

Trustee Kaminski announced the upcoming Public Works & Highways Committee meeting on Wednesday, May 13, 2026, at 5:30 PM.

Trustee Cutts announced the upcoming Public Safety Committee meeting on Wednesday, May 6, 2026, at 6:00 PM and the upcoming General Government & Finance Committee meeting on Monday, May 18, 2026, at 5:30 PM.

Trustee Miller announced the upcoming Tourism Commission meeting on Monday, May 11, 2026, at 5:00 PM and the upcoming Economic Development Commission meeting on Tuesday, May 12, at 6:30 PM.

Village Clerk Ott announced the upcoming Open Book and Board of Review on May 7th, at 4:00 PM, and June 4th, at 10:00 AM, respectively.

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

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

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding a forensic audit of the Village budget and congratulated the newly elected trustees.

A representative of the Germantown Firefighters Local 4854 spoke regarding the scope and budget of the Fire Station 2 project.

Charlie Hargan (W169N11504 Biscayne Dr) spoke regarding newly elected officials.

Written comments were not read aloud, but are included with these minutes.

VIII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Robert Warren

Seconded By: Meg Cutts

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jan Miller, Patrick Kaiser, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- A. Meeting Minutes: April 20, 2026 (ACTION)
- B. Equity Salary Adjustment for Fire Chief Delain (ACTION)
- C. 2026 Budget Amendment to Carry Over 2025 Funds to FY2026 for Projects Not Completed (ACTION)
- D. *An Ordinance Repealing and Recreating Section 1.50 of the Germantown Municipal Code Relating to Municipal Court Assessments and Fees. (ACTION)*

IX. UNFINISHED BUSINESS:

X. PUBLIC HEARINGS:

XI. NEW BUSINESS:

- A. Temporary Class "B" Beer/"Class B" Wine Application for Deutschstadt Heritage Foundation, Maifest - May 15-17, 2026 (ACTION)

Motion: Approve as presented

Motioned By: Terri Kaminski

Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jan Miller, Patrick Kaiser, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- B. Resolution Disallowing the Claim of Davine Black (ACTION)

Motion: Approve the Resolution disallowing the claim as presented

Motioned By: Terri Kaminski

Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jan Miller, Patrick Kaiser, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- C. Abacus Architects, Agent for DONTOF LLC, Property Owner, and Basic Metals, Inc. W180 N11819 River Lane; Certified Survey Map (CSM) application to combine two (2) existing parcels into one 7-ac parcel in the Germantown Industrial Park. (ACTION)

Motion: Approve subject to the one condition noted

Motioned By: Robert Warren

Seconded By: Meg Cutts

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jan Miller, Patrick Kaiser, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- D. Resolution Adopting the Water Supply Service Area Plan of the Germantown Water Utility (ACTION)

Motion: Approve the Resolution adopting the WSSAP as presented

Motioned By: Meg Cutts

Seconded By: Scott Hefle

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jan Miller, Patrick Kaiser, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- E. Proposal to adopt the 2026 pay rate chart, including recommended classification modifications aligned with market analysis and organizational needs (ACTION)

Motion: Approve as presented

Motioned By: Terri Kaminski

Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg

No: Jan Miller, Patrick Kaiser

Abstain: None

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

- F. Consideration to Increase the Pay Range for the Recruitment of Senior Center Coordinator Position. (ACTION)

This item was superseded by the action taken to adopt the 2026 Pay Rate Chart in New Business Item E and required no further consideration.

- G. Discussion regarding the Police and Fire Departments Budgets and Procedures as it relates to the Newly Proposed Police Department Building and Addition to Fire Station (DISCUSSION)

Village President Soderberg, Interim Administrator Reynolds, and Fire Chief Delain led discussion regarding the budgets and procedures for the newly proposed Police Department building and the Fire Station.

- H. Review of the Downgrade and Rating Report by Moody (DISCUSSION)

Finance Director Uselding and Interim Administrator Reynolds answered questions from trustees regarding the Moody downgrade and rating report.

- I. Village Administrator Vacancy. 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 or exercises responsibility and then may reconvene in open session to take such action as it deems appropriate. (ACTION)

Motion: Enter into Closed Session at 8:53 PM with the Interim Administrator and Innovative Public Advisors in attendance

Motioned By: Terri Kaminski

Seconded By: Patrick Kaiser

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jan Miller, Patrick Kaiser, Jim Stout, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

XII. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting directly from Closed Session at 10:11 PM.

From: [crb.crb](#)
To: [Comments](#)
Subject: V.B. MEETING 5-4-26
Date: Friday, May 1, 2026 12:19:14 PM

**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.**

Hello,

We have some concern we would like to voice our opinions about.
New business items G & H on the VILLAGE BOARD AGENDA FOR 5-4-26 MEETING.

ITEM G: We have been saying why does the police and fire departments get to pick and choose the firm that will do the projects for their department?
Yes, they can have all the input they want for the projects.
But like we have been saying who is paying for the projects?
The departments or the residents /taxpayers?
Where are the residents/taxpayer's input in the decisions?
After they have picked the firm already.
This is not the proper procedure at all!
Like we said, it needs to be done, but the proper way!
With in BUDGET THAT WE CAN AFFORD TO PAY FOR!
KEY WORD IS BUDGET!!! NOT HOW MUCH TO BORROW FOR MORE DEBT!!!!
Remember, it was said a home value at \$450,000. Is \$272. More in taxes. It seems like the ones who voted for this are ok'd with this increase taxes. Don't forget we need to borrow \$17 millions to cover for this year's budget! Which is another \$172. Increase in taxes too!

Does this village have a list of procedures how a project should be handled by employees?
Do they follow it?
We know for sure, in these 2 projects, the procedures were not follow.
The former administer did not enforce it to be done by procedures either.
Don't think so! This is how it is coming across at the meetings.
Remember the 2050 meetings/ FLOWER SOURCE meetings-means resident's input.
Did all the 2050 meetings happen? NOPE!!!
Did the village center happen? NOPE!!!
But we the residents who live in the village, are now LANDLORDS NIT BY CHOICE EITHER!
By the way, what is going at the OLD FLOWER SOURCE?
Seems like nothing!

Please remember too: New DPW BUILDING started out at \$10 millions and grew to almost \$40

millions by the time they were done.

Yes, was another project that should have been done long ago too!

This is how we got a new president and some new trustees to the board.

It was stated at the V.B. Meeting last month, the fire department is now over by \$2.1 million on the budget for their project!

Found this out by a trustee bring it up during the police dept building discussion.

Where will this money be found?

Seems like it will happen due to not have a construction manager and something else that was not included in the budget.

Who should the residents point the finger at for forgetting these things to be included?

This is why we have been saying what we have been saying about paying for it!

Also, why the procedures are not being follow on a project to done in the village?

We believe both projects, before anything else happens, need to go to the CONSTRUCTION OVERSITE COMMITTEE, then should have passed on unto the PUBLIC SAFETY COMMITTEE and finally to the BOARD FOR THE DECISION TO BE DISCUSSED AND MADE AND VOTE ON!!

Needs to go over with a "fine tooth comb".

There is NO ONE PERSON ON THIS BOARD AND OR IN VILLAGE EMPLOYEES THAT KNOW EVERYTHING THAT NEEDS TO BE DONE ON PROJECTS. Nor do we know.

MORE EYES ON IT, THE BETTER IT WILL BE!

Remember it's a TEAM THING! Not a department thing!

PLEASE REMEMBER WHO IS PAYING FOR THESE PROJECTS!!!

Don't forget, these project should have been done long ago!

Yes, some members of the old and this board have been on this board for a very long time.

NOW WE HAVE TO PAY!

OR

Maybe put the police dept. On hold for a bit longer.

Look again at the location too!

ITEM H: How is the MOODY RATING BE EFFECT BY THE BORROWING OF \$17millions?

KEY WORD: IF this new board does give the approval on the police department building too, how will this effect the rating with MOODY?

MOST IMPORTANT HOW WILL THIS EFFECT THE RESIDENTS/TAXPAYERS IN THE INCREASE OF TAXES?

Believe the village debt as of now, is \$95 millions and growing!

Please keep this in mind too: the prices of gas, groceries, and everything and anything a person/family needs to live is up in price's and will continue to raise up.

Don't forget about the war, unknow how long that will be.

When the war ends, do you really believe the prices on everything will "FALL RIGHT AWAY"?

We don't! It goes up real fast, may slowly fall and or not all.

HOW WILL ALL THE RESIDENTS BE ABLE AFFORD EVERYTHING THEY NEED TO LIVE ON ,PLUS
THE ALL THE INCREASES OF TAXES AND WATER AND SEWER BILL TOO!

Don't forget the "NEW PAY RATE CHART " too that they want to vote on!

In your discussions on these topics please explain to us, how we will be afford to do everything
in the village want.

Or

Please tell us where the money trees are planted in the village, they we can pick.

The Schneider's

DRAFT

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: One-Time/Special Event Outside Premise Extension Application for Metro Cigars, N102W19455 Willow Creek Way - June 7, 2026 12pm-5pm (ACTION)

SUBMITTED BY: Kasie Miller, Chief Deputy Clerk

SUMMARY EXPLANATION:

Jennifer Groh of Metro Cigars, N102W19455 Willow Creek Way, submitted an application requesting to extend their Class "B" Beer, "Class B" Liquor License Outside Premise to temporarily serve alcohol for a One-Time/Special Event on June 7, 2026, from 12:00pm - 5:00pm for a customer event. The requested area would include the adjacent sidewalk and grass/lawn area, which will have a 40'x20' tent. Metro Cigars is already approved to serve beer and/or alcohol on the concrete patio as noted on their 2025-2026 Annual License. Groh advised there would not be any music outside, therefore, they did not apply for an Outdoor Entertainment permit.

On 04/14/2026, 300ft notices were mailed to adjacent property owners.

Police, Fire, and Community Development Departments have provided approval of this application with recommended contingencies.

ATTACHMENT:

1. Metro Cigars One-Time Special Event Extension Application With Approvals

STAFF RECOMMENDATION:

Approval of the One-Time/Special Event Outside Premise Extension Application for the Metro Cigars event on June 7, 2026, contingent upon obtaining the necessary tent inspection with SAFEBuilt upon installation.

ACTION BY COMMITTEE:

OUTSIDE PREMISE EXTENSION APPLICATION

Application for Class "B" Beer & "Class B" Liquor License

Outside Premise Extension

- Additional permits or approvals may be required by other Departments (sign permits, temporary use permits, building permits, electrical permits, etc.). You are responsible for obtaining those permits prior to approval of this application. Contact Community Development at 250-4735 for further information.
- Approved licenses are valid upon issuance and expire June 30 the following year, unless otherwise noted for One Time/Special Events. If there are any changes to the previously approved application, site plan approval and Plan Commission review will be needed.

☒	Annual Extension Request	\$25
☒	One Time/Special Event Extension Request	\$25
Total:		25

IF YOUR APPLICATION SHOULD BE DENIED BY THE VILLAGE BOARD, THE FEES ARE NON-REFUNDABLE.

Applicant Name METRO CIGARS, LLC	Phone Number 262-255-1996	Email metrocigarllc@gmail.com
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Name of Licensed Premise Metro Cigars
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Street Address of Licensed Premise N102W19455 Willow Creek Way	City Germantown	State WI	Zip 53022
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Describe the area of outside extension. You MUST include a detailed drawing of the area with dimensions and access points

East lawn 40' x 20' tent and sidewalk abutting tent
 *no music at all

One Time/Special Events - List Dates and Times of Event (Municipal Code limits time to 10:00pm unless otherwise authorized by Village Board)
 Annual Extensions - List Times In Use

June 7, 2026 Noon-5pm (tent will be put up Fri, June 5 down Mon, June 8)

I hereby certify that the answers on this application are complete, true and correct to the best of my knowledge and belief and make application for an Extension of Premise in the Village of Germantown, Wisconsin, subject to the provisions and limitations of Wisconsin Statutes and Germantown Municipal Code, and hereby agree to comply with all laws, resolutions, ordinances, and regulations, affecting said activity, if a license be granted to me.

Applicant Signature: [Signature] Date: 4-6-26

For Office Use Only: Date: <u>4/10/26</u> Initials: <u>[Initials]</u> Amount Paid: <u>25</u> Receipt #: <u>1102-0147</u>
Community Development Reviewed: <u>4/13/26</u> Plan Commission Date(New/Changes Only): <u>n/a</u> Date 300'Noticed Mailed: <u>4/14/26</u>
Police Chief Date Notified: <u>4/14/26</u> Police Dept: <u>X</u> Approve or Deny (Attach basis for denial). Police Chief or Designee: <u>[Signature]</u> Date: <u>4/16/26</u>
Fire Chief Date Notified: <u>4/14/26</u> Fire Dept: <u>X</u> Approve or Deny (Attach basis for denial). Fire Chief or Designee Approval: <u>[Signature]</u> Date: <u>4/14/26</u>
Public Safety Meeting Date: <u>5/11/26</u> Approved/Denied (Circle One) Village Board Meeting Date: <u>5/18/26</u> Approved/Denied (Circle One)
License Number: _____ Village Clerk Approval: _____

APPLETON AVE

WILLOW CREEK
VA

Parking

DOORS

DOOR

PTA
already licensed

DOORS

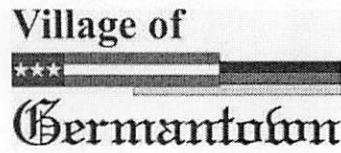
Sidewalk

40' x 20'
tent

Parking

grass
area

no tables /
chairs in
this area



VILLAGE OF GERMANTOWN
COMBINATION CLASS "B" / "CLASS B" RETAIL LICENSE FOR THE SALE OF FERMENTED MALT BEVERAGES AND
INTOXICATING LIQUORS

ALCOHOL BEVERAGE LICENSE: RESERVE CLASS "B" / "CLASS B"

LICENSE NO: BBBL-26(R)

FEE: \$600.00

WHEREAS, the local governing body of the Village of Germantown, County of Washington, Wisconsin, has upon application duly made, granted, and authorized the issuance of a Retail Class "B" / "Class B" License to:

METRO CIGARS, LLC
dba, METRO CIGARS
Jennifer L Groh, Agent

to sell Fermented Malt Beverages AND Intoxicating Liquors as drafted by and pursuant to Section 125 of the Statutes of the State of Wisconsin and local ordinances, and the said applicant has paid to the Treasurer the sum of \$600.00 for such Class "B" / "Class B" Retailer's Alcohol Beverage License as required by local ordinances and has complied with all the requirements necessary for obtaining such license.

LICENSE IS HEREBY ISSUED to said applicant to sell, deal and traffic in, at retail, Fermented Malt Beverages AND Intoxicating Liquors at the following described premises:
N102W19455 Willow Creek Way
Germantown, WI 53022

Sold behind the bar. Consumed in lounge and conference room. Stored behind the bar and in back office. Records kept in West Office.

Additionally, the above-mentioned applicant has applied for and been approved for the following additional license(s). Said applicant has paid to the Treasurer all applicable fees and has complied with all the requirements necessary for obtaining such licenses(s).

Additional License(s)

• **OUTSIDE PREMISE EXTENSION**

Premise Description: 400 square foot Outside Patio.

LICENSE NO: OP-19

FEE: \$25.00

• **TOBACCO LICENSE**

Premise Description: Over the Counter Only. Sold behind counters/registers. Stored in humidor in middle of building.

LICENSE NO: T-16

FEE: \$100.00

FOR THE PERIOD FROM 07/01/2025 TO 06/30/2026

Given under my hand and the corporate seal of the Village of Germantown, this 3rd, day of June 2025.

Donna Ott, Village Clerk

This License must be FRAMED AND POSTED IN A CONSPICUOUS PLACE in the room where Fermented Malt Beverages and Liquors are sold or served.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Temporary Class "B" Beer/"Class B" Wine Application for Post One Inc, 4th of July Celebration - July 4, 2026 (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. 07.04.26 4th of July Beer and Wine_Redacted

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

License(s) Requested	Fees	
☒ Temporary "Class B" Wine ☒ Temporary Class "B" Beer	License Fees	\$ 20.00 10
	Background Check	\$ 0 - pd already
	Total Fees	\$ 20.00 10

Part A: Organization Information

1. Organization Name Post One Inc		
2. Organization Permanent Address N120W15932 Freistadt Road		
3. City Germantown	4. State WI	5. Zip Code 53022
6. Mailing Address (if different from permanent address) P.O. Box 321		
7. FEIN 39-1885143	8. Date of Organization/Incorporation	9. State of Organization/Incorporation
10. Phone 262-251-5470	11. Email legionpostone@gmail.com	
12. Organization type (check one) ☐ Bona Fide Club ☐ Church ☐ Fair Association/Agricultural Society ☒ Veteran's Organization ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? ☒ Yes ☐ No		
14. Wisconsin Seller's Permit Number (if applicable) 456-1020152431-03		

Part B: Individual Information

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

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

Last Name	First Name	Title	Phone
Bonnell	Kristi	Commander	██████████
Yatchak	Christopher	Executive Officer	██████████
Moretta	Ramona	Financial Officer	██████████

Continued →

Part C: Event Information			
1. Name of Event (if applicable) Fourth of July			
2. Dates of Operation 07/04/2025		3. Hours of Operation 0700-2300	
4. Premises Address Fireman's Park			
5. City Germantown		6. State WI	7. Zip Code 53022
8. County Washington	9. Governing Municipality ☐ City ☐ Town ☒ Village of: Germantown		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event legionpostone@gmail.com	
13. Organizer Website www.legionpostone.org		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. "beer" trailer and Sold from the Fireman's Park Pavilion, stored in coolers for day of event. Records kept at American Legion Post. 4994			

Part D: Attestation			
Who must sign this application? • one officer or director of the nonprofit organization			
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name Bonnell		First Name Kristi	
		M.I. B	
Title Commander	Email [REDACTED]	Phone [REDACTED]	
Signature 		Date 04/23/26	

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk 4-24-26 RH 115-015 \$10.00	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Alcohol Beverage
Individual QuestionnaireDate
04/23/2026

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

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

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

Part A: Business Information

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

Post One Inc

2. Business Trade Name or DBA

Post One Inc

3. Entity Type (check one)

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

Part B: Individual Information

1. Last Name

Bonnell

2. First Name

Kristi

3. M.I.

B

4. Relationship to Business (Title)

Commander, Agent

5. Email

kristibonnell@gmail.com

6. Phone

(706) 910-4140

7. Home Address

[REDACTED]

8. City

[REDACTED]

9. State

[REDACTED]

10. Zip Code

[REDACTED]

11. [REDACTED]

[REDACTED]

12. Drivers License/State ID Number

[REDACTED]

13. Drivers License/State ID State of Issuance

[REDACTED]

Part C: Address History

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

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

(MM/YYYY)

06/2020

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

Previous Address	City	State	Zip Code
Previous Address 1	[REDACTED]	[REDACTED]	[REDACTED]
Previous Address 2	[REDACTED]	[REDACTED]	[REDACTED]
Previous Address 3	[REDACTED]	[REDACTED]	[REDACTED]
Previous Address 4	[REDACTED]	[REDACTED]	[REDACTED]
Previous Address 5	[REDACTED]	[REDACTED]	[REDACTED]

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

State	County	State	County	State	County	State	County
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature



Date

04/23/2026

Alcohol Beverage
Individual QuestionnaireDate
04/23/2026

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

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

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

Part A: Business Information

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

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Moretta	Ramona	J
4. Relationship to Business (Title)	5. Email	6. Phone
Financial Officer	legionpostone@gmail.com	(262) 251-5470
7. Home Address		
[REDACTED]		
8. City	9. State	10. Zip Code
[REDACTED]	[REDACTED]	[REDACTED]
12. Drivers License/State ID Number		13. Drivers License/State ID State of Issuance
[REDACTED]		[REDACTED]

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No			
If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)			
03/2023			
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
20834 E. North Loop	Queen Creek	AZ	85142
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State	County	State	County
[REDACTED]	[REDACTED] ng	[REDACTED]	[REDACTED]
State	County	State	County

Continued →

Part D: Criminal History

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

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

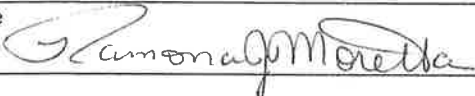
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

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

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

Part E: Attestation

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

Signature 	Date 04/23/2026
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Alcohol Beverage
Individual QuestionnaireDate
04/23/2026

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

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

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

Part A: Business Information

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

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Yatchak	Christopher	J
4. Relationship to Business (Title)	5. Email	6. Phone
Executive Officer	legionpostone@gmail.com	(262) 251-5470
7. Home Address		
[REDACTED]		
8. City	9. State	10. Zip Code
[REDACTED]	IL	[REDACTED]
12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance	
[REDACTED]	IL	

Part C: Address History

1. Do you currently live in Wisconsin?		☒ Yes ☐ No	
If yes, provide the month and year when you permanently moved to Wisconsin		(MM/YYYY) 12/1950	
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State	County	State	County
IL	[REDACTED]	IL	[REDACTED]
State	County	State	County

Continued →

Part D: Criminal History

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

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

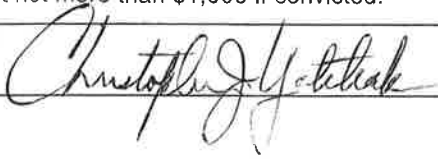
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

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

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

Part E: Attestation

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

Signature 	Date 04/23/2026
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BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Temporary Class "B" Beer/"Class B" Wine Application for Kiwanis of Germantown, Taste of Germantown - July 23, 2026 (ACTION)

SUBMITTED BY: Kasie Miller, Chief Deputy Clerk

SUMMARY EXPLANATION:

ATTACHMENT:

1. 07.23.26 Taste of Germantown - Beer and Wine_Redacted

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

Temporary Alcohol Beverage License

License(s) Requested	Fees	
☒ Temporary "Class B" Wine ☒ Temporary Class "B" Beer	License Fees	\$ 10
	Background Check	\$ 7
	Total Fees	\$ 17-

rec #1077-0004

Part A: Organization Information				
1. Organization Name Kiwanis of Germantown				
2. Organization Permanent Address PO Box 531				
3. City Germantown			4. State WI	5. Zip Code 53022
6. Mailing Address (if different from permanent address) same as above				
7. FEIN 39-1341812		8. Date of Organization/Incorporation 01/01/78		9. State of Organization/Incorporation Wisconsin
10. Phone [REDACTED]		11. Email schroedermark20@gmail.com		
12. Organization type (check one) ☒ Bona Fide Club ☐ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.				
13. Is this organization required to hold a Wisconsin Seller's permit? ☐ Yes ☒ No				
14. Wisconsin Seller's Permit Number (if applicable)				

Part B: Individual Information			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary. Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
✓ AB-100 Barney	Tom	President	[REDACTED]
✓ AB-100 Schroeder	Mark	Vice-President	
✓ Green AB-100	Elizabeth	Secretary	
✓ Schadeberg AB-100	Cheri	Treasurer	

Continued →

Part C: Event Information			
1. Name of Event (if applicable) Taste of Germantown			
2. Dates of Operation Thursday, July 23, 2026		3. Hours of Operation 5:00 to 9:00 p.m.	
4. Premises Address Firemen's Park W162 N11870 Park Avenue			
5. City Germantown		6. State WI	7. Zip Code 53022
8. County Washington	9. Governing Municipality ☐ City ☐ Town ☒ Village of: <u>Germantown</u>		10. Aldermanic District
11. Organizer of Event (if not the named applicant) Elizabeth Green		12. Email and/or Phone Number for Organizer of Event [REDACTED]	
13. Organizer Website www.gtownkiwanis.org		14. Event Website same	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. While the event utilizes all of Firemen's Park, the beer, wine, and soda are served out of the park pavilion next to the Gehl's Performing Arts Pavilion on the north end of the park. Records: pavilion or Kiwanis trailer on site Consumed in park			

Part D: Attestation			
Who must sign this application? • one officer or director of the nonprofit organization			
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name Schroeder		First Name Mark	M.I. A
Title Vice President	Email schroedermark20@gmail.com	Phone [REDACTED]	
Signature <i>Mark A. Schroeder</i>		Date 2/12/26	

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Alcohol Beverage
Individual QuestionnaireDate
2.13.26

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

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

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

Part A: Business Information			
1. Legal Business Name (individual name if sole proprietor) Kiwanis Club of Germantown			
2. Business Trade Name or DBA			
3. Entity Type (check one)			
☐ Sole Proprietor	☐ Partnership	☐ Limited Liability Company	☐ Corporation ☒ Nonprofit Organization

Part B: Individual Information					
1. Last Name Schadeberg		2. First Name Cheryl		3. M.I. R	
4. Relationship to Business (Title) Treasurer		5. Email cheri.schadeberg@bankfivenine.com		6. Phone [REDACTED]	
7. Home Address [REDACTED]					
8. City [REDACTED]		9. State [REDACTED]	10. Zip Code [REDACTED]	11. Date of Birth [REDACTED]	
12. Drivers License/State ID Number [REDACTED]			13. Drivers License/State ID State of Issuance [REDACTED]		

Part C: Address History							
1. Do you currently live in Wisconsin?							☒ Yes ☐ No
If yes, provide the month and year when you permanently moved to Wisconsin							(MM/YYYY) 01/1991
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1		City		State	Zip Code		
Previous Address 2		City		State	Zip Code		
Previous Address 3		City		State	Zip Code		
Previous Address 4		City		State	Zip Code		
Previous Address 5		City		State	Zip Code		
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

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

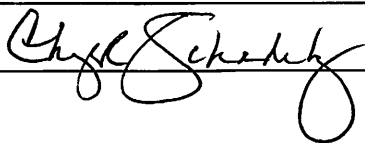
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

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

Part E: Attestation

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

Signature



Date

2-13-26

Alcohol Beverage
Individual Questionnaire

Date

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

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

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

Part A: Business Information

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

Kiwanis Club of Germantown

2. Business Trade Name or DBA

Non-profit community service organization

3. Entity Type (check one)

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

1. Last Name

Schroeder

2. First Name

Mark

3. M.I.

A

4. Relationship to Business (Title)

Vice President

5. Email

schroedermark20@gmail.com

6. Phone

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Part C: Address History1. Do you currently live in Wisconsin? ☒ Yes ☐ NoIf yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)
07/1960

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

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

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

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature <i>Mark A. Schroeder</i>	Date <i>2/12/26</i>
------------------------------------	---------------------

Alcohol Beverage
Individual Questionnaire

Date

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

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

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

Part A: Business Information

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

Kiwanis Club of Germantown

2. Business Trade Name or DBA

Kiwanis Club of Germantown

3. Entity Type (check one)

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

1. Last Name

Barney IV

2. First Name

Thomas

3. M.I.

E

4. Relationship to Business (Title)

President

5. Email

tbarney1@outlook.com

6. Phone

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

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

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

(MM/YYYY)

05/1977

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

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

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

State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

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

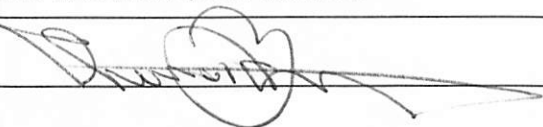
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

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

Part E: Attestation

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

Signature



Date

2-11-2026

Alcohol Beverage
Individual Questionnaire

Date

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

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

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

Part A: Business Information

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

Keweenaw Club of Hermantown

2. Business Trade Name or DBA

3. Entity Type (check one)

☐

Sole Proprietor

☐

Partnership

☐

Limited Liability Company

☐

Corporation

☒

Nonprofit Organization

Part B: Individual Information

1. Last Name

Green

2. First Name

Elizabeth

3. M.I.

A

4. Relationship to Business (Title)

volunteer

5. Email

sbgreen3@gmail.com

6. Phone

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Driver's License/State ID Number

13. Driver's License/State ID State of Issuance

Part C: Address History

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

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

(MM/YYYY)

7/1/12

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

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

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

State	County	State	County	State	County	State	County

Continued →

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

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

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Application for Fireworks Permit for July 4, 2026, by Parks & Recreation Director Guilford Standridge (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. July 4, 2025 Fireworks Application_Redacted

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

Village of



N112 W17001 Mequon Rd
Germantown, WI 53022
Clerk's Office 262-250-4740

Licensing Fee: \$100
Investigation Fee: \$ 7
Total Due: \$107
Chapter 9.06(5) of the
Municipal code

*Free waived
Village Event
Permit*

FIREWORKS USER PERMIT APPLICATION

Applicant First Name Gil	M.I. S	Last Name Standridge		
Address N112 W17001		City Germantown	State WI	Zip 53022
E-mail Address gstandridge@germantownwi.gov			Phone [REDACTED]	
Driver's License Number [REDACTED]				
Date of Birth [REDACTED]		Race [REDACTED]	Sex [REDACTED]	
Location of Premises Where Discharge of Fireworks Will Occur Firemen Park, W162 N11870 Park Ave., Germantown				
Date Requested July 4, 2026		Time 9:00 pm		
Description of Fireworks to be Discharged Pyrotechnic display				
Purchased From Wolverine Fireworks			Date April 16, 2026	

Operator Who Will Discharge Fireworks:

First Name John Joseph	M.I. J	Last Name CARINI		
Address [REDACTED]		[REDACTED]	State [REDACTED]	Zip [REDACTED]
Phone [REDACTED]		Driver's License Number [REDACTED]		
Date of Birth [REDACTED]		Race [REDACTED]	Sex [REDACTED]	
Credentials permit to possess & display fireworks				

INCLUDE THE FOLLOWING ATTACHMENTS WITH THE APPLICATION:

1. Copy of Certificate of Liability Insurance in the amount of \$1,000,000 for bodily injury to any one person, in the amount of \$5,000,000 for injury to more than one person and in the amount of \$2,000,000 for damage to property that may arise by reason of use or discharge of fireworks under the permit. *The Village shall be named as one of the insureds in said policy of insurance.*
2. Letter from property owner authorizing use of property for the discharge of fireworks.

Signature of Applicant: 

VILLAGE OF GERMANTOWN ADMINISTRATIVE USE ONLY:

Police Chief Date Notified: <u>5/1</u> Approved or Denied (Circle One) Date:	Fire Chief Date Notified: <u>5/1</u> Approved or Denied (Circle One) Date:		
Village Board Meeting Date: Approved or Denied (Circle One)	License Number	Date Effective	Clerk / Deputy Clerk

G:\Clerk\Forms\Fireworks Permit (7/2021)

PERMIT TO POSSESS AND DISPLAY FIREWORKS

Washington County WI State

April 29 2026

TO WHOM IT MAY CONCERN- GREETINGS:

Application having been made in accordance with the laws of the State of Wisconsin,

This permit is issued to Wolverine Fireworks Display

Giving them the right to exhibit display fireworks on the 4th day of July, 2026,

At 9 o'clock P.M. at Firemen Park in said County,

In connection with 4th of July celebration.

Rain Date (In the event of inclement weather): July 5th 2026

WOLVERINE FIREWORKS DISPLAY, INC.
205 WEST SEIDLERS RD.
KAWKAWLIN, MI 48631
WISCONSIN DIVISION:
262-968-4178
gina@wolfdisplay.com

SHERIFF OR CHIEF OF FIRE DEPARTMENT

Fire Chief

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Cardiac Monitor Repair Warranty / Service Contract (ACTION)

SUBMITTED BY: John Delain, Fire Chief

SUMMARY EXPLANATION:

The Germantown Fire Department operates a Paramedic level EMS service. As part of this service we are required to have cardiac monitors that our providers are trained to utilize to detect potential problems with a persons heart, such as a heart attack.

Germantown owns/operates 4 Zoll X-Series Advanced cardiac monitors at a current approximate cost of \$60,000 each, or \$240,000 total. Germantown last purchased monitors in 2021 and purchased a 5-year no-risk warranty. The warranty has covered thousands of dollars in repair costs, loaner equipment, and preventative maintenance charges. The most common repair we have seen is replacement of the charging cable and communication port, which is over \$3,300.

The annual preventative maintenance and calibration is \$650 per monitor (\$2,600 total) factoring the cost of a loaner monitor. We are respectfully requesting authorization to purchase an additional 3-year warranty / service contract which will last until 5/1/2029. The expected lifespan of the unit is 7-10 years however they only offered 3 additional years of warranty.

ATTACHMENT:

1. zoll warranty

STAFF RECOMMENDATION:

The department is requesting authorization to purchase a 3-year warranty for a total cost of \$25,456.80 that is broken up into 3 annual payments of \$8,485.60. Funding for 2026 will be from the State of Wisconsin EMS Grant. Funding for 2027 and 2028 may be allocated from the State grant, County grant, or traditional levy funding.

ACTION BY COMMITTEE:

BUSINESS OF THE PUBLIC SAFETY COMMITTEE

MEETING DATE: May 6, 2026

PLACEMENT: Action Item

ITEM TITLE: Cardiac Monitor Repair Warranty / Service Contract

SUBMITTED BY: John Delain, Fire Chief

SUMMARY EXPLANATION:

The Germantown Fire Department operates a Paramedic level EMS service. As part of this service we are required to have cardiac monitors that our providers are trained to utilize to detect potential problems with a persons heart, such as a heart attack.

Germantown owns/operates 4 Zoll X-Series Advanced cardiac monitors at a current approximate cost of \$60,000 each, or \$240,000 total. Germantown last purchased monitors in 2021 and purchased a 5-year no-risk warranty. The warranty has covered thousands of dollars in repair costs, loaner equipment, and preventative maintenance charges. The most common repair we have seen is replacement of the charging cable and communication port, which is over \$3,300. The annual preventative maintenance and calibration is \$650 per monitor (\$2,600 total) factoring the cost of a loaner monitor.

We are respectfully requesting authorization to purchase an additional 3-year warranty / service contract which will last until 5/1/2029. The expected lifespan of the unit is 7-10 years however they only offered 3 additional years of warranty.

Minimum Service Charge		
Description	Out of Warranty	Under Warranty
X-Series Advanced	\$355	No Charges
Recertification	\$340	No Charges
Loaner	\$355	No Charges
Labor	\$230 per hour	No Charges
Parts	MSRP	No Charges

RECOMMENDATION:

The department is requesting authorization to purchase a 3-year warranty for a total cost of \$25,456.80 that is broken up into 3 annual payments of \$8,485.60. Funding for 2026 will be from the State of Wisconsin EMS Grant. Funding for 2027 and 2028 may be allocated from the State grant, County grant, or traditional levy funding.

ACTION BY Committee:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Award of Contract for Construction Manager At-Risk services for the Fire Station Remodeling Project to CG Schmidt in an amount not to exceed \$817,037 plus a 10% contingency. (ACTION)

SUBMITTED BY: John Delain, Fire Chief

SUMMARY EXPLANATION:

An RFP was issued for Construction Manager at-risk services for the remodel and expansion project at Fire Station 2. The RFP was developed with then DPW Director Matt Mortwedt, SEH team, and other area RFP's.

The RFP was published by sending email notifications to firms, posting it on the Village website, posting on social media platforms, and to the League of Municipalities.

Documentation supporting the steps in the evaluation process is included in the meeting agenda packet. CG Schmidt will be present at the May 6 Public Safety Committee meeting. They will be prepared with a brief presentation and/or to answer questions from the Committee.

ATTACHMENT:

1. Selection of CMAR for Station 2 Project
2. GFD Station 2 CMAR Scoring Results
3. CG Schmidt Germantown Fire Station 2 CMAR RFP_CGS Proposal

STAFF RECOMMENDATION:

Staff recommend the Village Board award the Construction Manager At-Risk services contract to CG Schmidt for the Station 2 remodel and expansion project for the amounts of:

- Preconstruction Fee: \$0 (No cost, based on awarding CMAR contract)
- CM Fee as a Percentage of the Cost of Work: 1.95%
 - o At 6.5M Building Cost: \$126,750
- CM Contingency as a Percentage of the Cost of Work: 3%
 - o At 6.5M Building Cost: \$195,000
 - o Controlled by the CMAR.
 - o Excess is returned at conclusion of project.
- General Conditions: \$495,287

At a \$6,500,000 building project this total is \$817,037 and authorize staff an additional 10% contingency of \$81,703.

ACTION BY COMMITTEE:

The Public Works and Highways Committee unanimously recommended approval.

BUSINESS OF THE PUBLIC SAFETY COMMITTEE

MEETING DATE: May 6, 2026

PLACEMENT: Action Item

ITEM TITLE: Selection of Construction Manager at Risk for Station 2 Project

SUBMITTED BY: John Delain, Fire Chief

SUMMARY EXPLANATION:

An RFP was issued for Construction Manager at-risk services for the remodel and expansion project at Fire Station 2. The RFP was developed with then DPW Director Matt Mortwedt, SEH team, and other area RFP's.

The RFP was published by sending email notifications to firms, posting it on the Village website, posting on social media platforms, and to the League of Municipalities.

A summary of the evaluation process:

- Staff met with 7 construction management firms for a mandatory site visit to tour Station 2 and discuss the project.
- 5 firms responded to the RFP. Each firm had varying levels of experience, costs, and in some cases project scope.
- A staff committee of members from the Fire Department and DPW individually scored each response.
- The committee met to discuss the responses and scores.
- The top 3 firms were CG Schmidt, Moore Construction, and Scherrer Construction. They were brought in for interviews with Staff and SEH.
 - SEH was present but a non-voting member.
- Following the interview scoring, CG Schmidt had the highest score (75).
- Staff communicated with CG Schmidt to negotiate fees and were able to negotiate the construction manager fee from 2.34% to 1.95%, and preconstruction services from \$21,500 to \$0.
- Staff are recommending that the Village Board awards the Construction Manager At-Risk contract to CG Schmidt.
 - Preconstruction Fee: \$0 (No cost, based on awarding CMAR contract)
 - CM Fee as a Percentage of the Cost of Work: 1.95%
 - At 6.5M Building Cost: \$126,750
 - CM Contingency as a Percentage of the Cost of Work: 3%
 - At 6.5M Building Cost: \$195,000
 - Controlled by the CMAR.
 - Excess is returned at conclusion of project.
 - General Conditions: \$495,287
- Staff are recommending authorization of staff for an additional 10% contingency for construction management services for \$81,703.

Documentation supporting the steps in the evaluation process is included in the meeting agenda packet. CG Schmidt will be present at the May 6 Public Safety Committee meeting. They will be prepared with a brief presentation and/or to answer questions from the Committee.

ATTACHMENT:

1. CMAR Scoring Spreadsheet
2. CG Schmidt Technical Proposal

RECOMMENDATION:

Staff recommend the Village Board award the Construction Manager At-Risk services contract to CG Schmidt for the Station 2 remodel and expansion project for the amounts of:

- Preconstruction Fee: \$0 (No cost, based on awarding CMAR contract)
- CM Fee as a Percentage of the Cost of Work: 1.95%
 - At 6.5M Building Cost: \$126,750
- CM Contingency as a Percentage of the Cost of Work: 3%
 - At 6.5M Building Cost: \$195,000
 - Controlled by the CMAR.
 - Excess is returned at conclusion of project.
- General Conditions: \$495,287

At a \$6,500,000 building project this total is \$817,037 and authorize staff an additional 10% contingency of \$81,703.

ACTION BY Committee:

Beeler	Firm Experience & Qualifications (15)	Project Team & Key Personnel (15)	Project Approach & Understanding (25)	Pre-Construction, Cost Control, & GMP Development (20)	Bidding & Procurement Compliance (10)	Safety & Quality Management (5)	Interview (10)	Total Points (100)
Evaluator 1	7	6	19	10	10	5		57
Evaluator 2								0
Evaluator 3	6	6	18	10	10	5		55
Evaluator 4	7	7	20	15	10	5		64
Evaluator 5	7	7	19	19	10	5		67
						Beeler Score		48.6

	Firm Experience & Qualifications (15)	Project Team & Key Personnel (15)	Project Approach & Understanding (25)	Pre-Construction, Cost Control, & GMP Development (20)	Bidding & Procurement Compliance (10)	Safety & Quality Management (5)	Interview (10)	Total Points (100)
Moore								
Evaluator 1	14	14	21	16	10	5	9	89
Evaluator 2							9	9
Evaluator 3	14	15	22	17	10	5	9	92
Evaluator 4	12	13	19	18	10	5	8	85
Evaluator 5	12	13	19	16	10	5	8	83
						Moore Score		71.6

	Firm Experience & Qualifications (15)	Project Team & Key Personnel (15)	Project Approach & Understanding (25)	Pre-Construction, Cost Control, & GMP Development (20)	Bidding & Procurement Compliance (10)	Safety & Quality Management (5)	Interview (10)	Total Points (100)
CG Schmidt								
Evaluator 1	14	14	22	18	10	5	8	91
Evaluator 2							8	8
Evaluator 3	14	14	20	18	10	5	7	88
Evaluator 4	15	14	23	19	10	5	9	95
Evaluator 5	14	14	23	20	10	5	7	93
						CG Schmidt Score		75

	Firm Experience & Qualifications (15)	Project Team & Key Personnel (15)	Project Approach & Understanding (25)	Pre-Construction, Cost Control, & GMP Development (20)	Bidding & Procurement Compliance (10)	Safety & Quality Management (5)	Interview (10)	Total Points (100)
Scherrer								
Evaluator 1	13	11	21	19	10	5	7	86
Evaluator 2							7	7
Evaluator 3	14	12	22	19	10	5	8	90
Evaluator 4	12	11	21	18	10	5	7	84
Evaluator 5	13	13	23	18	10	5	8	90
						Scherrer Score		71.4

	Firm Experience & Qualifications (15)	Project Team & Key Personnel (15)	Project Approach & Understanding (25)	Pre-Construction, Cost Control, & GMP Development (20)	Bidding & Procurement Compliance (10)	Safety & Quality Management (5)	Interview (10)	Total Points (100)
Wellspring								
Evaluator 1	11	13	21	16	10	5		76
Evaluator 2								0
Evaluator 3	13	13	22	17	10	5		80
Evaluator 4	11	12	21	17	10	5		76
Evaluator 5	12	13	21	16	10	5		77
						Wellspring Score		61.8

Score Totals	
Beeler Score	48.6
CG Schmidt Score	75
Moore Score	71.6
Scherrer Score	71.4
Wellspring Score	61.8
Average Score	65.68

Costs Figuring \$6,500,000 Building Cost							
	CM Fee	Pre-Construction Fee	Fee Total	General Conditions Estimate	CMAR Contingency	Total W/ Contingency	Budget Remaining
Beeler	3%	\$25,000	\$220,000	Not Provided	3%	Unable to Determine	Unable to Determine
CG Schmidt	1.95%	\$0	\$126,750	\$494,327	3%	\$816,077	\$5,683,923
Moore	3.5%	\$1,500	\$229,000	\$219,600	10%	\$1,098,600	\$5,401,400
Scherrer	3.5%	0	\$227,500	\$250,810	10%	\$1,128,310	\$5,371,690
Wellspring	3%	\$73,974	\$268,794	\$527,720	3%	\$991,514	\$5,508,486

February 16, 2026

PROPOSAL FOR CONSTRUCTION MANAGER AT RISK (CMAR)

GERMANTOWN FIRE DEPARTMENT **FIRE STATION NO. 2 EXPANSION & REMODEL**



Village of
Germantown
Wisconsin



February 16, 2026



Amy Lerch

Administrative Manager
Germantown Fire Department
Fire Station No. 2
N115 W18752 Edison Drive
Germantown, WI 53022

Dear Ms. Lerch,

Thank you for the opportunity to submit our proposal for Construction Manager at Risk services for Germantown Fire Department Fire Station No. 2's renovation and expansion project. Fire stations are mission-critical facilities where layout, construction sequencing, and building systems directly affect emergency response, firefighter safety, and long-term operational readiness. Our team understands the responsibility that comes with delivering this work while maintaining uninterrupted operations.

Response Time & Uninterrupted Operations

Station layout must support direct, intuitive movement from alarm to apparatus, and construction activities cannot impede response reliability. Our approach emphasizes thoughtful phasing, logistics planning, and daily coordination with station leadership to maintain full operational continuity throughout construction. From temporary access routes to clearly defined work zones, we prioritize solutions that protect response time and readiness at all stages of the project.

Firefighter Wellness & Safety

We recognize the growing importance of station design in supporting firefighter health. Our team understands the need for dedicated personal locker space and the separation of personal items from apparatus, gear, and exhaust zones. We support clear zoning between apparatus, gear, living, and work areas to improve air quality and reduce contaminant exposure. Our experience includes addressing ventilation performance, CO₂ monitoring, humidity and temperature control, and mold prevention as part of a comprehensive wellness strategy. We also recognize the importance of improved hygiene facilities and properly sized sleeping accommodations that support recovery and long-term wellness.

Preconstruction & Cost Planning

Early and collaborative preconstruction engagement is essential to aligning scope, budget, and operational priorities. As CMAR, we will provide detailed cost modeling, constructability input, and phasing strategies that allow informed decision-making without compromising safety or durability. Given the anticipated 5–10 year service life of this phase, our recommendations will balance immediate needs with flexibility to accommodate future staffing, equipment, and operational changes.

We are committed to delivering a facility that strengthens response capabilities, prioritizes firefighter health, and responsibly invests public resources. We look forward to partnering with your team to deliver this project with clarity, accountability, and respect for the vital services your department provides to the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Hoffmeier'.

Joe Hoffmeier
Managing Director
(414) 828-8162
joeh@cgschmidt.com



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04 // Preconstruction Services Cost Proposal
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06 // Bidding & Procurement Methodology
07 // Safety & Quality Management
08 // Project References
09 // Draft Contract
10 // Appendix

Addendum Fees

Addendum General Conditions

Site Logistics



CREATING EXCEPTIONAL
FACILITIES THAT **IMPROVE**
THE LIVES OF OTHERS.

YOUR PROJECT

Reaching Expansion & Remodel Goals with Precision

To transform this building, the Germantown Fire Department Fire Station No. 2 must:

01

Leverage

the project as a catalyst
for broader community
transformation.

02

Align

the project
with budget
constraints.

03

Address

mold issues
with the existing
building.

04

Accommodate

active firestation with
effective occupied space
construction strategy.

Mission-Ready Logistics

Maintaining uninterrupted emergency
response drives every logistics decision.
We have developed three fully evaluated
site logistics options that protect
apparatus access, crew circulation,
and construction safety.

>> See the Appendix for detailed plans.

PROVEN

KNOWLEDGE.
COMMUNICATION.
REPUTATION.

70%

CONSTRUCTION
WORK COMPLETED IN
OCCUPIED SPACE

15

PERSON IN-HOUSE
PRECONSTRUCTION
TEAM

0.99

2025 OSHA
INCIDENT
RATING

YOUR PARTNERSHIP

Where Experience Becomes Impact

- 1. Zero-Interruption Operations Planning.**
We design our sequencing so firefighters can maintain full emergency response capabilities at all times with no interruptions.
- 2. Noise, Dust, and Environmental Containment.** Our environmental controls maintain a healthy, quiet, and disruption-free workspace for fire crews.
- 3. Communication and Daily Coordination.**
We provide real-time communication that keeps firefighters informed and involved
- 4. Pre-construction and Cost Planning.**
Progressive preconstruction keeps the project aligned with budget and schedule.

A STRONG TEAM FOR

Germantown Fire Department Fire Station No. 2



Joe Hoffmeier
Managing Director

- » 27 YEARS INDUSTRY EXPERIENCE
- » ACTIVE PARTNER ON CITY OF MKE PUBLIC WORKS BUILDING BUDGET
- » EXTENSIVE OCCUPIED SPACE EXPERIENCE



Charlie Haas
Director of
Preconstruction

- » 25 YEARS INDUSTRY EXPERIENCE
- » ACTIVE PARTNER ON CITY OF MKE PUBLIC WORKS BUILDING BUDGET



Zach Singer
Project Manager

- » 12 YEARS INDUSTRY EXPERIENCE
- » PREVIOUS FIRE STATION EXPERIENCE
- » EXTENSIVE OCCUPIED SPACE EXPERIENCE



Steve Knetter
Superintendent

- » 24 YEARS INDUSTRY EXPERIENCE
- » EXTENSIVE OCCUPIED SPACE EXPERIENCE

“

We really enjoy working with CG Schmidt. They act as an extension of our business, and they understand what we need. Hiring CG Schmidt is like pushing the ‘easy button’. They are committed to our goals, and they know how to get stuff done!

— Isaac Larson
Executive Director of Facilities
Froedtert ThedaCare



FIRESTATION NO. 2

01

Firm Experience
& Qualifications

SECTION 01

FIRM QUALIFICATIONS



Pictured above clockwise from lower right: President & CEO, Eric Schmidt; Chairman, Rick Schmidt; Managing Director, Ryan Schmidt; Senior Project Manager, Brad Schmidt.

Schmidt: A family name. A 106-year promise.

Founded in 1920 by Dutch immigrant Charles Schmidt, CG Schmidt was built on a simple yet powerful idea: **a name is only as strong as the reputation behind it.** He believed that every project was a reflection of character, and that belief still guides us today.

Now in our fifth generation of family leadership, CG Schmidt has grown into one of Wisconsin's leading commercial builders. We've stayed true to the core values passed down over the past 106 years—**integrity, caring, and a passion for excellence.**

We are proud to be the trusted partner on many of the state's most respected organizations in communities across the state and nation, and look forward to the opportunity to serve The Village of Germantown and Germantown Fire Department Fire Station No. 2.

OUR MISSION

To create exceptional facilities that improve the lives of others.

VALUE PROPOSITION

Delivering an exceptional client experience, founded on trust, quality construction and dedication to strengthening communities.

DATE FIRST ORGANIZED

Founded in 1920

TYPE OF FIRM

Privately Owned

RECENT RECOGNITIONS

Top Workplaces (2010-2025)

Milwaukee Journal Sentinel

Best Places to Work (15x winner)

Milwaukee Business Journal

Best Places to Work (5x winner)

Wisconsin State Journal

Best Places to Work (2x winner)

Madison Magazine

Top 100 Construction Managers in the Country

Engineering News Record

2x WI Family Business of the Year

Skills / Integrity / Responsibility Award

Distinguished Performer in DEI

Deloitte 75

LOCATIONS

Milwaukee (**HQ & Project Managing Office**)

11777 West Lake Park Dr. | Milwaukee, WI 53224

Madison

433 West Washington Ave. | Madison, WI 53703

Arizona

999 E Playa Del Norte Dr. #110 | Tempe, AZ 85288

106

YEARS
EXPERIENCE

5

GENERATIONS
STRONG

3

OFFICE
LOCATIONS

373

OFFICE & FIELD
PROFESSIONALS

0

LAWSUITS
WITH ANY
CLIENTS
OR ARCHITECTS



DEDICATED TO SERVING & DELIVERING EXCEPTIONAL CUSTOMER SERVICE TO **GERMANTOWN FIRE DEPARTMENT FIRE STATION NO. 2**

CG Schmidt will navigate the preconstruction, bidding, and construction services for the expansion and remodel of Germantown Fire Department Fire Station No. 2 with dedication and high attention to:



RESPONSE TIME & UNINTERRUPTED OPERATIONS

We plan, phase, and communicate construction site logistics to preserve direct, intuitive movement while maintaining uninterrupted emergency response throughout all phases of work.



FIREFIGHTER WELLNESS & SAFETY

Our approach prioritizes clear separation of firefighter operations and wellbeing from construction operations. Noise, dust, and other disturbances are isolated by proper ventilation and air quality control to protect firefighter health and long-term readiness.



PRECONSTRUCTION & COST PLANNING CONSIDERATIONS

Through early preconstruction engagement, we align scope, budget, and operational needs to deliver durable, cost-effective solutions that support current demands while remaining flexible for future growth.



Milwaukee Montessori School — Field House

Located in the City of Milwaukee, the 13,059 SF Milwaukee Montessori Field House project includes the construction of a brand-new activities facility which consists of a gymnasium, locker rooms, concession stand and dance studio. With this new field house, staff at Milwaukee Montessori can design a schedule that provides more physical-conditioning and game-playing opportunities for their students. They can also host athletic tournaments while enjoying the home court advantage.

PROJECT LOCATION:

345 N. 95th St.
Milwaukee, WI 53226

OWNER CONTACT:

Debbie Mather
Business Manager
Milwaukee Montessori School
(414) 259-0370
dmather
@milwaukee-montessori.org

PROJECT ARCHITECT:

Dan Beyer Architects, LLC

PROJECT COMPLETION:

May 2024

PROJECT SIZE:

13,059 SF

PROJECT COST:

\$3.6 M

>> **PROJECT
RELEVANCE**

Addition & Renovation, Site Logistics,
Active Transportation and Foot Traffic



Aurora Urgent Care — Mequon

Completed a seamless building addition along with comprehensive infrastructure upgrades to improve safety, efficiency and functionality. The new wood-framed addition was constructed using prefabricated trusses and wall panels and finished with durable fiber cement siding and a shingled roof that integrates cohesively with the existing structure.

To ensure long-term performance, the facility received complete systems upgrades, including new lighting and fixtures throughout; a state-of-the-art fire alarm and sprinkler system; and enhanced technology features such as access control, paging, sound masking and nurse call systems. Mechanical and plumbing improvements included a new rooftop unit, connection to city water and upgraded fixtures—ensuring modern comfort, code compliance and reliability.

PROJECT LOCATION:
6425 West Mequon Road
Mequon, WI 53092

OWNER CONTACT:
Gary Kinzer
Construction Project Manager
Aurora Health Care
(414)299-1647
gary.kinzer@aaah.org

PROJECT ARCHITECT:
Zimmerman Architectural
Studios Inc.

PROJECT COMPLETION:
May 2024

PROJECT SIZE:
11,645 SF

PROJECT COST:
\$4 M

>> PROJECT RELEVANCE
9 Phases, Occupied Facility, Addition & Renovation



Church of the Gesu Interior Renovations

This historic worship and wedding venue on Marquette University's campus, underwent a 28,000 SF renovation to enhance safety, accessibility, and the overall experience while preserving its architectural beauty. Updates included new solid oak seating, porcelain tile flooring with an integrated hearing loop system, reconfigured entry and sanctuary ramps, and restored decorative ceilings. Additional improvements modernized lighting, sound, security, and fire detection systems while maintaining the church's timeless character.

PROJECT LOCATION:

1145 West Wisconsin Avenue
Milwaukee, WI 53233

OWNER CONTACT:

Raymond Ellingen
Director of Operations &
Administration
(414) 288-7101
raymond.ellingen
@marquette.edu

PROJECT ARCHITECT:

GROTH Design Group

PROJECT COMPLETION:

November 2025

PROJECT SIZE:

28,000 SF

PROJECT COST:

\$6.4 M

>> PROJECT RELEVANCE

Heart of Campus, Church Open During
Renovations, Working Around Churchtimes



West Allis-West Milwaukee Recreation Center

The West Allis-West Milwaukee Rec Center project includes the remodel of the current building as well as an addition. Highlights of the project include an indoor walking track, full size gym, dance and fitness studio, preschool learning center, large multipurpose/meeting rooms with an attached kitchen, convenient parking, updated office operations, a permanent home for the Recreation and Community Services Department, and a beautiful park-like setting with upgraded access. Furthermore, the brick is being repurposed to build the retaining wall commemorating the Franklin D. Roosevelt Works Project that build the wall during the Great Depression.

PROJECT LOCATION:

South 68th St
West Allis, WI 53227

OWNER CONTACT:

Michele Strasser
Director of Rec and Community Services
West Allis-West Milwaukee School District
(414) 604-3005
stram@wawmsd.org

PROJECT ARCHITECT:

GROTH Design Group

PROJECT COMPLETION:

December 2025

PROJECT SIZE:

25,585 SF

PROJECT COST:

\$13M

>> PROJECT RELEVANCE

Occupied Spaces, Addition & Renovation



FIRE STATION NO. 2

02

**Proposed
Team**

SECTION 02

PROJECT TEAM

The proposed CG Schmidt team was chosen for their technical expertise and experience with occupied space construction.

Joe Hoffmeier and **Zach Singer** will oversee all phases of the project as your designated points of contacts.



PRECONSTRUCTION



Charlie Haas
Director of Preconstruction



Joe Hoffmeier
Managing Director



Zach Singer
Project Manager



Steve Knetter
Superintendent

SAFETY & QUALITY



Josh Schmitz
Safety Director



Aaron Smith
Quality Director

JOE HOFFMEIER

Managing Director

Joe's experience stands out through his experience in occupied facilities and busy campus environments. His ability to manage complex logistics and maintain safety and accessibility has proven essential in high-traffic, high-sensitivity settings. The following projects reflect Joe's strength in navigating operational challenges while ensuring minimal disruption to daily activities—an asset that will be critical to the success of this project.

RELEVANT PROJECT EXPERIENCE

West Allis West Milwaukee School District Recreation Center Addition and Renovation | West Allis, WI | \$10M

The West Allis-West Milwaukee Rec Center project included demolition of outdated facilities, remodel of the 2005 building, and site prep for future additions. Completed in summer 2020, the upgraded center features a gym, walking track, fitness and dance studios, preschool, multipurpose rooms, and modern offices. Reclaimed brick was used to build a retaining wall honoring the original FDR-era Works Project.

Milwaukee Montessori School — Field House | Milwaukee, WI | \$3.6M

Located in the City of Milwaukee, the 13,059 SF Milwaukee Montessori Field House project includes the construction of a brand-new activities facility which consists of a gymnasium, locker rooms, concession stand and dance studio. With this new field house, staff at Milwaukee Montessori can design a schedule that provides more physical-conditioning and game-playing opportunities for their students. They can also host athletic tournaments while enjoying the home court advantage.

Church of the Gesu — Interior Renovations | Milwaukee, WI | \$6.4M

This historic worship and wedding venue on Marquette University's campus, underwent a 28,000 sf renovation to enhance safety, accessibility, and the overall experience while preserving its architectural beauty. Updates included new solid oak seating, porcelain tile flooring with an integrated hearing loop system, reconfigured entry and sanctuary ramps, and restored decorative ceilings. Additional improvements modernized lighting, sound, security, and fire detection systems while maintaining the church's timeless character.

City of Milwaukee Department of Public Works - Building Precon Budget | Milwaukee, WI | Confidential

CG Schmidt is working alongside Graef for a new Milwaukee Department of Public Works service center by providing the cost estimate piece. This project is in process and confidential.



Education & Training

BS, Construction Management

UW - Stout

AAS, Architectural Drafting/Construction Technology

Waukesha County Technical College

Healthcare Construction Certificate (HCC)

Wisconsin Healthcare Engineering

CPR, AED and First Aid Certification

Medic First Aid

30-Hour Construction Safety Course

OSHA

SafeStart® Training

CG Schmidt

ZACH SINGER

Project Manager

Working in all phases of construction, Zach manages scheduling, bid review, estimating, budgeting and value engineering in the preconstruction phase. He also manages the master schedule, shop drawing review, submittal review, monthly progress reports, and management of subcontractors in the construction phase. Zach will lead the punch list review, close-out and warranty follow-up.

RELEVANT PROJECT EXPERIENCE

School District of Brown Deer — North Commons | Brown Deer, WI | \$25.9M

The successful referendum project included the conversion of the former middle school to the current Brown Deer Elementary School and the conversion of the high school to accommodate 7-12th grade including alterations to their food service line.

Elmbrook School District — Fairview South School | Elm Grove, WI | \$3.5 M

Fairview South School underwent a renovation featuring redesigned classrooms, a sensory suite, life-skills apartment, gross motor room, and an innovative hydroponic learning lab—creating inclusive, hands-on spaces that support every student's growth and development.

Church of the Gesu - Interior Renovations | Milwaukee, WI | \$6.4M

This historic worship and wedding venue on Marquette University's campus, underwent a 28,000 sf renovation to enhance safety, accessibility, and the overall experience while preserving its architectural beauty. Updates included new solid oak seating, porcelain tile flooring with an integrated hearing loop system, reconfigured entry and sanctuary ramps, and restored decorative ceilings. Additional improvements modernized lighting, sound, security, and fire detection systems while maintaining the church's timeless character.

Bridge Church — Additions & Remodel | Waukesha, WI | In Progress

With the expected continued upward trend in attendance, BC is planning for additions and renovations. The targeted addition would include a 750 seat worship space, large gathering area with a café and renovated spaces within the existing building. The renovations would include updates to the children's ministry area and the existing worship space.

***Fire Station No.97 & Fire Station No.98 | Menomonee Falls, WI & Lannon, WI | Confidential**

A simultaneous ground-up construction of two fire stations including one for Menomonee Falls (Station 87) and another that is shared between Menomonee Falls and Lannon (Station 98).

**Indicates project completed through previous employer*



Education & Training

BS, Building Construction Management

UW - Platteville

CPR, AED and First Aid Certification

Medic First Aid

30-Hour Construction Safety Course

OSHA

Procore Certified, Superintendent

Procore Technologies

SafeStart® Training

CG Schmidt

STEVE KNETTER

Superintendent

Steve will be responsible during onsite construction and for the supervision, quality, safety and coordination with all agencies and inspection services. He orchestrates and enforces CG Schmidt's "Leave It Better Than You Found It" policy for jobsite cleanup.

RELEVANT PROJECT EXPERIENCE

Dr. Howard Fuller Collegiate Academy | Milwaukee, WI | \$20.8 M

The new, state-of-the-art, four-story high school at approximately 85,000 SF featured a full operating kitchen for student hot lunches, regulation gymnasium and dedicated community programming space in addition to traditional classroom and administrative space.

Grafton School District — John Long Middle School | Grafton, WI | \$8.3 M

This project featured a new 5th grade addition with eight state-of-the-art classrooms, along with comprehensive renovations to the science labs, cafeteria, restrooms, and special education spaces

Muskego-Norway School District | Muskego, WI | \$43.2 M

The facilities improvement referendum created a project that includes the construction of a new middle school and 3-2-1 school organization—three elementary schools, two middle schools and one high school.

Hartford Union High School — 2024 Referendum | Hartford, WI | \$25.8 M

This facilities referendum project addresses infrastructure, safety and security, learning space for technical education and engineering, swimming pool remodel, updates to outdoor facility update, tech ed spaces, MEP upgrades, and additional site work.

Milwaukee Montessori School — Field House | Milwaukee, WI | \$3.6M

Located in the City of Milwaukee, the 13,059 SF Milwaukee Montessori Field House project includes the construction of a brand-new activities facility which consists of a gymnasium, locker rooms, concession stand and dance studio. With this new field house, staff at Milwaukee Montessori can design a schedule that provides more physical-conditioning and game-playing opportunities for their students. They can also host athletic tournaments while enjoying the home court advantage.



Education & Training

Supervisory Training Program

Associated General Contractors of Wisconsin (AGC)

30-Hour Construction Safety Course

OSHA

10-Hour Construction Safety Course

OSHA

CPR, AED and First Aid Certification

Medic First Aid

SafeStart Training

CG Schmidt

CHARLIE HAAS

Director of Preconstruction

Charlie works closely with the project team to provide continuity between preconstruction planning and project operations. He ensures the information captured is shared, everyone understands the vision, and that the learnings and insights gained from other projects are applied for your project's benefit.

RELEVANT PROJECT EXPERIENCE

West Allis West Milwaukee School District Recreation Center Addition and Renovation | West Allis, WI | \$10M

The West Allis-West Milwaukee Rec Center project included demolition of outdated facilities, remodel of the 2005 building, and site prep for future additions. Completed in summer 2020, the upgraded center features a gym, walking track, fitness and dance studios, preschool, multipurpose rooms, and modern offices. Reclaimed brick was used to build a retaining wall honoring the original FDR-era Works Project.

Pewaukee School District | Pewaukee, WI | Various

As a result of the approved referendum for facility improvements, in-progress construction include additions and renovations to all four schools, with a scope including campus-wide infrastructure improvements, enhanced safety and security, more academic and office space, and grade reconfigurations.

Oconomowoc Area School District | Oconomowoc, WI | \$25.7 M

A dynamic addition that expands learning opportunities for students, with a scope including six new classrooms, dedicated collaboration spaces, small-group instructional areas, shared classroom library spaces, and specialized science and STEM learning environments. Enhancements provide educators and students with a flexible and engaging learning environment.

City of Milwaukee Department of Public Works - Building Precon Budget | Milwaukee, WI | Confidential

CG Schmidt is working alongside Graef for a new Milwaukee Department of Public Works service center by providing the cost estimate piece. This project is in process and confidential.

Muskego-Norway School District | Muskego, WI | \$43.2 M

The facilities improvement referendum created a project that includes the construction of a new middle school and 3-2-1 school organization—three elementary schools, two middle schools and one high school.

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Education & Training

MS, Architecture
UW - Milwaukee

MBA
Marquette University

BS, Civil Engineering
Villanova University

Licensed Architect
State of WI

SafeStart® Training
CG Schmidt



FIRE STATION NO. 2

03

Project
Approach &
Understanding

SECTION 03

PROJECT APPROACH & UNDERSTANDING

PROJECT UNDERSTANDING



Mission-Critical Operations Cannot Stop

Maintaining operational continuity during renovation and mold remediation is critical to response reliability and community safety.



Cost Certainty through Progressive Preconstruction

The Village has defined a structured preconstruction process. This signals a clear expectation: cost control must happen in real time—not at bid time.



Mold Remediation as an Integrated Scope

Mold remediation is not a side scope—it is a sequencing driver. This work will directly impact schedule flow, crew relocations, and access sequencing.



Transparent Public Procurement

The Village has various requirements that need to be adhered to in this project. Clear documentation, public accountability, and clean bid packaging will be essential.

CG SCHMIDT'S APPROACH

Early Alignment & Risk Mapping

At project kickoff, risks will be identified early, assigned ownership, pricing when appropriate, and tracked through GMP development.

Progressive Cost Leadership

No Surprises. Not only is that one of our core values, but the goal for this project at GMP. To achieve this, we'll use real-time cost tracing, side-by-side estimate reconciliation with SEH, early scope gap identification, and value analysis focused on durability, lifecycle cost, and response reliability to provide fluid estimating.

Operationally Driven Phasing

Our phasing strategy prioritizes apparatus access at all times, clear construction/operations separation, life-safety barrier plans, and mitigation for noise, vibration and dust. Temporary relocations would be mapped out only when unavoidable and would be supported with clear map circulation, emergency paths, and construction zones before work begins.

Mold Remediation Integration

Remediation becomes part of the master schedule, not an isolated event. CG Schmidt will coordinate directly with SEH in this process. Please see the following page for our plan.

Transparent, Competitive Procurement

To protect taxpayer dollars and project integrity, our approach will emphasize thoughtful bid packages to maximize competition, clear scopes to reduce change orders, public bid transparency and documentation, and structured recommendation summaries for Owner and Board review.

Construction Phase Leadership

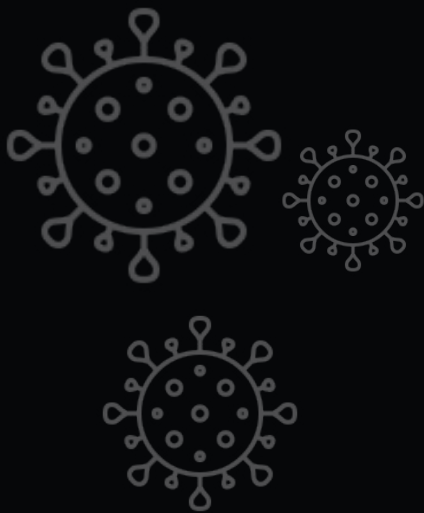
Fully operational. Fully commissioned. Fully supported. That is how we will leave this project. During construction, our focus will include active on-site supervision, strict safety and containment enforcement, proactive communication with station leadership and Village stakeholders, and structured closeout and commissioning coordination.

Mold Remediation Coordination & Implementation Plan

Because a fire station operates 24/7 in support of emergency response, mold remediation must be executed with precision, transparency, and zero impact to readiness.

Our approach integrates environmental investigation, containment planning, remediation, and reconstruction into a single coordinated process that protects occupant health while maintaining uninterrupted operations.

Working in collaboration with SEH, we will translate identified conditions into clear cost, schedule, and phasing strategies—ensuring remediation is addressed safely, efficiently, and fully aligned with GMP development and station response reliability.



1. INVESTIGATION & DEFINITION

Lead: SEH

- » Identify moisture sources and affected assemblies
- » Define remediation protocol and extent
- » Provide environmental specifications

CG Schmidt's Role: Validate constructability, develop preliminary cost and schedule scenarios.

2. CONTAINMENT & PROTECTION PLANNING

- » Establish isolated work zones
- » Install negative air machines with HEPA filtration
- » Protect adjacent living quarters and apparatus bays
- » Maintain emergency egress routes

Fire Station Priority: Zero disruption to response readiness.

3. CONTROLLED REMEDIATION

- » Remove impacted materials
- » Clean and treat remaining substrates
- » Continuous air monitoring
- » Daily coordination with station leadership

CG Schmidt's Role: Overseeing safety, documentation, schedule compression where feasible.

4. CLEARANCE TESTING & VERIFICATION

- » Third-party air and surface sampling
- » Independent clearance confirmation
- » Formal documentation for record

No reconstruction begins until clearance is achieved.

5. RECONSTRUCTION & RESTORATION

- » Rebuild assemblies to current code
- » Improve moisture management detailing
- » Integrate work into overall phasing plan
- » Closeout documentation and warranty review

Effective Budgeting Tools to Optimize Outcomes

BOUSD Washington Elementary Addition			
November 6, 2024	SCHEMATIC DESIGN	PROJECT GSF:	12,195
Cost Management Detail			
DESCRIPTION	QUANTITY	UNIT COST	TOTAL
ADDITION			
A1910 STANDARD FOUNDATIONS			
REINFORCEMENT, STRIP FOOTING	1.7 TONS	\$3,600.00	\$6,120
4" CONCRETE STRIP FOOTING, (FOUNDATION)	28 CUYD	\$556.30	\$15,072
4" CONCRETE STRIP FOOTING, STOOP	2 CUYD	\$746.10	\$1,492
4" CONCRETE STOOP WALL	77 SQFT	\$43.10	\$3,319
4" CONCRETE WALL, (FOUNDATION)	828 SQFT	\$51.70	\$42,754
4" CONCRETE NON BW - INT CMU FOOTING	19.1 CUYD	\$746.10	\$14,251
4" CONCRETE NON BW - JOINT INT CMU WALL	5 CUYD	\$746.10	\$3,731
TOTAL A1910 STANDARD FOUNDATIONS			\$86,888
A4910 STANDARD SLABS ON GRADE			
REINFORCEMENT, STOOP	0.3 TONS	\$3,600.00	\$1,080
4" CONCRETE SLAB ON GRADE	5,960 SQYD	\$9.50	\$56,620
4" CONCRETE STOOP SLAB	91 SQFT	\$67.89	\$6,179
TOTAL A4910 STANDARD SLABS ON GRADE			\$64,165
A6910 SUBSTRUCTURE EXCAVATION			
SITEWORK	1 LSUM	\$62,668.00	\$62,668
BUILDING EXCAVATION, GENERAL	8,000 SQYD	\$7.50	\$60,000
TOTAL A6910 SUBSTRUCTURE EXCAVATION			\$122,668
B1910 FLOOR CONSTRUCTION			
8" CMU	2,676 SQFT	\$22.50	\$60,210
8" CMU, 3" RIGID INS, FLUID APPLIED AIR BARRIER	3,771 SQFT	\$31.00	\$116,901
8" CMU, 2" RIGID INS, FLUID APPLIED AIR BARRIER	1,139 SQFT	\$28.00	\$31,892
FIRESTOPPING / FIRECAULKING / PENETRATIONS	1 LSUM	\$2,500.00	\$2,500
TOTAL B1910 FLOOR CONSTRUCTION			\$201,503
B1920 ROOF CONSTRUCTION			
1 1/2" WIDE R/S METAL DECK & JOIST, S STEEL FABRICATION AND	5,945 SQFT	\$28.00	\$166,460
INSTALL, ROOF CONSTRUCTION	1,400 SQFT	\$15.00	\$21,000
REINFORCEMENT EXISTING BUILDING, STRUCTURAL STEEL			
FABRICATION AND INSTALL, ROOF CONSTRUCTION			
TOTAL B1920 ROOF CONSTRUCTION			\$187,460
B2910 EXTERIOR WALLS			
4" PRECAST PANEL, HEAD WINDOW	421 SQFT	\$75.00	\$31,575
4" PRECAST PANEL, HEAD WINDOW, FORM LINER	421 SQFT	\$7.00	\$2,947
4" PRECAST PANEL, SIDE WINDOW	570 SQFT	\$50.00	\$28,500
4" PRECAST SILL	178 LNFT	\$30.00	\$5,340
5" PRECAST WATERTABLE	250 LNFT	\$45.00	\$11,250
5" PRECAST BASED	225 LNFT	\$45.00	\$10,125
FACE BRICK, MODULAR, 4" MATCH WITH THE EXISTING	2,400 SQFT	\$42.00	\$100,800
MISC METALS	1 LSUM	\$11,247.60	\$11,248
CARPENTRY HARDWARE & WASTE	5,990 GSF	\$0.10	\$599
CAULKING, ENCLOSURE	6,000 SQFT	\$0.15	\$900
EXPANSION JOINT, WALL, EXTERIOR, ASSEMBLY	315 LNFT	\$77.51	\$24,417
TOTAL B2910 EXTERIOR WALLS			\$227,810
B2920 EXTERIOR WINDOWS			
STONEFRONT, ALUMINUM, CLEAR FINISH	144 SQFT	\$75.00	\$10,800

Sample Cost Estimate

DETAILED COST ESTIMATE

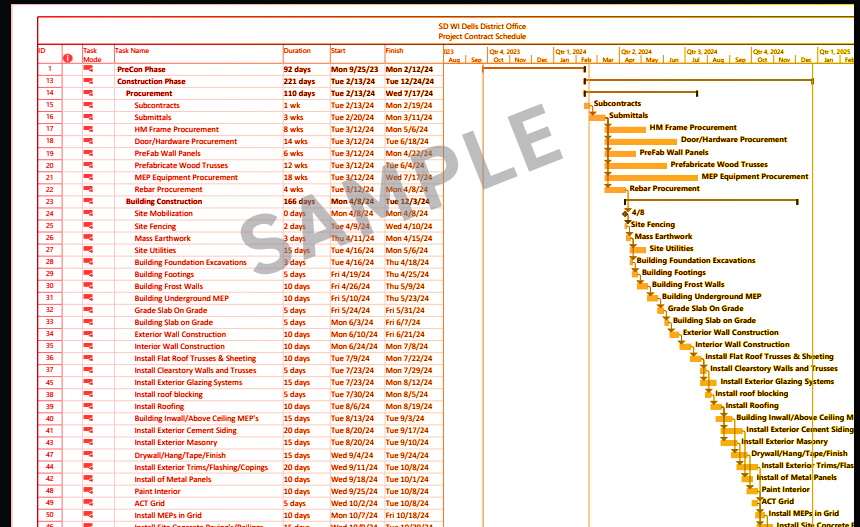
CG Schmidt provides a detailed cost estimate by assessing the project's scope, size, and complexity. They evaluate costs for materials, labor, equipment, permits, and overhead, breaking them into line items for clarity. We also considers site conditions, timelines, and potential risks. This thorough estimate helps clients understand the full financial commitment and supports informed decision-making throughout the project.

COST CONTROL LOG					
PEWAUKEE SCHOOL DISTRICT					
HIGH SCHOOL RENOV & ADDITION					
PEWAUKEE, WI					
DESIGN DEVELOPMENT ESTIMATE					
OCTOBER 31, 2024					
BREACHOUT	Estimated Cost	Approved	Recommended	Pending	Reported
1. Rebuild New Cafeteria Work	\$168,700	Approved	\$168,700		
1.1 Cafeteria - Rebuild Cafeteria in New & Existing graphics room	\$168,700	Approved	\$168,700		
2. Rebuild Existing Cafeteria work	\$168,700	Approved	\$168,700		
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Diligent Schedule Management

WORK SCHEDULE

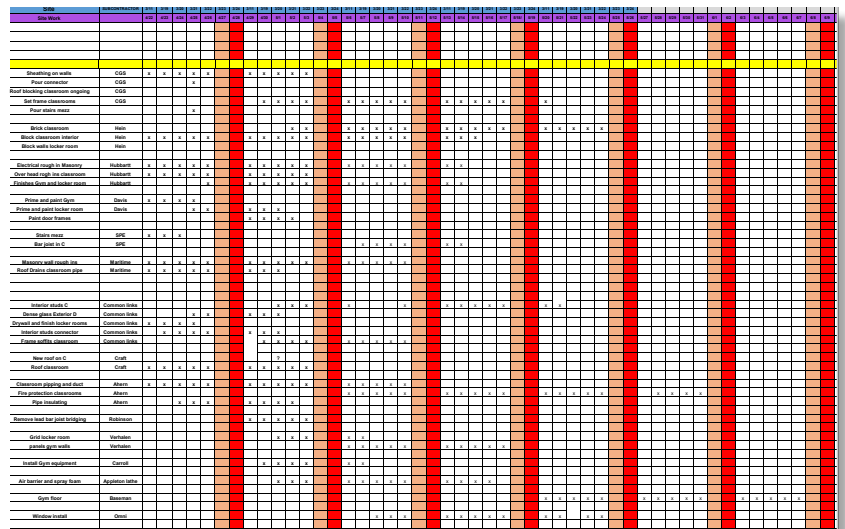
Adhering to the construction schedule is a top priority. We carefully plan and coordinate all phases of the project to ensure timely completion, minimizing delays and maintaining project momentum. By closely monitoring progress, managing resources efficiently, and addressing potential issues early, we deliver projects on time, meeting client expectations and avoiding costly setbacks.



Sample Work Schedule

WEEKLY LOOK-AHEAD SCHEDULE

CG Schmidt schedules and conducts weekly construction meetings to discuss progress, procedures, budget and scheduling issues. In addition, we review work completed during the past week and outline work that is to be completed in the next month. Action items and deadlines are assigned to the appropriate parties, recorded in the weekly meeting minutes and tracked by your project manager.



Sample Weekly Look-Ahead Schedule

Project Closeout Precision

Our goal is to complete jobs efficiently and precisely. Expediting project closeout and ensuring all open issues are addressed are important components for successful projects.

We track project closeout activities and milestone dates within the project schedule. Starting the closeout process early eliminates last-minute fixes and inefficiency. For example, as subcontractors are hired, we ask them to provide their Operations and Maintenance (O&M) information along with shop drawing and equipment submittals. This way, O&M information is readily available throughout training an onboarding of staff.

As part of our Quality Assurance program, we utilize a project closeout checklist to keep track of project closeout items.

The checklist tracks:

- » Project closeout notifications (internal and external)
- » Completion status of punch list work items
- » Substantial completion inspections
- » Required project completion certifications
- » Systems commissioning
- » Training of operations and maintenance staff
- » Record-set (as-built) documentation
- » Assembly of operation and maintenance information
- » Project financial closeout record

After you take possession of your facility, we provide:

- » Two-year warranty for all new construction
- » Walk-through and building performance assessments at the end of the first and second years
- » Trouble-shooting and operational assistance on functional building issues for the life of the building
- » Periodic systems retraining, if required, during seasonal changes and the warranty period

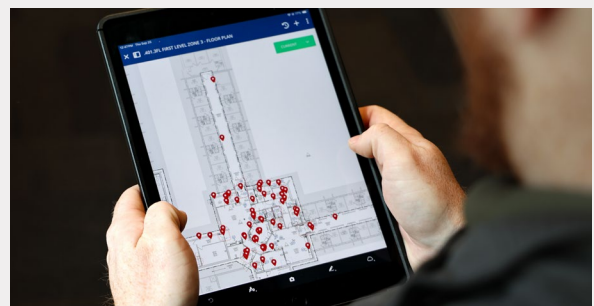
During our two-year warranty period, CG Schmidt schedules specific dates to review the performance of your new building. Typically, this occurs at the one-year and two-year anniversaries of the completion date. It is our goal to be proactive about any potential warranty issues — addressing problems before they become troublesome.

Sample Project Closeout Checklist

MOBILE PUNCHLIST

ProjectSight is used to track and resolve ongoing issues throughout the duration of the project.

As a result, there are minimal issues to address during the punchlist phase, and any items on the list can be resolved quickly which accelerates the closeout process. ProjectSight provides all team members with project information at their fingertips no matter where they are located and increases field productivity, giving our team the tools we need to execute your project at the highest level of quality.



CG Schmidt provides a standard two-year warranty for all of our projects effective from the date of substantial completion.



FIRE STATION NO. 2

04

**Preconstruction
Services Cost
Proposal**

SECTION 04

PRECONSTRUCTION SERVICES

COST PROPOSAL

LEVERAGING TECHNOLOGY TO IMPROVE PROJECT OUTCOMES

15

IN-HOUSE EXPERTS
IN VDC, MEP, AND
ESTIMATING

10

DIFFERENT SOFTWARE TOOLS
TO AID IN BUILDING SYSTEM
INTEGRATION

OUR TEAM OF EXPERTS

CG Schmidt provides a fully integrated, in-house preconstruction team—eliminating the need for additional consultants while delivering deeper coordination and clearer decision-making from day one.



CHARLIE HAAS
Director of Preconstruction

VDC

ESTIMATING

MEP



MARK STIGLER
VDC Manager



CIERRA GRIFFIN
VDC Engineer/Drone
Fleet Manager



SEAN MAAS
VDC Engineer



MIYA ELYHA
VDC Engineer



RICK MORT
Director of
Estimating



MATT IWANSKI
Senior Estimator



LISA JELEN
Senior Estimator



JOHN FIERTAG
Senior Estimator



ANGELA RESNICK
Senior Estimator



NOAH RICKE
Estimator



BRIAN MEDINA
MEP Manager



JESSICA SKROBIS
MEP Engineer



CHRIS WARD
MEP Estimator



**BRITTANY
WENTWORTH**
MEP Engineer

Our 5-Step Preconstruction Process

CG Schmidt's successful project approach is based on early project involvement. Projects greatly benefit from having builder input during the planning and concept design stages. Each building decision contains cost and construction impact, and with early engagement, we provide the necessary context to make informed building choices, allowing us to perform at our highest capacity. We outline our 5-Step Preconstruction Process below:



STEP 1: LISTEN

- » Engage in partnering sessions with all project stakeholders
- » Understand project vision, goals and parameters of work (timeline, sequencing issues, etc.)
- » Understand cash flow and proforma
- » Begin continuous estimating process
- » Confirm the allowable budget
- » Understand major program decisions (i.e. square-footage, number of levels, etc.)

STEP 2: INFORM

- » Develop options and define target budgets
- » Comparative analysis
- » Begin constructability review, procurement plan and prefabrication plan
- » Virtual Design and Construction (VDC)
- » Site selection
- » Benchmarking
- » Comparison to recent projects
- » Gather subcontractor information
- » Gather historical cost information
- » Involve MEP partners, as needed
- » Utilize the designer's building massing and site layout options to refine the continuous estimate

STEP 3: ADVISE

- » Life cycle cost analysis
- » Prioritize the project scope to maximize value
- » Further refine the continuous estimate
- » Entitlement process
- » Utilize the designer's massing/site to provide multiple system alternates
- » Total project budget development
- » Involve enclosure and steel partners, as needed

STEP 4: ALIGN

- » Project scheduling
- » Refine the constructability review, procurement plan and prefabrication plan
- » Finalize the project scope
- » Involve site, core and shell partners, as needed
- » Understand the designer's definition to systems and alternates
- » Further refine the continuous estimate

STEP 5: EXECUTE

- » Bid packages
- » Phasing and site logistics plan
- » Understand designer's final Guaranteed Maximum Price (GMP) drawings
- » Finalize GMP and alternates
- » Local participation/workforce development

Construction Budget Management

YOUR ACTIVE DESIGN PARTNER

While most firms can build according to plans, our clients hire us because we ensure their projects are planned perfectly from the start. We invest more time, energy, and resources in the planning phase than any other firm.

From day one, we collaborate closely with your design partner, offering our expertise in constructability, pricing, market conditions, systems engineering, and more.

OUR HONEST AND TRANSPARENT PROCESSES

We understand the concerns clients have about hidden costs and trust in contractors. Our longstanding reputation in the industry speaks for itself—we've upheld a legacy of transparency and integrity for generations.

We believe in the principle of "Trust, but verify." To ensure your complete confidence in our services, we present each bid in a clear, easy-to-compare format. Moreover, we go the extra mile by providing our sealed bid 24 hours ahead of other bidders, giving you time to review and consider our proposal thoroughly.

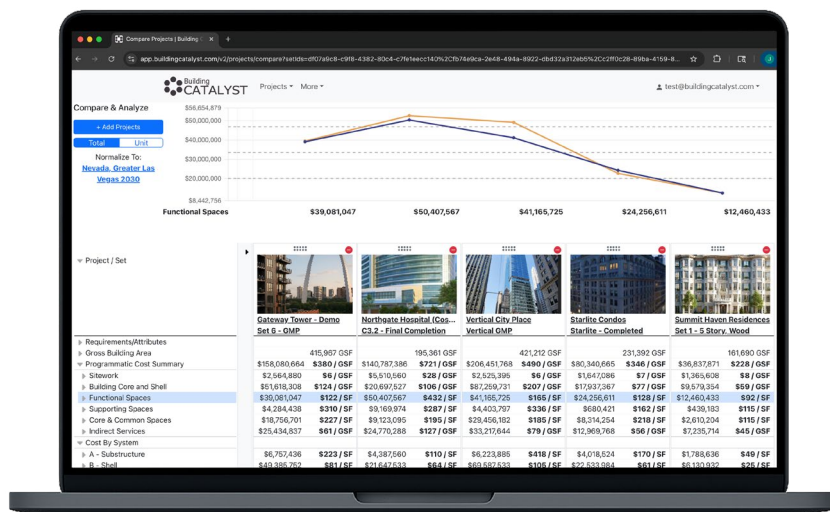
COMMITTED TO THE NUMBER

At CG Schmidt, we prioritize meticulous planning and proactive collaboration to ensure every project's success. From day one, we work closely with Germantown Fire Department Fire Station No. 2, providing expertise in constructability, pricing, market trends, and systems engineering. This approach guarantees a smooth, predictable process and a high-quality product. Trust is at the core of our work, and we uphold a legacy of transparency and integrity by presenting clear, comparable bids.

PROVEN ESTIMATING ACCURACY

CG Schmidt consistently delivers accurate preliminary estimates at the Schematic Design, Design Development, and Construction Document phases, with final costs aligning closely to early projections. Our teams maintain detailed cost control logs and work tirelessly to keep the projects on track, demonstrating our commitment to budget discipline and transparency.

Our Building Catalyst software is a powerful estimating tool that leverages historical data from similar projects across the country to generate highly accurate and detailed cost projections. By referencing a broad database of comparable builds, it sets clear expectations from the start, helping to eliminate surprises and enable smarter, data-driven planning. When budgets are tight, Building Catalyst also identifies value engineering opportunities to reduce costs without compromising quality, ensuring your project remains both on track and within scope.



Building Catalyst software sample

Preconstruction Capabilities

Our reputation is built on market insight, strong subcontractor relationships, consistent bid coverage, and a proven track record. With generations of experience throughout the Greater Milwaukee area, we bring the knowledge, trust, and foresight to guide complex projects from day one.

REAL-TIME COLLABORATION.
TRANSPARENT COSTS.
TRUSTED RESULTS.

CLIENT-CENTERED COST CONTROL

Continuous estimating ensures that projects stay on track, within budget, and aligned with client expectations from concept to completion.

REAL-TIME COLLABORATION

This dynamic approach involves real-time cost assessment and collaboration throughout the project lifecycle, allowing for proactive adjustments as designs and conditions evolve.

DATA-DRIVEN INSIGHTS

By leveraging cutting-edge technology and industry expertise, continuous estimating empowers clients with accurate, transparent insights at every phase—driving smarter decisions and reducing risk.

BUILDING TRUST THROUGH INNOVATION

At CG Schmidt, it's not just about building structures. It's about building trust through precision, agility, and innovation.

Our integrated clash-detection models provide a digital 3D model that combines architectural, structural, mechanical, electrical, and plumbing (MEP) systems to identify conflicts (or "clashes") between different elements of a construction project before physical work begins.

Preconstruction Services

» Estimating	» Trade Management Partnering	» Schedule Analysis
» Conceptual Estimating	» Virtual Design & BIM	» Virtual & Augmented Reality
» Model Based Estimating	» Existing Facility Documentation	» MEP Technical Services
» Continuous Estimating	» As-Built Documentation	» Facility Assessments
» Target Value Budgeting	» Photo Documentation	» MEP Systems Assessments
» Value Analysis	» Reality Capture with Drone	» Life Cycle Cost Analysis
» Total Project Cost Management	» Flights & Laser Scanning	» Energy Audits
» Cash Flow Projections	» Interactive Facility Tours/	» Capital Maintenance /
» Alternative Financing	Videos	Improvement Planning
» Mechanisms	» Building Visualization	» Energy Optimization
» Design Phase Management	» Virtual Mock-Ups	» Energy Benchmarking
» Constructability Reviews	» BIM Coordination & System	» Mechanical Systems Controls
» Preliminary Scheduling	Conflict Identification	Audit
» Subcontracting Scoping	» Site Utilization Studies	» Commissioning
» Bidding & Buyout Support	» Site Optimization	
» Construction Bulletin Review	» Cut/Fill Analysis	



Preconstruction Services Cost Proposal

Please see the Appendix fee section for the
preconstruction services cost proposal.



FIRESTATION NO. 2

05

**GMP
Development
Approach**

SECTION 05

GMP DEVELOPMENT APPROACH

RECOMMENDATIONS FOR FIRE STATION NO. 2:

- » Protect Operations
- » Manage Differing & Unknown Conditions
- » Maintain Public Transparency

Guaranteed Maximum Price Approach

A guaranteed maximum price (GMP) acts as an insurance policy for an owner, transferring risk from the owner to the contractor. However, like an insurance policy, there must be a balance of risk. To meet this need, we focus our efforts on establishing precise estimates to determine GMPs early while keeping contingencies at a minimum.

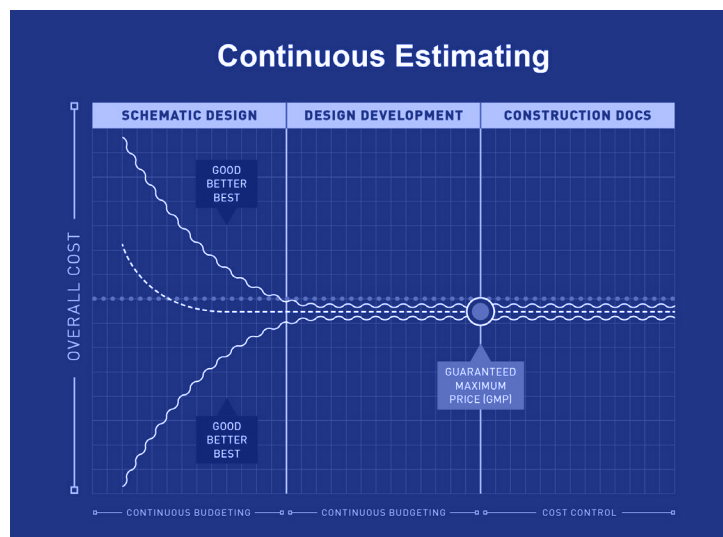
OUR RESPONSIBILITY

No matter when the GMP is determined, it is our responsibility to capture all aspects of design intent and identify all costs, not only the portion that CG Schmidt is under contract for directly. Your proposed team will work with you to identify all project costs and include each in overall budget.

TRANSPARENCY AND UNDERSTANDING

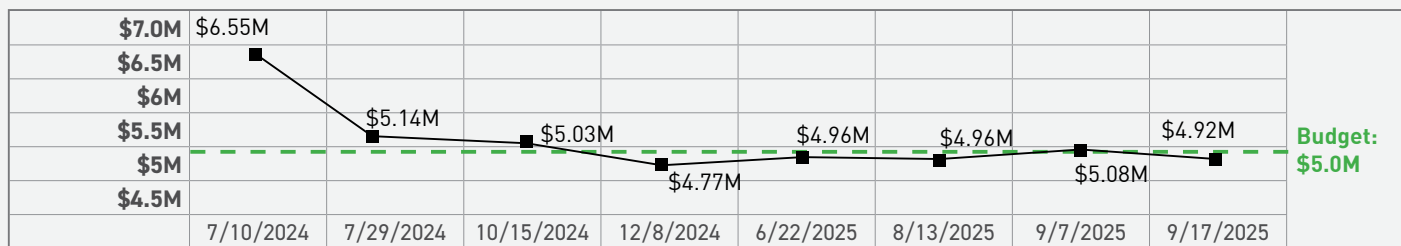
We invest in dedicated time to understand project objectives and how they will meet your goals. An open, transparent approach and deep understanding of key aims delivers a successful project.

CG Schmidt works diligently with the design team and client to limit the number of allowances and contingencies in the GMP. We recommend carrying the following contingencies as we work through the design process.



Continuous estimating keeps CG Schmidt ahead of every cost driver to deliver accurate, data-driven budgets.

CONFIDENTIAL RENOVATION: OWNER'S BUDGET \$5.0M



The sample project dashboard monitors the progression of the total project budget throughout the entirety of the project.



FIRE STATION NO. 2

06

Bidding &
Procurement
Methodology

SECTION 06

BIDDING & PROCUREMENT METHODOLOGY

SELECTING SUBCONTRACTORS

CG Schmidt is firmly committed to a fair, transparent bidding process while simultaneously remaining competitive with our own bids. As one of the largest contractors in the area, CG Schmidt has the buying power to provide the most competitive bidding for your project. Simultaneously, by competitively bidding aspects of the project, we can divide it into smaller work categories, allowing for greater participation by smaller local subcontractors. We have outlined this process below in four simple steps

1 QUALIFY SUBCONTRACTORS

We will use our process to pre-qualify all subcontractors, including any of the Germantown Fire Department Fire Station No. 2's preferred subcontractors. We have a standard pre-qualification form that all subcontractors complete prior to being considered.

2 MAXIMIZE THE NUMBER OF BIDS



3 PROVIDE SIDE-BY-SIDE COMPARISON FOR ALL PROJECTS

We will carefully compare and scrutinize bids to:

- » Prevent change orders
- » Allow for local involvement and labor
- » Maximize cost savings by obtaining the most ideas and lowest bids
- » Thoroughly review scope

4 GERMANTOWN FIRESTATION NO. 2 SELECTS THE BEST BIDDER



FIRE STATION NO. 2

07

**Safety & Quality
Management
Programs**

SECTION 07 SAFETY & QUALITY MANAGEMENT PROGRAMS

**SAFETY IS OUR
#1 PRIORITY
ON THE JOBSITE**

A CG Schmidt Safety Stand-down meeting is held before the day's work begins.

Safety Management Program

Safety is a top priority, and we are committed to maintaining a safe and healthy environment for all workers on our projects. Our safety record demonstrates this commitment, with **a consistently low Experience Modification Rate (EMR) over the past four years**.

In 2025, our team worked an impressive 778,074 hours, with 19 OSHA recordable incidents and only 2 recordable injuries or illnesses resulting in days away from work. Additionally, our lost time accidents for the year totaled 2, showcasing our **proactive approach to minimizing workplace injuries**.

CG Schmidt has no lawsuits or liens.



**ZERO
LAWSUITS
WITH CLIENTS IN
106 YEARS**

EMR & SAFETY METRICS

YEAR	EMR	OSHA Incident Rate	DART Rate
2025	0.85	0.99	0.00
2024	0.81	4.62	3.34
2023	0.68	3.22	2.58
2022	0.80	3.02	2.64

INTERNAL SAFETY MANUAL

SAFETY FIRST

CG Schmidt's Safety Manual is always available and up-to-date on our website. [View it here.](#)

Click to View

Safety in Occupied Spaces

CG Schmidt's experience delivering complex projects of all sizes includes new construction, renovations, relocations, and expansions within fully occupied, mission-critical facilities.

We understand that fire stations must remain fully operational at all times, and our approach prioritizes uninterrupted response, clear circulation, and safe separation between construction and daily operations.

Through disciplined phasing, secure fencing, clear wayfinding and signage, and proactive communication, we minimize disruption from noise, vibration, and dust while maintaining readiness, safety, and staff confidence throughout construction.

OVER 70%
OF OUR PROJECTS
ARE COMPLETED IN
OCCUPIED SPACES.

CG Schmidt Clean Room

To mitigate any risk of cross-contamination on active jobsites, we source materials and tools dedicated for healthcare projects from a controlled clean room at our construction yard.

The clean room contains:

- » Inventory of high grade equipment
- » Sanitation system to clean materials before storage
- » HEPA filtration system and Edge Guard panels and doors create a dust barrier system
- » High-efficient LED lighting
- » Commercial grade vinyl floor



Dedicated Clean Room

Keeping staff and visitors safe at all times is our top priority during construction. In tandem, we need to ensure our activities do not impact the day-to-day operations of your firestation.

We start by meeting with the Germantown Firestation teams to determine work plans that address both safety and disruption concerns so our crews can plan around them. Regardless of the time or activity, we guarantee complete partitioning of construction work with ample fencing, safety signage and other barriers.



ENSURING **PROACTIVE** QUALITY ASSURANCE & QUALITY CONTROL

Quality Management Program

Instead of relying on post-installation inspections to find and fix quality issues that add cost and waste time, CG Schmidt's Quality Management Program finds problems before they occur. Our Quality Management Program increases value and cost accuracy while mandating overall project quality by:

- » **Building quality directly into the plans** and specifications by collaborating with architects as they complete their drawings and addressing difficult or unclear construction details before they become part of the final construction documents.
- » **Highlighting work scope and building systems** which may require mitigation to avoid warranty call-backs and repairs.

SYSTEMS TO ENSURE QUALITY

Germantown Fire Department Fire Station No. 2 will benefit from:

- » **PRE-INSTALLATION MEETINGS //** Prior to the implementation of any large work packages being put in place, our team holds pre-installation meetings to review shop drawings and identify potentially problematic construction details or schedule, weather or material concerns that could impact the quality of the work. This often involves creating mock-ups for key items to verify the quality of the work and the material. By identifying these items before the work is installed, we offer clarity and address potential issues before they become costly field conditions or punch-list or warranty items.
- » **BENCHMARKING //** The first step of every key installation is inspection to confirm it meets the requirements of the documents and the expectations of stakeholders before it is replicated throughout the space.
- » **FIELD ENGINEERING AND TESTING PROGRAM //** We work with the project team to develop a comprehensive field engineering and testing program, making recommendations for appropriate levels of independent inspection for systems and materials.
- » **QC CHECKLISTS AND AUDITS //** Problem-free installation is greatly achieved by pre-planning installation and reviewing requirements for correct installation with field teams who perform the work. However, we still utilize quality control checklists and audits to confirm that installations are, in fact, properly completed before the work is covered by the next sequential installation.



FIRE STATION NO. 2

08

Project
References

SECTION 08

PROJECT REFERENCES



From Left: Proposed team members Steve Knetter, Superintendent; Zach Singer, Project Manager, and Joe Hoffmeier, Managing Director at The Germantown Fire Department Fire Station No. 2's jobsite walkthrough.

EMPOWERING YOUR VISION,
FROM CONCEPT TO COMPLETION.

CLIENT

West Allis West Milwaukee School District
9333 West Lincoln Avenue
West Allis, WI 53227-2303

Church of the Gesu
1210 West Michigan Street
Milwaukee, WI 53233

Grafton School District
1900 Washington Street
Grafton, WI 53024

CONTACT

Michelle Strasser
Director of Rec and Community Services
(414) 604-3005
stram@wawmsd.org

Raymond Ellingen
Director of Operations & Administration
(414) 288-7101
raymond.ellingen@marquette.edu

Jeff Nelson
Superintendent
(262) 376-5414
jnelson@graffton.k12.wi.us

"It was our pleasure to work with Joe Hoffmeier. The project had the potential to very disruptive, given the work that had to be done on each floor. Your team just did a great job in being unobtrusive and respectful of the needs of our patients and caregivers. We sincerely appreciated it."

*Rick Kellar,
Aurora West Allis Medical Center
President*



FIRE STATION NO. 2

09

Draft Contract



AIA - A133 & AIA - A201

Please see separate attachment in email for
CG Schmidt's full AIA A133 & A201 Template.



FIRE STATION NO. 2

10

Appendix

Addendum Fees

Addendum General Conditions

Site Logistics

SECTION 09

APPENDIX

Fees & General Conditions

PRECONSTRUCTION SERVICES (LUMP SUM)

\$21,500

CM FEE AS A PERCENTAGE OF THE COST OF WORK

2.34%

CM CONTINGENCY AS A PERCENTAGE OF THE COST OF WORK

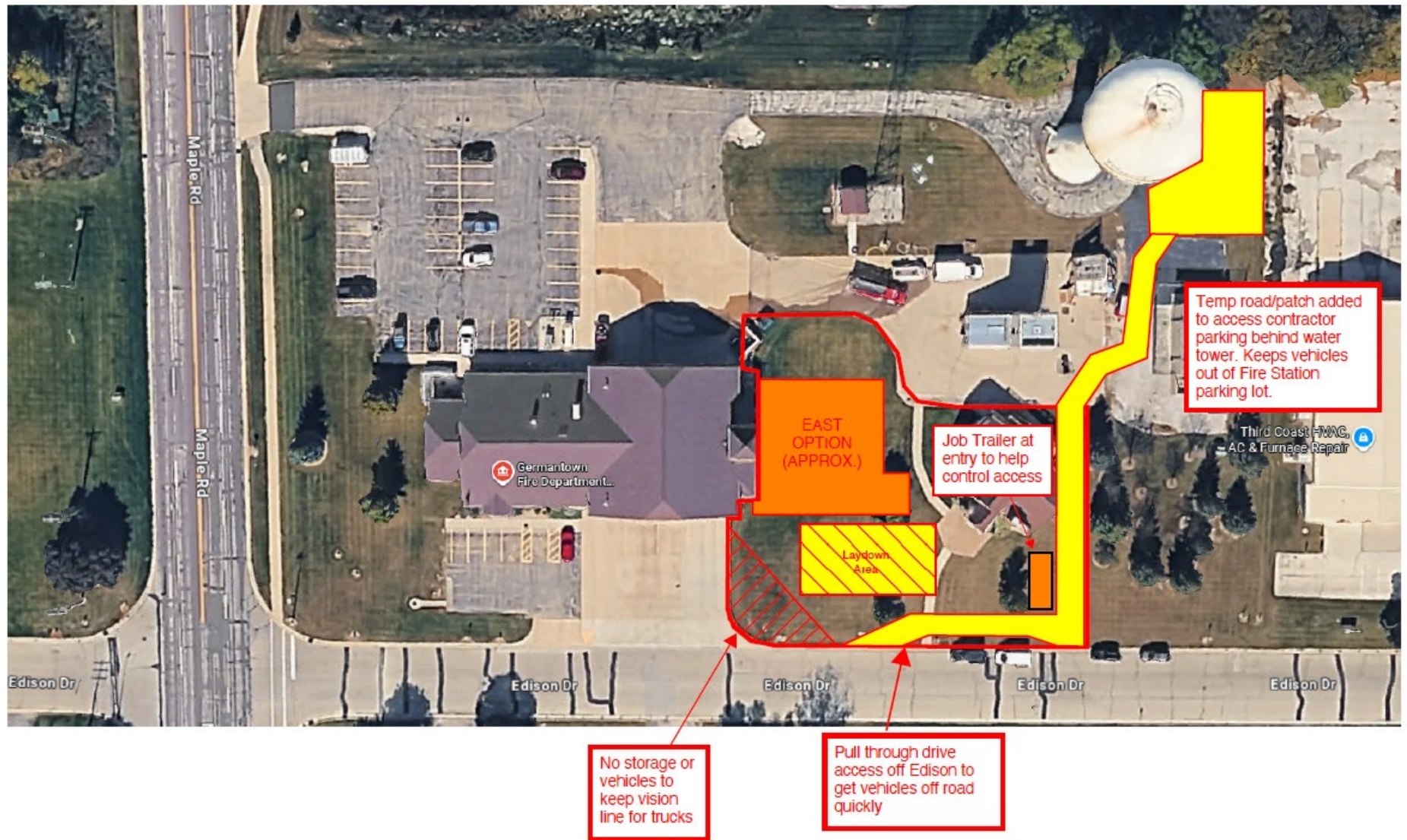
3.00%

GENERAL CONDITIONS WITH RATES

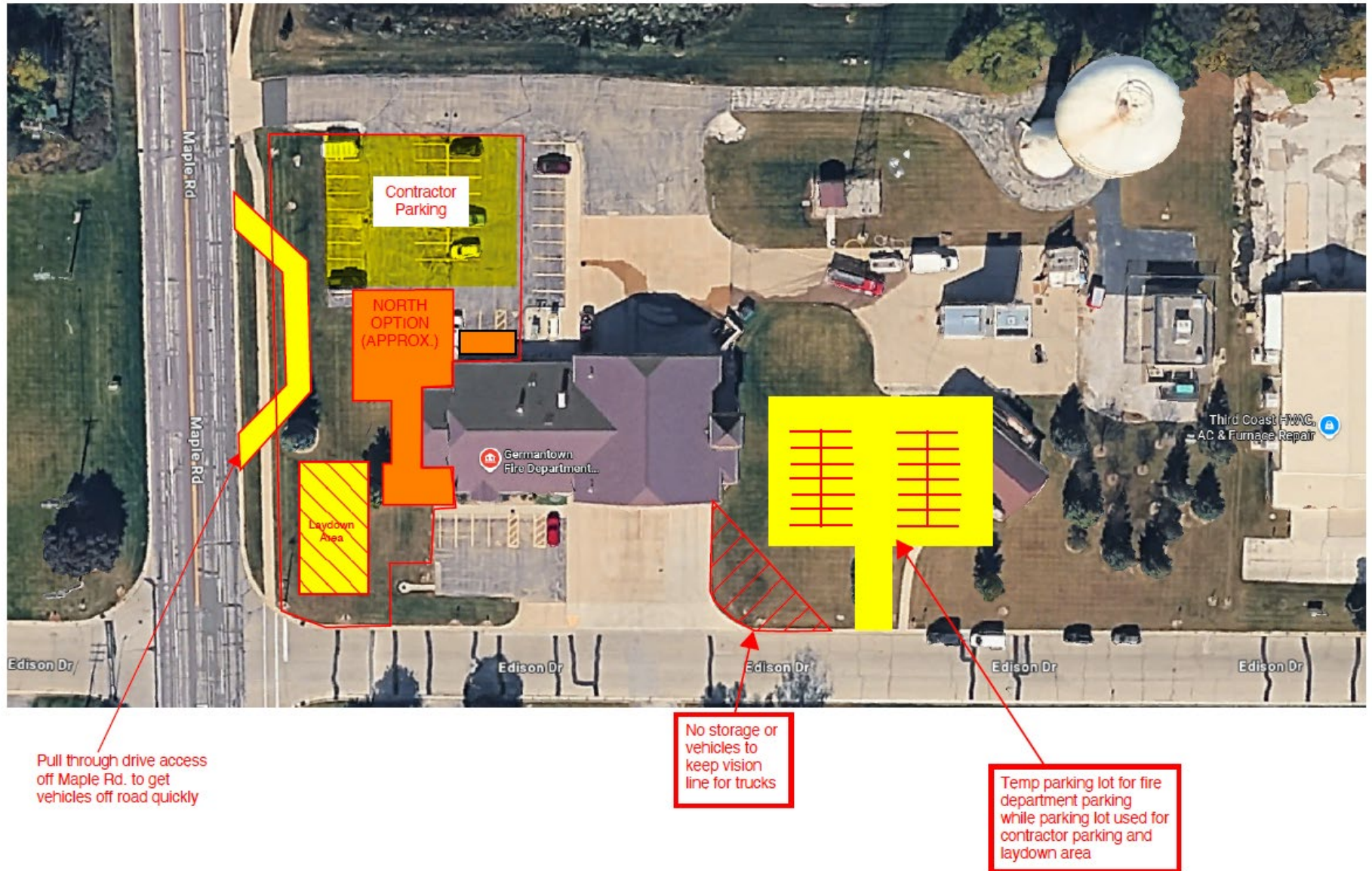
Please see the below chart.

GENERAL CONDITIONS (Assumes 9.5 Month Duration with 2 phases)				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
MANAGEMENT & SUPERVISION - 2027 RATES				
Project Director	60	HR	\$206.00	\$12,360
Project Manager (50%)	1104	HR	\$153.00	\$168,912
Project Engineer	0	HR	\$125.00	-
General Superintendent	40	HR	\$177.00	\$7,080
Superintendent (Full Time On Site)	1780	HR	\$153.00	\$272,340
Project Coordinator	245	HR	\$85.00	\$20,825
Project Accountant	72	HR	\$85.00	\$6,120
Safety Manager	50	HR	\$153.00	\$7,650
TOTAL				\$495,287

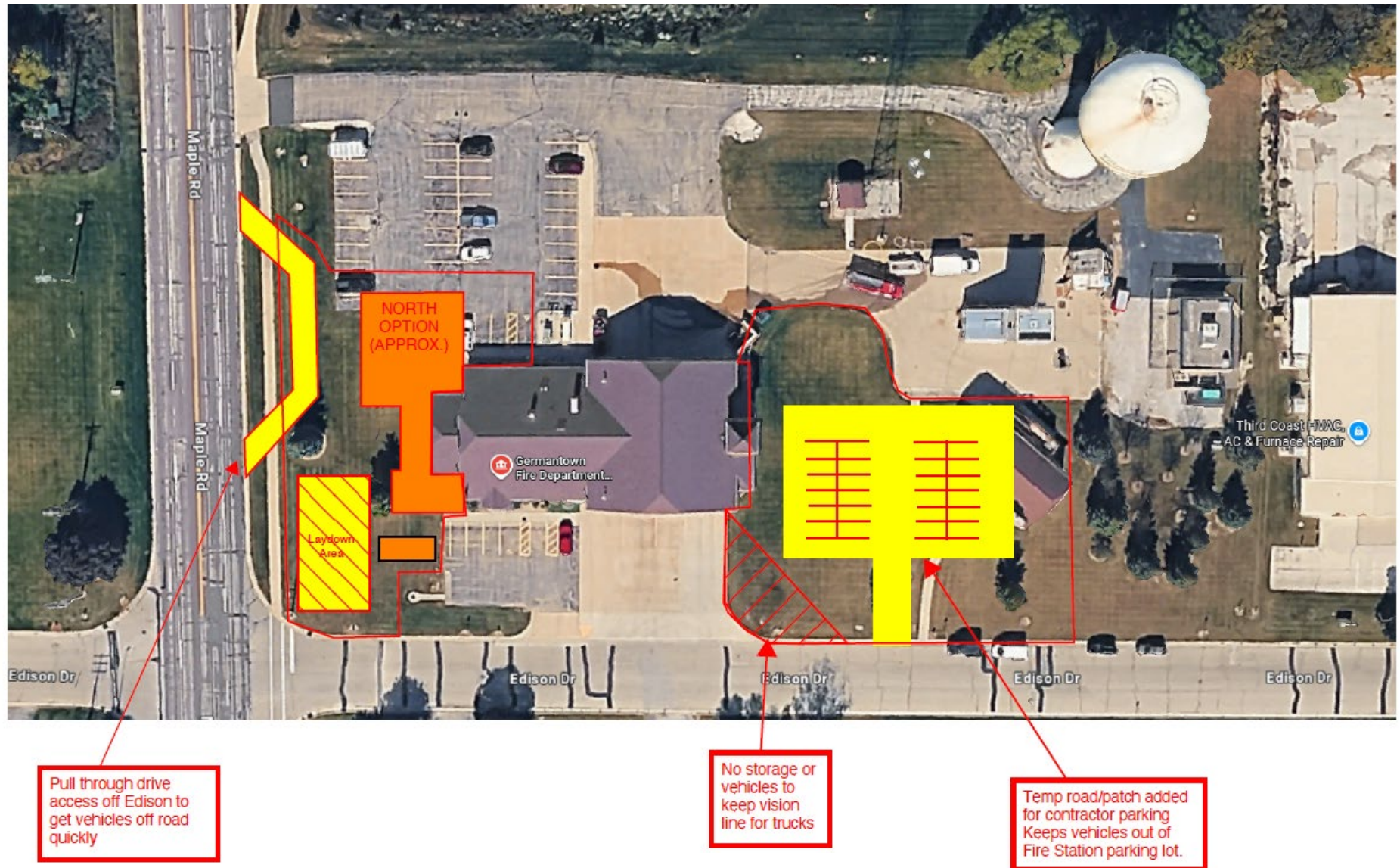
Site Logistics - East Option (*Our Recommendation*)



Site Logistics - North Option No. 1



Site Logistics - North Option No. 2





11777 West Lake Park Drive.
Milwaukee, WI 53224

cgschmidt.com

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

MEETING DATE: May 13th, 2026

AGENDA ITEM: New Business

ITEM TITLE: Well #7 Rehab-Liner Installation and Contract
Extension No.1

SUBMITTED BY: Paul Haugen, Water Utility Superintendent

SUMMARY EXPLANATION:

After Well #7 was fully rehabbed and televising was evaluated, it was determined that due to significant corrosion in the cased region a stainless steel liner will be needed to ensure corrosion of the existing casing does not allow infiltration and protect the integrity of the well. CTW was the contractor awarded the Well #7 rehabilitation work and it is recommended that their contract be extended and modified to include installation of the liner and additional work to install a pump and other ancillary items to extend the life of the well.

We reached out with two other firms to price check the cost CTW provided, below are the results:

- Municipal Well and Pump
1212 Storbeck Dr. Waupun, WI \$202,814.40
- Mid-City Corporation
12930 W Custer Ave, Butler, WI Non-responsive.
- **CTW**
21500 Good Hope Rd, Lannon, WI \$136,555.00
See attached for the price breakdown

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER _____

RECOMMENDATION:

With approval from the PWHC and full board, Staff recommends acceptance of CTW's contract change in the amount of \$136,555.00A

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.

SECTION 00 63 62
CHANGE ORDER

No. 1

Date of Issuance: March 25, 2026	Effective Date: March 25, 2026
Owner: Village of Germantown	Owner's Contract No.: 253184
Contractor: CTW Corporation	Contractor's Project No.:
Engineer: Foth Infrastructure & Environment	Engineer's Project No.: 25G018.01
Project: Well No 7 Rehab and Pump Replacement	Contract Name: Well 7 Rehab

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

Description:

1. Modification of chemical and mechanical rehabilitation – limited chemical rehabilitation and additional mechanical rehabilitation
2. Removal of original bid items for motor replacement and well pump option 1
3. Incorporation of alternate 1 from the original bid package which involved rehabilitation of existing motor
4. Addition of rebuilding and reinstalling existing pump, repurposing of epoxy lined column pipe, and all items necessary to bring the well back online
5. Time extension to accommodate future liner installation and additional work in 2026 (modified rehabilitation plan, additional mechanical treatment)
6. Costs associated with future liner installation including furnishing of new well pump (type to be determined as liner details are finalized, column pipe assembly (certa-lok PVC or stainless steel to be selected), accessory items, reinstallation of water level indicators, and all services necessary to install and test the pump, disinfect and flush, complete safe samples and return the well to service.

Attachments: *Modified bid schedule reflecting modifications included in this change order, liner proposal and applicable information compiled to date, and modified well rehab plan as prepared by Water Quality Investigations (WQI) and replaces Appendix A of the original contract documents.*

All increases to contract price shall include costs for bonding and insurance.

The costs represented in this change order reflect the highest anticipated costs for completing this work, both the initial well rehabilitation and the future modifications and testing needed with the liner installation. Once the final column pipe material and pump are selected, the cost may be adjusted but will be less than or equal to the amounts represented in this change order.

No additional cost increases for the labor and materials outlined in this change order will be presented or approved. The costs reflected in this change order reflect pricing that will be maintained through project completion. If additional components, equipment, approvals, meetings, etc. are required to complete the work that are not specified in this change order or the original contract, additional costs or time extensions may be proposed and approved.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>114,060.00</u>	Original Contract Times: Substantial Completion: <u>February 27, 2026</u> Ready for Final Payment: <u>March 27, 2026</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> : \$ <u>0.00</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> : Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days

Contract Price prior to this Change Order:

\$ 114,060.00

Contract Times prior to this Change Order:
Substantial Completion: February 27, 2026
Ready for Final Payment: March 27, 2026
days or dates

[Increase] [~~Decrease~~] of this Change Order:

\$ 136,555.00

[Increase] [~~Decrease~~] of this Change Order:
Substantial Completion:
Rehabilitation Phase: April 17, 2026
Liner Phase: April 21, 2028
Ready for Final Payment:
Rehabilitation Phase: May 15, 2026
Liner Phase: June 30, 2028
days or dates

Contract Price incorporating this Change Order:

\$ 250,615.00

Contract Times with all approved Change Orders:
Substantial Completion:
Rehabilitation Phase: April 17, 2026
Liner Phase: April 21, 2028
Ready for Final Payment:
Rehabilitation Phase: May 15, 2026
Liner Phase: June 30, 2028
days or dates

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: Eve Schnell
Engineer (if required)
Title: Project Manager
Date: March 25, 2026

By: _____
Owner (Authorized)
Title _____
Dat _____

By: _____
Contractor (Authorized)
Title _____
Dat _____

Approved by Funding Agency (if applicable)

By: _____
Title: _____

Date: _____

COST SUMMARY

CONSTRUCTION - 2026 WORK EXPENDITURES Base Bid Part A – 1, 2, 3, 4, 5, 15, 16, 17, 18 Base Bid Part B – 1, 4 Change Order Items – 1, 2, 3BR	\$65,732.00
CONSTRUCTION - 2028 ANTICIPATED COSTS Future well pump including column pipe, accessory items, and all services and materials necessary to install and test the pump and return the well to full function Liner – 12”, including all labor and testing Change Order Items – FP, FL (only one FP cost will apply – highest FP cost incorporated)	\$184,883.00
CONSTRUCTION COST BREAKDOWN Original Base Bid Total 2026 Total Spend 2028 Anticipated Cost Total Revised Construction Cost Additional Construction Cost Request	\$114,060.00 \$65,732.00 \$184,883.00 \$250,615.00 \$136,555.00 (250,615-114,060)
SUPPORTING Foth Original Cost Foth Addendum Cost \$4,000 in 2026 and \$30,000 in 2028 Foth Total Additional Supporting Costs	\$37,200.00 \$34,000.00 \$71,200.00 \$34,000.00



Project Proposal

Re: Germantown Well 7 Liner

Item #	Item Description	Quantity	Units	Unit Price	Extended Price
1	Labor to Remove Existing Pump Set	1.00	LS	\$ 4,280.00	\$ 4,280.00
2	Labor to Furnish and Install 120' of 12" SS Liner	1.00	LS	34,860.00	34,860.00
3	Labor to Televis Well Twice	2.00	EA	2,095.00	4,190.00
4	Labor to Install Test Pump, Run Pump Test, WQ Sampling	1.00	LS	38,720.00	38,720.00
5	Labor to Install all new submersible equipment and sample (2	1.00	LS	7,450.00	7,450.00
6	84' of 8" Stainless Steel Column pipe with SS CV	84.00	ft	495.10	41,588.40
7	PumpEnd Flowise 9WC 1200GPM @ 240TDH	1.00	EA	4,700.00	4,700.00
8	100Hp SME Submersible Motor	1.00	EA	13,170.00	13,170.00
9	1/0 Flat Jacketed Submersible Cable	110.00	ft	36.40	4,004.00
10	SS Well liner 12" x 120' .375 wall & needed materials	1.00	LS	46,370.00	46,370.00
11	Test Pumping Material Expenses	1.00	LS	290.00	290.00
12	Grout	80.00	Bag	39.90	3,192.00
13				-	-
14				-	-
15				-	-
16				-	-
17				-	-
18				-	-
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42				-	-
43				-	-
44				-	-
45				-	-
46				-	-
47				-	-
48				-	-
Total Project Proposal					\$ 202,814.40

Dated: April 26, 2026

By:

Chase Hoinacki

Chase Hoinacki
Project Manager
Municipal Well & Pump

P.O. Box 311, Waupun, WI 53963 – Office: 920-324-3400 – Toll-Free: 800-383-7412 – Fax: 920-324-3431

www.municipalwellandpump.com

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

MEETING DATE: May 13th, 2026

AGENDA ITEM: New Business

ITEM TITLE: Award of professional services agreement, Foth
Infrastructure for Well 7 liner installation and
pump replacement

SUBMITTED BY: Paul Haugen, Water Utility Superintendent

SUMMARY EXPLANATION:
See Exhibit A in the Agreement for cost breakdown of services

ATTACHMENT: ORDINANCE____RESOLUTION____ OTHER: X

RECOMMENDATION:
With approval from the PWHC and full board, Staff recommends acceptance of the
Foth services agreement in the amount not to exceed \$34,000.00

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.



Project Title: Well No. 7 Rehabilitation and Pump Replacement

FOTH Project Number: 25G018.01

CLIENT Project Number: 253104
(If applicable)

This Addendum (in addition to and subject to the conditions contained in the Agreement for Services dated **May 19, 2025**), (hereinafter "Addendum"), is made and entered into **25th** day of **March, 2026** by and between **FOTH INFRASTRUCTURE & ENVIRONMENT, LLC**, (hereinafter "Consultant") and **VILLAGE OF GERMANTOWN**, (hereinafter "Client"), for the services described under the Scope of Services (the "Services").

CLIENT: Village of Germantown

Address: N112W17001 Mequon Road, Germantown, WI 53022

Phone No: 262-250-4700

Email Address: phaugen@germantownwi.gov

Scope of Services: Client hereby agrees to retain Consultant to perform the following Services:

Services beyond the original agreement are included in Exhibit A.

Schedule: Services shall be performed according to the following schedule:

Services will be completed no later than December 31, 2028.

Compensation: In consideration of these Services, the Client agrees to pay Consultant compensation as follows:

☐ Lump-Sum in the amount of \$.00

☒ Unit Cost/Time Charges (Standard Rates) with a total amount not-to-exceed \$34,000.00

☐ Unit Cost/Time Charges (Standard Rates) for an estimated cost of \$.00

☐ Other as stated here:

Special Conditions (if any):

Entire Agreement: This Addendum, along with other approved Addendums, together with and subject to the Agreement for Services referenced above, constitutes the entire understanding between the parties with respect to the subject matter hereof. This Addendum may be modified by subsequent written addenda mutually agreeable by both parties.

IN WITNESS WHEREOF, this Agreement is accepted on the date last written below, subject to the terms and conditions above stated and the provisions set forth herein.

CLIENT

FOTH INFRASTRUCTURE & ENVIRONMENT, LLC

Signed:

Name (printed):

Title:

Date:

Signed:

Name (printed):

Title:

Date:

Thomas J. Ludwig

Client Director

03/25/2026

Signed:

Name (printed):

Title:

Date:

Andy Schultz

Senior Project Manager

03/27/2026

Exhibit A

Additional Services:

1. Complete summary report of findings, recommendations, timeline
2. Rehabilitation modification meetings and coordination
3. Discussions on and coordination for liner installation, pump modifications, and future coordination
4. Additional site inspections (4 visits, 8 hours each = 32 hours total)
 - o Mobilization, pulling pump
 - o Liner installation
 - o Televising
 - o Pump Testing
5. Pay Application
6. Project resume coordination meeting, kickoff meeting, post-pump pull/pre-installation discussion, televising review discussion, and final project wrap-up
7. Coordination with contractor on project documentation and closeout
8. Submittals
 - o O&M Manuals – receive and review/approve
 - o Pump Product Data, warranty, training, startup/testing
9. Updates to project summary binder
10. Project Management

FEE INFORMATION

TASK	DESCRIPTION	HOURS	COST
1	Summary report, recommendations, timing	20	\$4,000
2, 3, 5, 6, 7, 8, 9, 10	Project Coordination, Check-in Meetings, Liner Coordination, Pump Selection, Pay Applications	118	\$23,600
4	Site Inspections	32	\$6,400

SCHEDULE OUTLINE

DESCRIPTION	SCHEDULE
Current Rehabilitation Closeout	Mar-Jun 2026
Project Resuming Coordination	Nov 2027
Well Offline	Dec 2027-Apr 2028
Substantial Completion (Well Online)	April 2028
Project Closeout/Punchlist Complete	May 2028

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Resolution

ITEM TITLE: A Resolution Approving a Relocation Order – Division Road Reconstruction Project (ACTION)

SUBMITTED BY: Kevin Driscoll, Village Engineer

SUMMARY EXPLANATION:

Following the Division Road Public Information meetings in 2024, staff brought a number of updates to the Public Works and Highways Committee in 2025 and 2026. These included updates on plat work and appraisals to establish a more uniform right-of-way corridor consistent with the statutory highway easements. A resolution is required for the relocation order to update the plat. The resolution is attached for the Division Road reconstruction from Mequon Road to County Line Road. The exhibits include the Phase I project from Jefferson Creek to Mequon Road, and the Phase 2 project from Jefferson Creek to County Line Road. Phase 1 construction is scheduled for advertisement to bidders (5/13) and the contract award is anticipated the following month (June). Work is anticipated to begin this summer and be substantially completed in fall 2026.

ATTACHMENT:

1. 2- Staff Memo for Division Road Relocation Order Resolution_exhibits (Phase I)
2. 2- Staff Memo for Division Road Relocation Order Resolution_exhibits (Phase II)
3. Ex C - RESOLUTION NO. R-26-xx Division Road Relocation Resolution

STAFF RECOMMENDATION:

Staff recommends the Public Works and Highways Committee and Village Board approve the Resolution for the Division Road project Relocation Order.

ACTION BY COMMITTEE:

The Public Works and Highways Committee unanimously recommended approval.

TRANSPORTATION PROJECT PLAT NO: PROJECT 2501

THAT PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPLE MERIDIAN, LOCATED IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

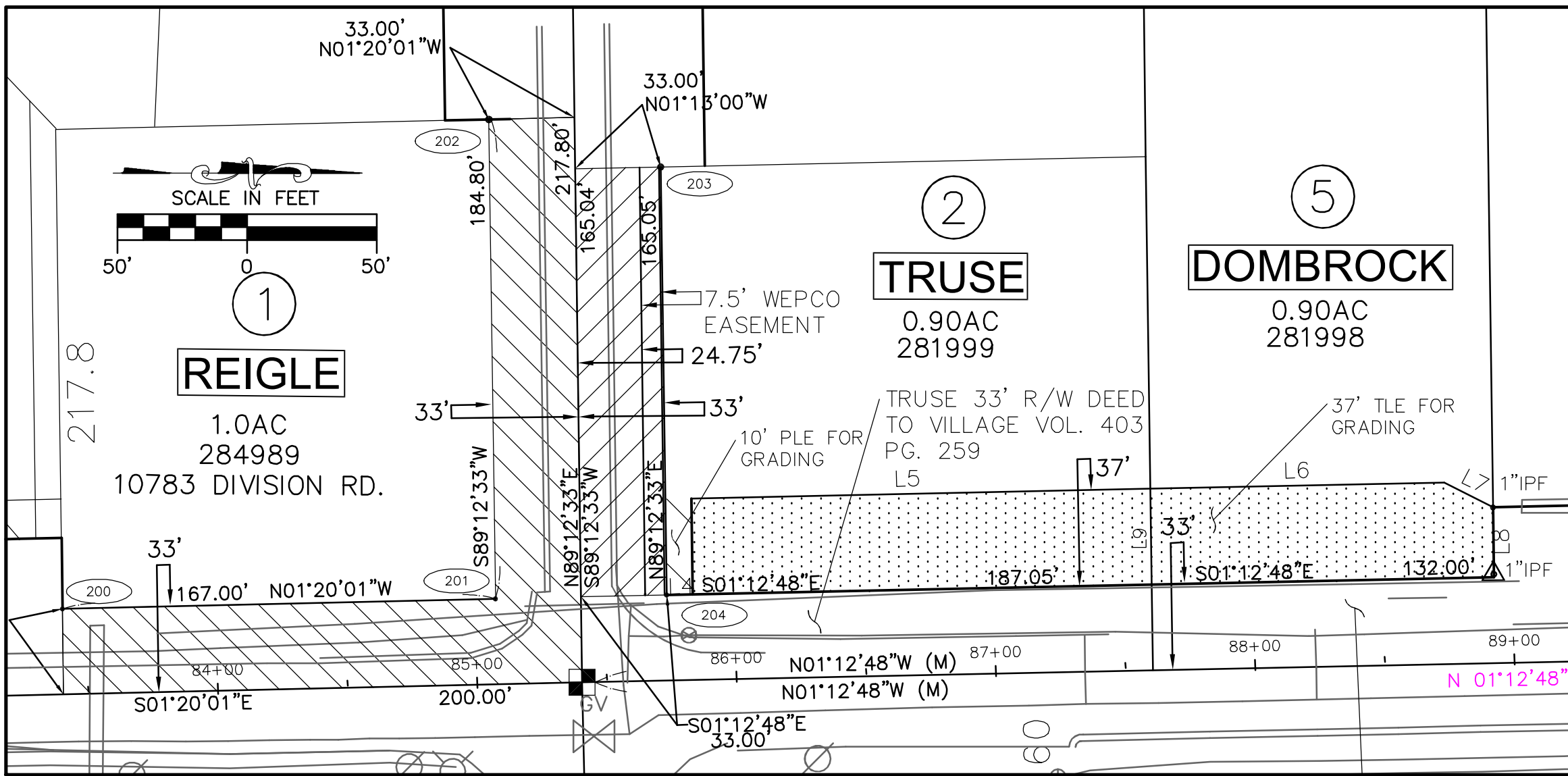
RELOCATION ORDER DIVISION ROAD--LILAC LANE TO MEQUON ROAD WASHINGTON COUNTY

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

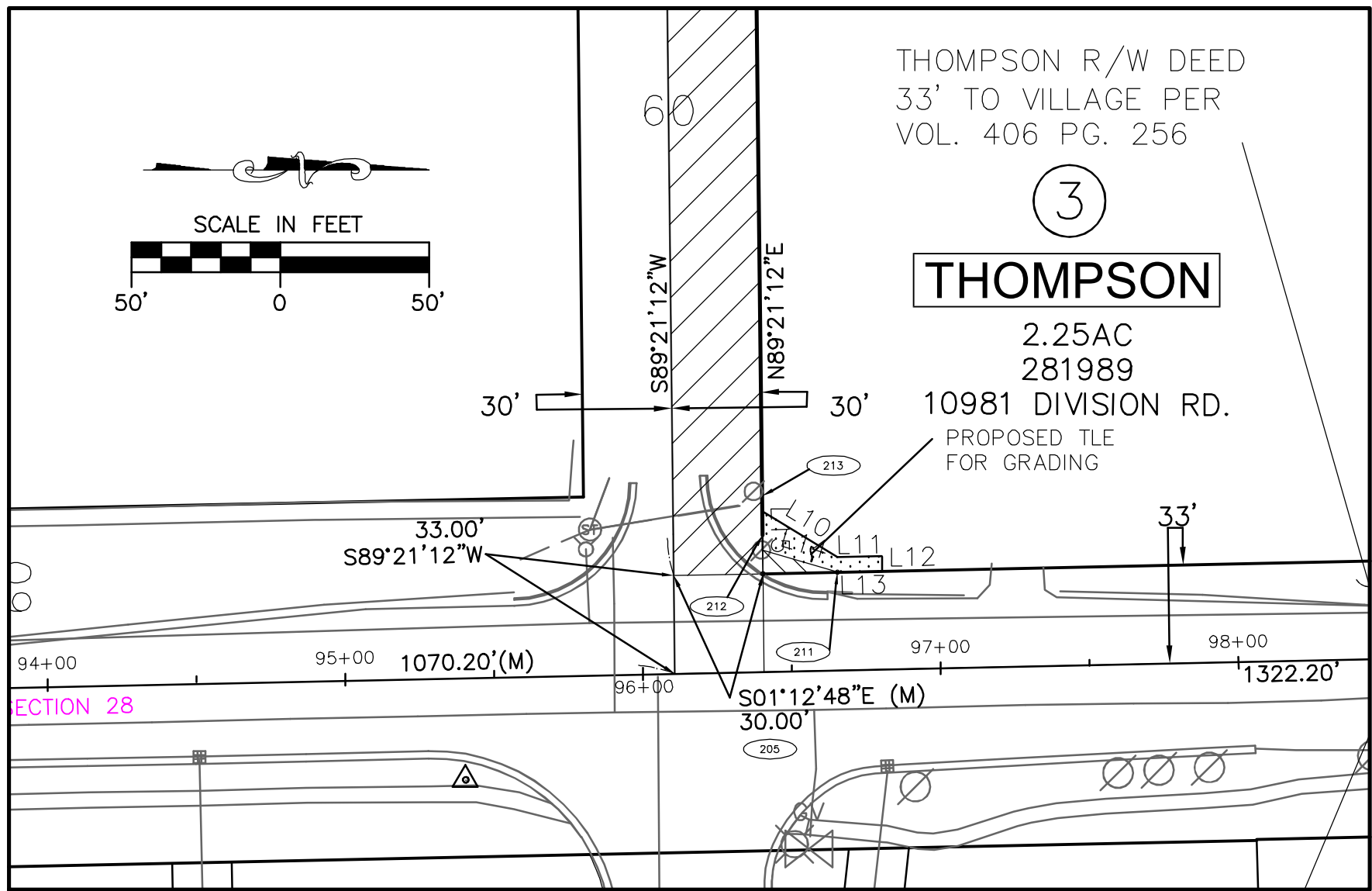
TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (3), 84.09, AND 84.30, WISCONSIN STATUTES, THE VILLAGE OF GERMANTOWN HEREBY ORDERS THAT:

- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
- THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE VILLAGE FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED.

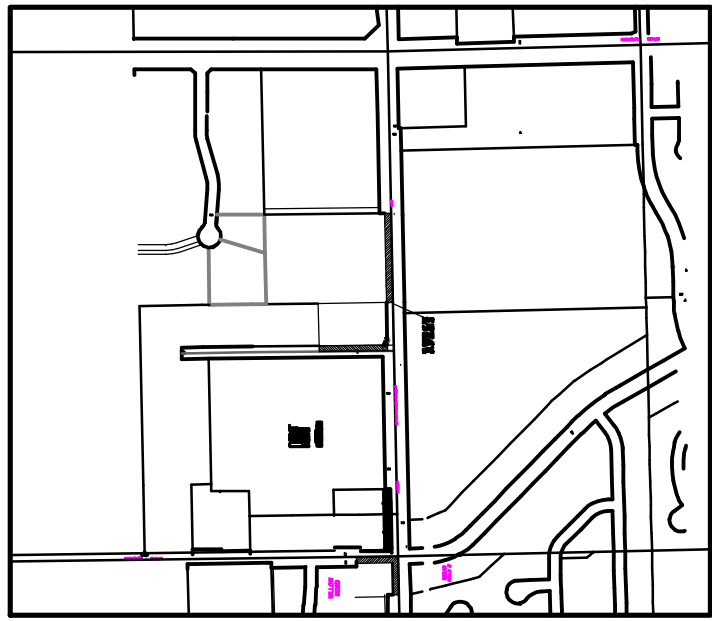
IN THE NAME OF THE VILLAGE OF GERMANTOWN, PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.



DETAIL 1 LILAC LANE

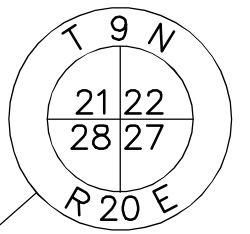
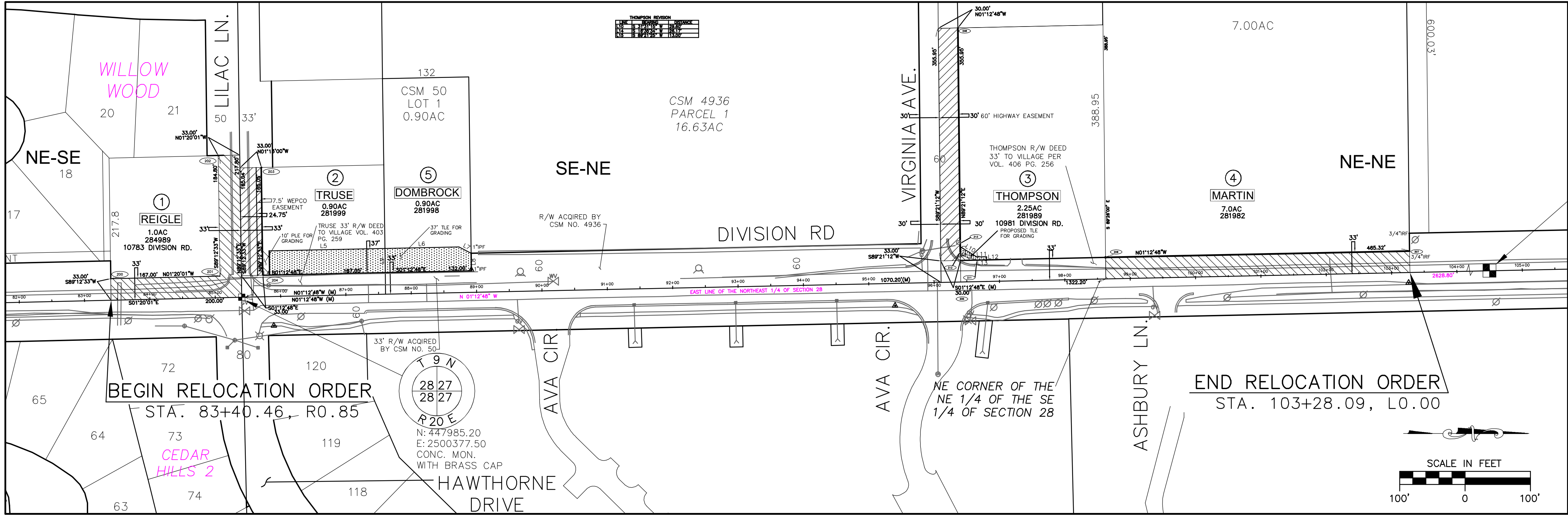


DETAIL 2 VIRGINIA AVE.



LOCATION MAP

NORTHEAST AND SOUTHEAST 1/4 OF SECTION 28 T9N, R20E VILLAGE OF GERMANTOWN WASHINGTON COUNTY STATE OF WISCONSIN SCALE 1=1000'



CONCRETE MONUMENT WITH ALUMINUM CAP

ROBERT C. BEILFUSS PROFESSIONAL LAND SURVEYOR S-2072

LEGEND

BOUNDARY LINE	1" IRON ROD/PIPE(FND)	PULL BOX(SIGNALS)	SHRUB
SECTION LINE	TYPE-2 R/W MARKER (SET)		
EASEMENT LINE	USPLSS MONUMENT	CONCETE POST	USPLSS MONUMENT
FORCE MAIN	LIGHT	GAS VALVE	
STORM SEWER	SIGN	GUY WIRE	
ELECTRIC	TRAFFIC LIGHT	DECIDUOUS TREE	
TELEPHONE		CONIFEROUS TREE	
GAS	NON COMPENSABLE	COMPENSABLE	
OVERHEAD LINES	TELEPHONE PEDESTAL	TELEPHONE PEDESTAL	PERMANENT LIMITED EASEMENT AREA (PLE)
PROPOSED R/W	ELECTRIC PEDESTAL	ELECTRIC PEDESTAL	TEMPORARY LIMITED EASEMENT AREA (TLE)
PROPOSED TLE	TRANSFORMER (ELECTRIC)	TRANSFORMER (ELECTRIC)	
PROPOSED PLE	POWER POLE	POWER POLE	NEW R/W - FEE HATCHING VARIES BY OWNER
	TELEPHONE POLE	TELEPHONE POLE	

DRAFT-90%

LINE	BEARING	DISTANCE
L1	S 89°12'33" W	165.05'
L2	N 01°13'00" W	10.00'
L3	S 89°12'33" W	165.05'
L4	S 01°12'48" E	10.00'
L5	S 01°12'48" E	177.05'
L6	S 01°12'48" E	113.25'
L7	S 26°50'19" W	21.16'
L8	S 89°12'33" W	27.05'
L9	S 89°12'33" W	37.00'
L10	S 31°31'15" W	29.60'
L11	N 01°13'09" W	15.00'
L12	N 88°46'51" E	5.00'
L13	S 01°13'09" E	15.00'
L14	S 16°35'34" W	26.17'
L15	S 89°21'25" W	13.00'

NOTES

COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID, NAD 27. ALL PLAT DISTANCES ARE GROUND LENGTH.

RIGHT OF WAY MONUMENTS ARE TYPE 2 AND ARE PLACED PRIOR TO OR AT THE TIME OF LAND TITLE TRANSFER, BY POINT LAND SURVEYING & MAPPING.

RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.

THIS TRANSPORTATION PROJECT PLAT WAS PREPARED BY: POINT LAND SURVEYING AND MAPPING W174 N9467 JOPER ROAD MENOMONEE FALLS, WISCONSIN

ROADWAY	BASIS OF EXISTING R/W	WIDTH	YEAR
DIVISION ROAD	DEDICATION BY CSM	40'-60'	VARIES
LILAC LANE	ROAD REGISTRY	24.75'	1884
VIRGINIA AVENUE	ROAD REGISTRY	60.00'	1884

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NO.	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED ACRES			PLE TEMP ACRES
			NEW	EXISTING	TOTAL	
1	NATHAN REIGLE	FEE	0.2915	0.00	0.2915	0.0000
2	THOMAS AND PAMELA TRUSE	FEE, PLE, TLE	0.1250	0.00	0.1250	0.0085
3	JOHN AND AMANDA THOMPSON	FEE, PLE, TLE	0.2345	0.00	0.2345	0.0069
4	PAUL MARTIN	FEE	0.3526	0.00	0.3526	0.0000
5	MARY DOMBROCK	TLE	0.0000	0.00	0.0000	0.1100

VILLAGE OF GERMANTOWN

I, ROBERT C. BEILFUSS, P.L.S. PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, I HAVE MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

SIGNATURE: _____ DATE: X/XX/2020

PRINT NAME: ROBERT C. BEILFUSS, P.L.S.
REGISTRATION NUMBER: S-2072

THIS PLAT AND RELOCATION ORDER ARE APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN.

SIGNATURE: _____ DATE: X/XX/2020
PRINT NAME: _____

REVISION DATE:	DATE:	1"=100' US SURVEY FEET	STREET: DIVISION ROAD	FROM: LILAC LANE TO MEQUON ROAD	PRELIMINARY-REVIEW ONLY
			COUNTY: WASHINGTON	PROJECT No. 2501	SHEET NO: 4.1

Filename:

Plotted by: RCB

Created By: RCB

Scale of drawing: 1"=100'

TRANSPORTATION PROJECT PLAT NO: PROJECT 2501

THAT PART OF THE NORTHWEST $\frac{1}{4}$, NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$ AND SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPLE MERIDIAN, LOCATED IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

RELOCATION ORDER DIVISION ROAD--LILAC LANE TO MEQUON ROAD WASHINGTON COUNTY

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

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

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.

2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE VILLAGE FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED.

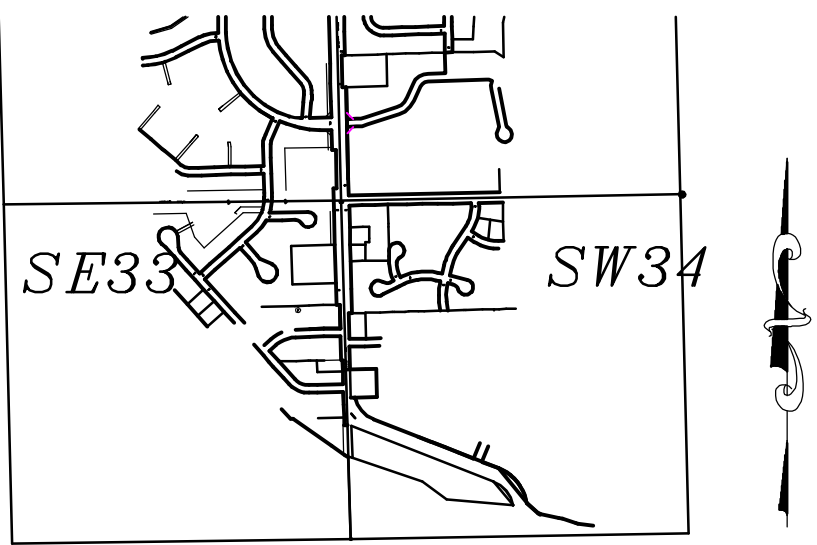
IN THE NAME OF THE VILLAGE OF GERMANTOWN, PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED						OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE VILLAGE.	
PARCEL NO.	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED ACRES			TLE TEMP ACRES	PLE TEMP ACRES
			NEW	EXISTING	TOTAL		
1	CONNIE KNUTSON	FEE	0.0682	0.00	0.0682	X	X
2	STEVEN AND AMBER CHYCINSKI,	FEE	0.1662	0.00	0.1662	X	X

THIS TRANSPORTATION PROJECT PLAT WAS PREPARED BY:

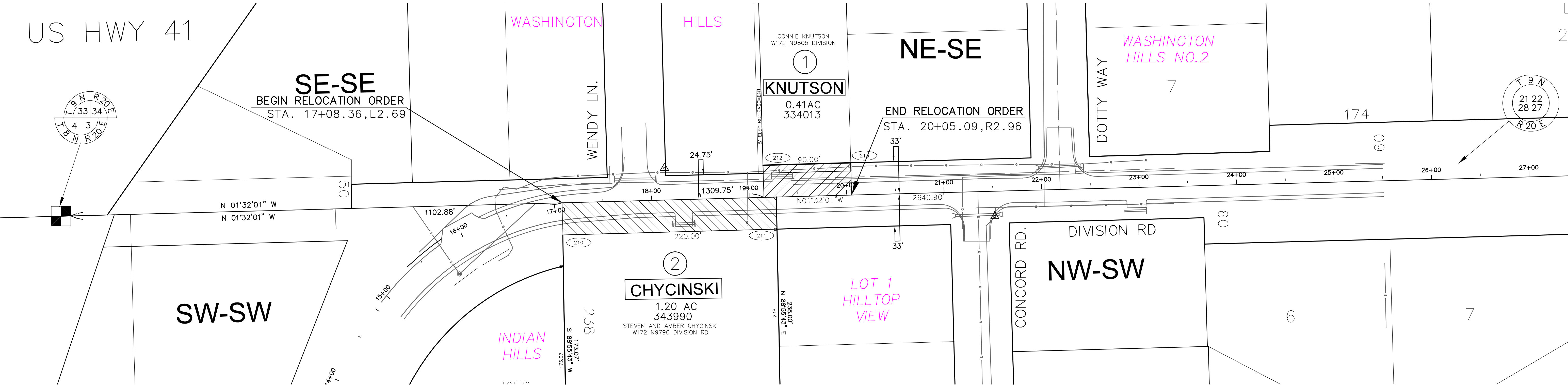
POINT LAND SURVEYING & MAPPING
W174 N9467 JOPEL ROAD
MENOMONEE FALLS, WISCONSIN

DRAFT-80%



LOCATION MAP
SOUTHEAST $\frac{1}{4}$ OF SECTION 33
AND THE SOUTHWEST $\frac{1}{4}$ OF
SECTION 34 T9N, R20E
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY
STATE OF WISCONSIN
SCALE 1=1500'

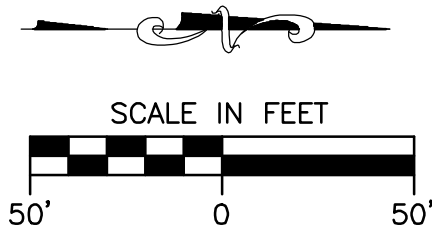
RESERVED FOR REGISTER OF DEEDS
PROJECT NO. 2501
AMENDMENT NO.



LEGEND

BOUNDARY LINE	1" IRON PIPE(FND)	PULL BOX(SIGNALS)	SHRUB
SECTION LINE	R/W MARKER (SET)	CONCETE POST	USPLSS MONUMENT
EASEMENT LINE	USPLSS MONUMENT	GAS VALVE	DECIDUOUS TREE
FORCE MAIN	LIGHT	GUY WIRE	CONIFEROUS TREE
STORM SEWER	SIGN	TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
ELECTRIC	TRAFFIC LIGHT	ELECTRIC PEDESTAL	TRANSFORMER (ELECTRIC)
TELEPHONE	NON COMPENSABLE	TELEPHONE PEDESTAL	TRANSFORMER (ELECTRIC)
GAS	COMPENSABLE	POWER POLE	POWER POLE
OVERHEAD LINES	TELEPHONE PEDESTAL	TELEPHONE POLE	TELEPHONE POLE
PROPOSED R/W	ELECTRIC PEDESTAL	TELEPHONE POLE	TELEPHONE POLE
PROPOSED TLE	TRANSFORMER (ELECTRIC)	TELEPHONE POLE	TELEPHONE POLE
PROPOSED PLE	POWER POLE	TELEPHONE POLE	TELEPHONE POLE
	TELEPHONE POLE	TELEPHONE POLE	TELEPHONE POLE

ROADWAY	BASIS OF EXISTING R/W	WIDTH	YEAR
DIVISION ROAD	DEDICATION BY CSM OR PLAT	40-60'	VARIES



NOTES

COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM--SOUTH ZONE GRID NAD 1927. ALL PLAT DISTANCES ARE GROUND LENGTH.

RIGHT OF WAY MONUMENTS ARE TYPE 2 AND ARE PLACED PRIOR TO OR AT THE TIME OF LAND TITLE TRANSFER, BY WISCONSIN D.O.T. DISTRICT 2 SURVEY.

RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.

VILLAGE OF GERMANTOWN

I, ROBERT C. BEILFUSS, P.L.S., PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, I HAVE MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

SIGNATURE: _____ DATE: X/XX/2025
PRINT NAME: ROBERT C. BEILFUSS, P.L.S.
REGISTRATION NUMBER: S-2072

THIS PLAT AND RELOCATION ORDER ARE APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN.

SIGNATURE: _____ DATE: X/XX/2025
PRINT NAME: _____

REVISION DATE:	DATE:	1"=100' US SURVEY FEET	STREET: DIVISION ROAD	FROM: LILAC LANE TO MEQUON ROAD	PRELIMINARY--REVIEW ONLY
			COUNTY: WASHINGTON	PROJECT No. 2501	SHEET NO: 4.2

RESOLUTION NO. xxxx

**APPROVING A RELOCATION ORDER – DIVISION ROAD
RECONSTRUCTION PROJECT**

WHEREAS, it is the desire of the Village of Germantown to reconstruct Division Road; and

WHEREAS, the construction of this project will require the acquisition of additional right of way, and

WHEREAS, a "Transportation Project Right of Way Plat" has been prepared by Point Land Surveying and Mapping; and

WHEREAS, Section 32.05 of the Wisconsin State Statutes requires the adoption of a Relocation Order by a municipality prior to the relocation of the right of way; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby adopts the Relocation Order to allow the reconstruction of Division Road.

BE IT FURTHER RESOLVED that the Director of Public Works is hereby authorized to sign any future real estate acquisition documents associated with this project.

Introduced by: Trustee _____

Adopted: month day, 2026

Vote: Ayes:

Nays:

Absent:

Robert Soderburg, Village President

ATTEST:

Donna Ott, Village Clerk

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

MEETING DATE: May 13, 2026

AGENDA ITEM: New Business

ITEM TITLE: Pleasant View Drive – Resolution for Relocation Order

SUBMITTED BY: Kevin Driscoll – Village Engineer

SUMMARY EXPLANATION:

Following the Rockfield Road and Pleasant View Drive reconstruction projects in 2025, the final phase of this WisDOT ARIP grant funded project is scheduled to begin in fall 2026 and be completed in spring 2027. The WDNR general permit has been applied for, and the final plans and specifications are anticipated for completion and advertisement to bidders later in summer 2026. For construction purposes, an updated plat establishes an 80-ft uniform right of way, consistent with the Ultimate Right of Way for this section of Pleasant View Drive.

A resolution is required for the plat work and relocation order. The resolution is attached for this final phase of the Pleasant View Drive reconstruction project for Village Board review and approval.

ATTACHMENT: ORDINANCE_____ RESOLUTION X OTHER X
Project Exhibits

RECOMMENDATION:

It is the Engineering Department's recommendation to for the Public Works and Highways Committee and Village to approve the resolution for a relocation order to establish a plat with right of way consistent with the Ultimate Right of Way plan.

COMMITTEE ACTION:

A motion to support authorize staff and a vote "Aye" is in the affirmative to support the contract award.

RESOLUTION NO. _____

**APPROVING A RELOCATION ORDER
PLEASANT VIEW DRIVE RECONSTRUCTION PROJECT**

WHEREAS, it is the desire of the Village of Germantown to reconstruct Pleasant View Drive from Freistadt Road to Lovers Lane and replace the stream crossing structure; and

WHEREAS, the construction of this project will require the acquisition of additional right of way, and

WHEREAS, a "Plat of Right of Way Required for the Pleasant View Drive " has been prepared by Point Land Surveying and Mapping; and

WHEREAS, Section 32.05 of the Wisconsin State Statutes requires the adoption of a Relocation Order by a municipality prior to the relocation of the right of way; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby adopts the Relocation Order to allow the reconstruction of the Pleasant View Drive from Freistadt Road to Lovers Lane.

Introduced by:

Adopted:

Vote: Ayes:

Nays

Ayes:

Nays:

Bob Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

TRANSPORTATION PROJECT PLAT NO: PROJECT 2501

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPLE MERIDIAN, LOCATED IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

RELOCATION ORDER PLEASANT VIEW DR.--FREISTADT RD TO LOVERS LANE RD, WASHINGTON COUNTY

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

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

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE VILLAGE FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED.

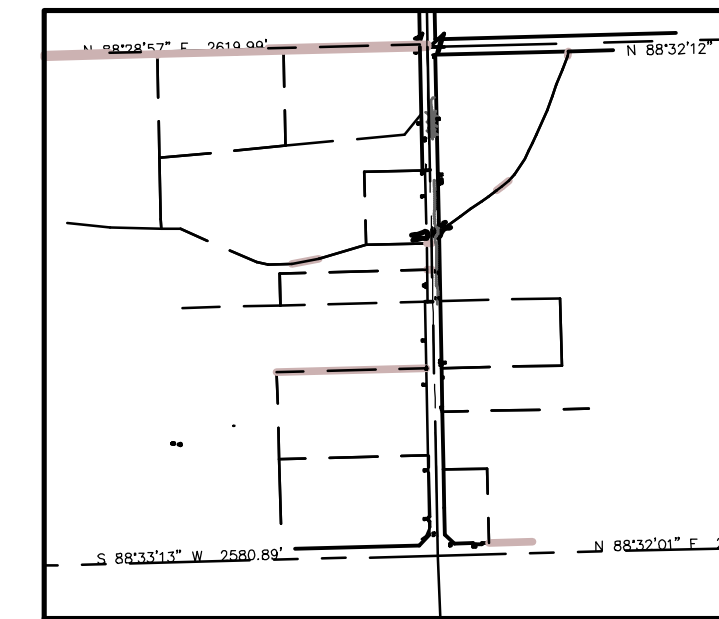
IN THE NAME OF THE VILLAGE OF GERMANTOWN, PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED						
OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE VILLAGE.						
PARCEL NO.	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED ACRES			TLE TEMP. ACRES
			NEW	EXISTING	TOTAL	PLE PERM. ACRES
1	SCOTT A MUELLER, SEJAL PATEL	FEE	0.0000	0.00	0.0000	X
2	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	FEE	0.0000	0.00	0.0000	X
3	FRANK J. AND IRENE M BLAU	FEE	0.0000	0.00	0.0000	X

THIS TRANSPORTATION PROJECT PLAT WAS PREPARED BY:

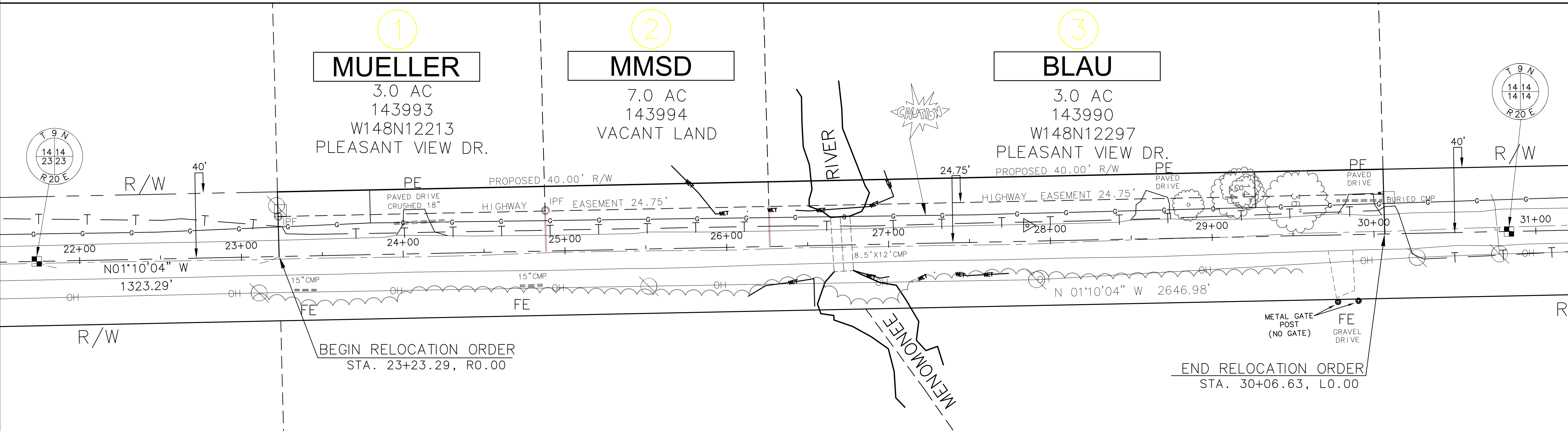
POINT LAND SURVEYING & MAPPING
W174 N9467 JOPER ROAD
MENOMONEE FALLS, WISCONSIN

NORTHEAST AND SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, T9N, R20E
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY
STATE OF WISCONSIN
SCALE 1=1000'



LOCATION MAP

RESERVED FOR REGISTER OF DEEDS
PROJECT NO. 2501
AMENDMENT NO.



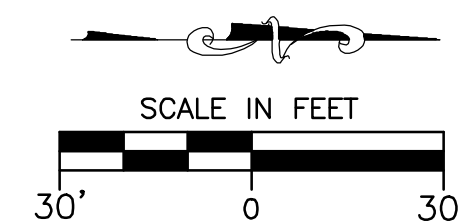
LEGEND

BOUNDARY LINE	1" IRON PIPE(FND)	PULL BOX(SIGNALS)	SHRUB
RIGHT OF WAY(DED)	R/W MARKER (SET)	CONCRETE POST	USPLSS MONUMENT
R/W HIGHWAY EASE.	USPLSS MONUMENT	GAS VALVE	
SECTION LINE	LIGHT	GUY WIRE	
EASEMENT LINE	SIGN	DECIDUOUS TREE	
FORCE MAIN	TRAFFIC LIGHT	CONIFEROUS TREE	
STORM SEWER	FE FIELD ENTRANCE		
ELECTRIC	PE PRIVATE ENTRANCE		
TELEPHONE			
GAS			
OVERHEAD LINES			
PROPOSED R/W			
PROPOSED TLE			
PROPOSED PLE			

NON COMPENSABLE	COMPENSABLE
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	ELECTRIC PEDESTAL
TRANSFORMER (ELECTRIC)	TRANSFORMER (ELECTRIC)
POWER POLE	POWER POLE
TELEPHONE POLE	TELEPHONE POLE

PERMANENT LIMITED EASEMENT AREA (PLE)	TEMPORARY LIMITED EASEMENT AREA (TLE)	NEW R/W - FEE HATCHING VARIES BY OWNER
---------------------------------------	---------------------------------------	--

ROADWAY	BASIS OF EXISTING R/W	WIDTH	YEAR
PLEASANT VIEW DR.	DEDICATION BY CSM	40-60'	VARIES
PLEASANT VIEW DR.	ROAD REGISTRY	24.75'	1884



NOTES

COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID, NAD 83. ALL PLAT DISTANCES ARE GROUND LENGTH.

RIGHT OF WAY MONUMENTS ARE TYPE 2 AND ARE PLACED PRIOR TO OR AT THE TIME OF LAND TITLE TRANSFER, BY POINT LAND SURVEYING & MAPPING.

RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.



VILLAGE OF GERMANTOWN

I, ROBERT C. BEILFUSS, P.L.S., PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, I HAVE MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

SIGNATURE: _____ DATE: X/XX/2026

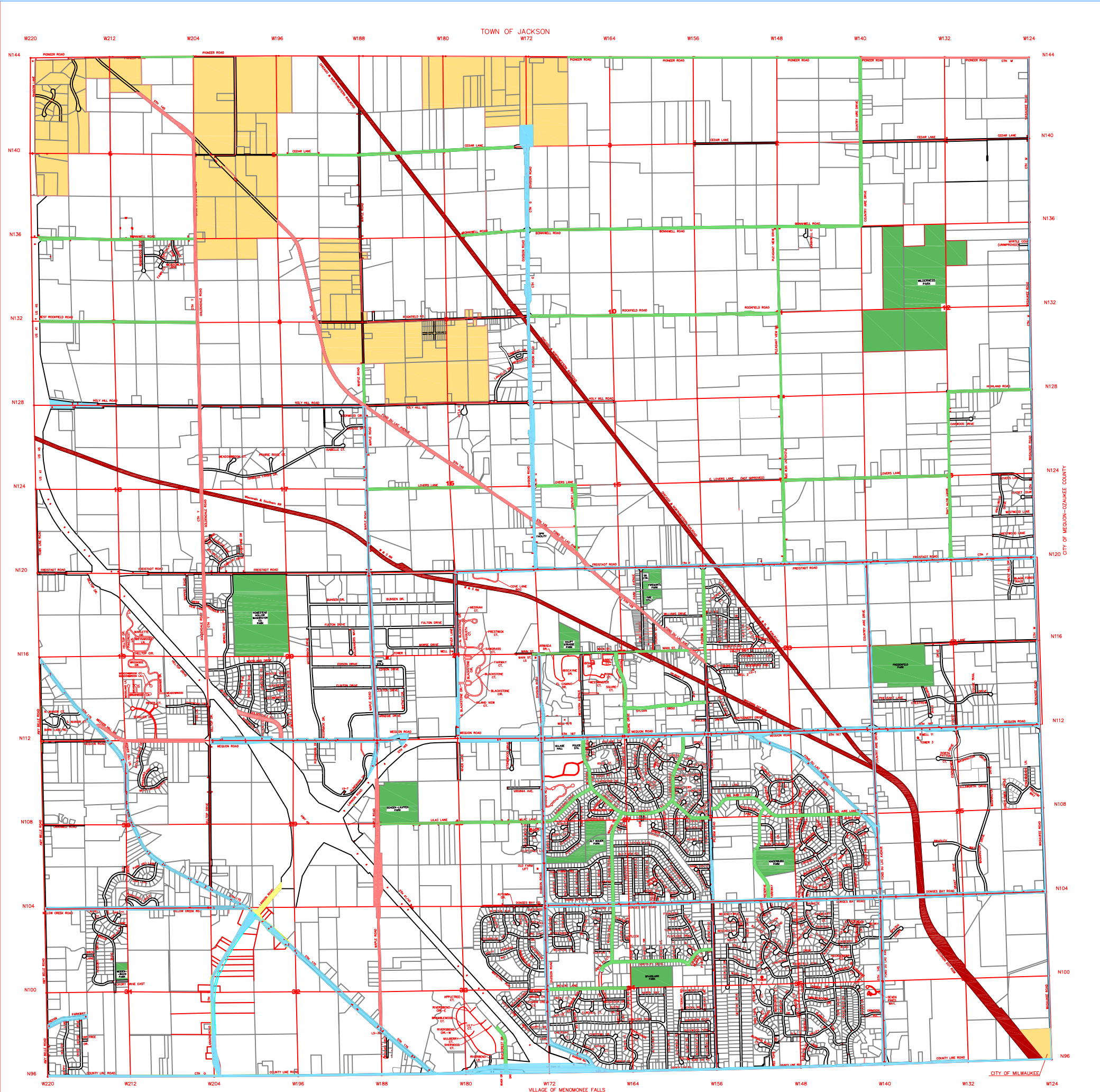
PRINT NAME: ROBERT C. BEILFUSS, P.L.S.
REGISTRATION NUMBER: S-2072

THIS PLAT AND RELOCATION ORDER ARE APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN.

SIGNATURE: _____ DATE: X/XX/2026

PRINT NAME:

REVISION DATE:	DATE:	1"=100' US SURVEY FEET	STREET: PLEASANT VIEW DR.	FROM: FREISTADT RD. TO LOVERS LANE	PRELIMINARY--REVIEW ONLY
			COUNTY: WASHINGTON	PROJECT No. 2025-06	SHEET NO: 4.1



DISCLAIMER OF LIABILITY – LAND RECORDS
INFORMATION IS PROVIDED ON THIS MAPS A CONVENIENCE AND IS FOR
INFORMATIONAL USE ONLY. ALTHOUGH THE VILLAGE OF GERMANTOWN MAKES
EVERY EFFORT TO PROVIDE COMPLETE, ACCURATE, AND CURRENT
INFORMATION IN THIS APPLICATION,

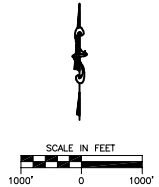
THE VILLAGE CANNOT GUARANTEE THE QUALITY OR COMPLETENESS OF THE
INCLUDED INFORMATION. THE VILLAGE OF GERMANTOWN, ITS OFFICERS,
EMPLOYEES, AGENTS AND ASSIGNS MAKE NO WARRANTIES, EXPRESSED OR
IMPLIED, FOR THE CONTENTS OF THIS MAP.

IF YOU FIND ANY ERRORS OR OMISSIONS, YOU ARE ENCOURAGED TO REPORT
THEM TO THE VILLAGE ENGINEERING DEPARTMENT. INFORMATION PROVIDED
ON THIS SITE SHOULD NOT BE USED FOR LEGAL, SURVEY, ENGINEERING,
FINANCIAL, TAX OR OTHER PROFESSIONAL ADVICE. IF SPECIFIC OR PRECISE
INFORMATION IS REQUIRED, YOU SHOULD ALWAYS USE THE ORIGINAL
RECORDED DOCUMENTS, SURVEYS, PLATS, FLOOD INSURANCE STUDIES, OR
OTHER OFFICIAL MEANS.

THE VILLAGE OF GERMANTOWN SPECIFICALLY DISCLAIMS LIABILITY FOR
DAMAGES OF ANY KIND RESULTING FROM THE MISUSE OR MISREPRESENTATION
OF ANY INFORMATION CONTAINED HEREIN. THE INFORMATION INCLUDED IN
THIS APPLICATION IS PUBLIC RECORD. SEE THE FOR MORE INFORMATION.

- 140'
- 120'
- 100'
- 80'

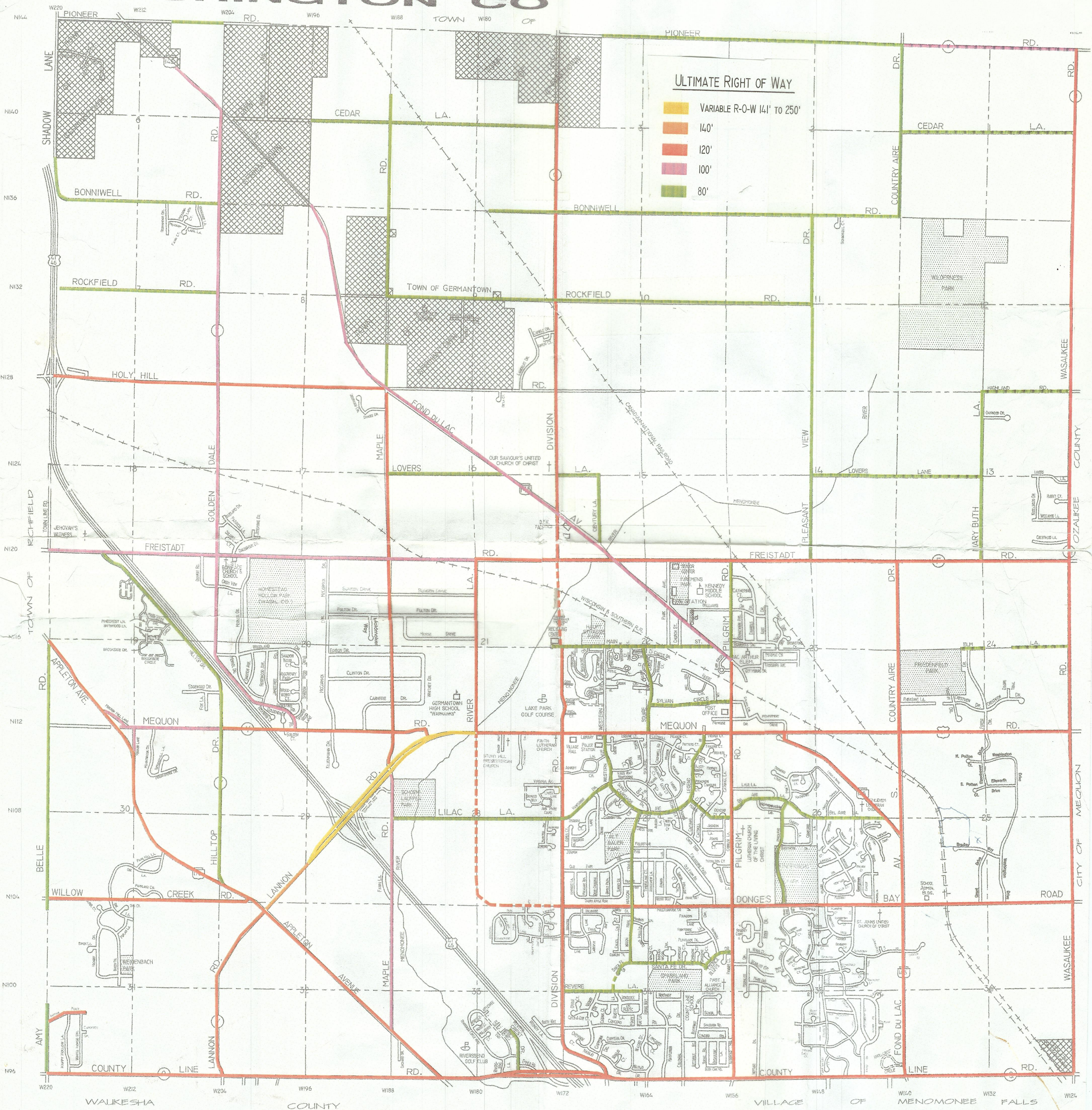
- LEGEND
- VILLAGE PARKS
- JURISDICTIONAL ROAD (RESPONSIBILITY BY OTHERS)
- OTHER MUNICIPALITY (TOWN OF GERMANTOWN, CITY OF MILWAUKEE)
- PUBLIC ROAD
- PRIVATE ROAD
- 2010 SANITARY SEWER SERVICE LIMITS



STREET MAP
VILLAGE OF GERMANTOWN
VILLAGE OF GERMANTOWN ENGINEERING DEPARTMENT
GERMANTOWN, WISCONSIN

DESIGNED BY	RCB	DATE	1/1/2015						
DRAWN BY	RCB	DATE	1/1/2015						
APPROVED BY	BRB	DATE	1/1/2015						
CADFILE	C:\map\gis\surveying\master parcel map 2010								
REVISION NO.		DESCRIPTION		DATE		BY			

VILLAGE OF WASHINGTON CO



BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Award Contract to Stark Pavement Corp. in the amount not to exceed \$595,719.50 plus a 10% contingency for the 2026 Road Program - Heritage Hills Reconstruction. (ACTION)

SUBMITTED BY: Kevin Driscoll, Village Engineer

SUMMARY EXPLANATION:

The annual road program was approved by the Village Board in December 2025. The Village of Germantown staff completed survey, design, and preparation of specifications to advertise in March and opened bids for the 2026 Annual Road Program, Heritage Hills Project #2605A and the bids are summarized below and bid item details are attached.

Contractor (Plan Set Holder)	Amount
<i>Stark</i>	\$595,719.50
<i>Payne and Dolan</i>	\$605,988.00
<i>Wolf</i>	\$621,991.64

The 2026 Road Program budget is \$1,622,400, and this roadwork in Heritage Hills is within the approved budget. This project includes pavement removal with full depth milling, catch basin replacement work and spot replacements of curb and gutter and driveways incidental to the catch basin and curb work. The schedule is to begin work later this spring, with project completion this fall. Staff will be sending notification letters to adjacent property owners. The link to the project webpage will also be updated:

<https://www.germantownwi.gov/176/Construction-Projects>

ATTACHMENT:

1. 4 - 2026-04-02_Road Project 2605A Construction Award_exhibit

STAFF RECOMMENDATION:

Staff requests the Public Works and Highways Committee recommend to the Village Board, approval of a contract for the 2026 Road Program, Heritage Hills Project #2605A to the lowest qualified bidder, Stark, in the amount of \$595,719.50), and allow a 10% contingency (\$59,572), for a total in the amount of \$655,291 against account 40-561000-5316400.

ACTION BY COMMITTEE:

The Public Works and Highways Committee unanimously recommended approval.

				Stark Pavement Corp.			Payne & Dolan, Inc.			Wolf Paving	
Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
HERITAGE HILLS SUBC							\$595,719.50		\$605,988.00		\$621,991.64
	1	1	SAWCUT ASPHALT & CONCRETE PAVEMENT	LF	275	\$5.00	\$1,375.00	\$2.50	\$687.50	\$4.98	\$1,369.50
	2	2	ASPHALT MILLING - FULL PAVEMENT REMOVAL (5-8")	SY	13250	\$3.90	\$51,675.00	\$3.40	\$45,050.00	\$1.50	\$19,875.00
	3	3	BASE AGGREGATE 1-1/4"	TON	2925	\$16.50	\$48,262.50	\$19.70	\$57,622.50	\$18.25	\$53,381.25
	4	4	GEOGRID TYPE SR	SY	3500	\$2.80	\$9,800.00	\$2.05	\$7,175.00	\$1.75	\$6,125.00
	5	5	EXCAVATION BELOW SUBGRADE (EBS)	CY	1170	\$21.00	\$24,570.00	\$17.15	\$20,065.50	\$19.50	\$22,815.00
	6	6	HMA PAVEMENT - DRIVEWAYS, MATCH UP TO 5" HMA 4 LT 58-28S, 12 mm	TON	2	\$250.00	\$500.00	\$415.00	\$830.00	\$222.10	\$444.20
	7	7	3" BINDER COURSE - HMA 3 LT 58-28S, 19 mm	TON	2290	\$60.25	\$137,972.50	\$72.65	\$166,368.50	\$77.43	\$177,314.70
	8	8	2" SURFACE COURSE - HMA 4 LT 58-28S, 12 mm	TON	1490	\$66.00	\$98,340.00	\$75.00	\$111,750.00	\$87.43	\$130,270.70
	9	9	ASPHALT TACK COAT	GAL	675	\$3.00	\$2,025.00	\$2.30	\$1,552.50	\$3.56	\$2,403.00
	11	11	CONCRETE DRIVEWAY - 7" DEPTH	SF	140	\$51.90	\$7,266.00	\$15.15	\$2,121.00	\$15.00	\$2,100.00
	12	12	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	LF	820	\$76.90	\$63,058.00	\$62.00	\$50,840.00	\$62.00	\$50,840.00
	14	14	CATCH BASIN - REPLACE ADJUSTMENT RINGS	VF	39.5	\$1,250.00	\$49,375.00	\$925.00	\$36,537.50	\$1,250.00	\$49,375.00
	15	15	CATCH BASIN - TUCKPOINT RINGS	VF	20	\$500.00	\$10,000.00	\$165.00	\$3,300.00	\$500.00	\$10,000.00
	16	16	CATCH BASIN - REPLACEMENT	EA	15	\$3,200.00	\$48,000.00	\$3,830.00	\$57,450.00	\$3,200.00	\$48,000.00
	17	17	STORMWATER MANHOLE - REPLACE ADJUSTMENT RINGS	VF	8	\$1,250.00	\$10,000.00	\$1,900.00	\$15,200.00	\$1,250.00	\$10,000.00
	18	18	TRAFFIC CONTROL	LS	1	\$18,280.00	\$18,280.00	\$13,888.00	\$13,888.00	\$14,950.00	\$14,950.00
	19	19	STRIPING - WHITE 6-inch, SOLID	LF	54	\$44.00	\$2,376.00	\$15.00	\$810.00	\$44.00	\$2,376.00
	20	20	STRIPING - WHITE 8-inch, SOLID	LF	28	\$60.00	\$1,680.00	\$15.00	\$420.00	\$60.00	\$1,680.00
	21	21	SURFACE RESTORATION, TOPSOIL, SEED, EROSION MAT, AND WATERING	SY	210	\$7.45	\$1,564.50	\$10.00	\$2,100.00	\$20.20	\$4,242.00
	22	22	EROSION CONTROL	LS	1	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$6,330.29	\$6,330.29
	23	23	REMOVE AND REPLACE VALVE BOX	EA	2	\$1,550.00	\$3,100.00	\$2,610.00	\$5,220.00	\$1,550.00	\$3,100.00
	24	24	MAILBOX ALLOWANCE	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Base Bid Total:							\$595,719.50		\$605,988.00		\$621,991.64

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Award Contract to Payne & Dolan, Inc. in the amount not to exceed \$1,105,237 plus a 10% contingency for the 2026 Road Program - Esquire Estates Reconstruction (ACTION)

SUBMITTED BY: Kevin Driscoll, Village Engineer

SUMMARY EXPLANATION:

The annual road program was approved by the Village Board in December 2025. The Village of Germantown staff completed survey, design, and preparation of plans and specifications to advertise in March and opened bids for the 2026 Annual Road Program, Esquire Estates Project #2605B and the bids are summarized below and bid item details are attached.

Contractor	Amount
<i>Payne and Dolan</i>	\$1,105,237
<i>Stark</i>	\$1,130,941
<i>Wolf</i>	\$1,157,616

The 2026 Road Program budget is \$1,622,400, and this roadwork in Esquire Estates subdivision is within the approved budget. This project includes pavement removal with full depth milling, catch basin replacement work and spot replacements of curb and gutter and driveways incidental to the catch basin and curb work. This project also included Water Utility gate valve work and Parks reconstruction of an asphalt path. Water Utility cost portions totals \$47,668 and the Kinderburg Park path work totals \$43,652. The schedule is to begin work later this construction season, with project completion this fall. Staff will be sending notification letters to adjacent property owners. The link to the project webpage will also be updated:

<https://www.germantownwi.gov/176/Construction-Projects>

ATTACHMENT:

1. 5 - 2026-05-06_Road Project 2605B Construction Award_exhibit
2. 5 - 2026-05-06_Road Project 2605B Construction Award_exhibit2

STAFF RECOMMENDATION:

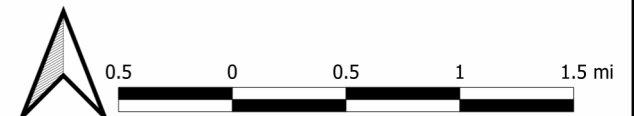
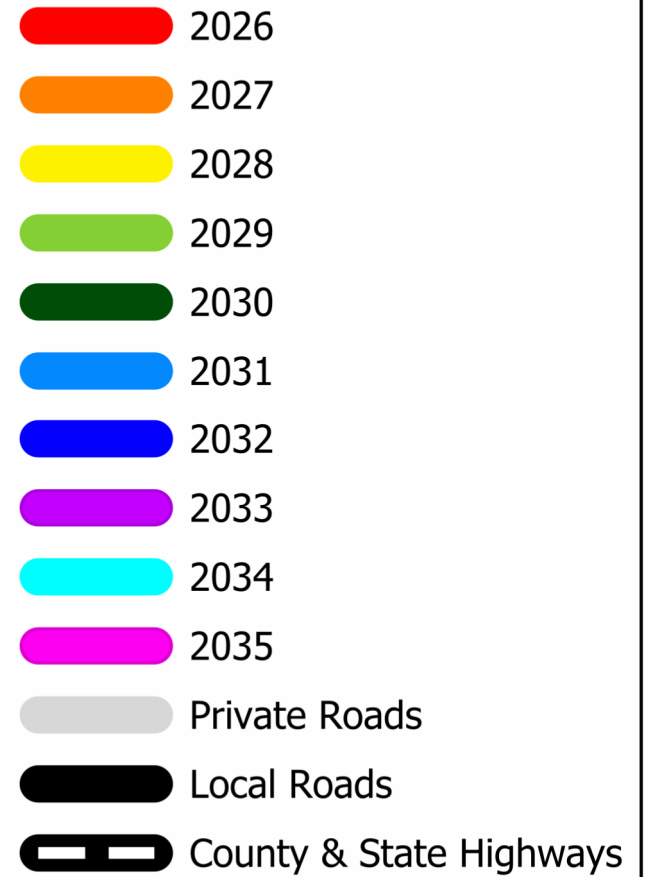
Staff requests the Public Works and Highways Committee recommend to the Village Board, approval of a contract for the 2026 Road Program, Esquire Estates Project #2605B to the lowest qualified bidder, Payne and Dolan and allow a 10% contingency in the amount of \$110,523, for a total of \$1,215,761, respectively against accounts 40-561000-5316400 (Roads); Water:50-642000-551673; Parks: 40-56400-592100.

ACTION BY COMMITTEE:

The Public Works and Highways Committee unanimously recommended approval.

Section Title	Item Code	Item Description	UofM	Payne & Dolan, Inc.		Stark Pavement Corp.		Wolf Paving		
				Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
ESQUIRE ESTATES SUBDIVISION						\$1,105,237.00		\$1,130,940.50		\$1,157,615.50
	1	SAWCUT ASPHALT & CONCRETE PAVEMENT	LF	290	\$2.50	\$725.00	\$5.00	\$1,450.00	\$4.84	\$1,403.60
	2	ASPHALT PAVEMENT REMOVAL	SY	26170	\$3.65	\$95,520.50	\$4.95	\$129,541.50	\$5.99	\$156,758.30
	3	BASE AGGREGATE 1-1/4"	TON	5520	\$20.60	\$113,712.00	\$22.65	\$125,028.00	\$21.00	\$115,920.00
	4	GEOGRID TYPE SR	SY	5790	\$2.10	\$12,159.00	\$3.20	\$18,528.00	\$1.26	\$7,295.40
	5	EXCAVATION BELOW SUBGRADE (EBS)	CY	2080	\$16.35	\$34,008.00	\$23.00	\$47,840.00	\$24.00	\$49,920.00
	6	ROADWAY HOT MIX ASPHALTIC PAVEMENT - 3-INCH BINDER COURSE (3 LT 58-28 S, 19 mm)	TON	4375	\$71.90	\$314,562.50	\$68.70	\$300,562.50	\$68.18	\$298,287.50
	7	ROADWAY HOT MIX ASPHALTIC PAVEMENT - 2-INCH SURFACE COURSE (4 LT 58-28 S, 12 mm)	TON	2840	\$78.00	\$221,520.00	\$71.15	\$202,066.00	\$77.81	\$220,980.40
	8	PARK PATHWAY HOT MIX ASPHALTIC PAVEMENT - 3-INCH SURFACE COURSE (4 LT 58-28 S, 12 mm)	TON	145	\$94.50	\$13,702.50	\$140.50	\$20,372.50	\$114.47	\$16,598.15
	9	ASPHALT TACK COAT	GAL	1275	\$2.35	\$2,996.25	\$3.00	\$3,825.00	\$3.50	\$4,462.50
	10	REMOVE AND REPLACE CONCRETE DRIVEWAY, 7-INCH DEPTH	SF	445	\$14.50	\$6,452.50	\$48.00	\$21,360.00	\$14.42	\$6,416.90
	11	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	LF	1681	\$76.50	\$128,596.50	\$72.00	\$121,032.00	\$73.50	\$123,553.50
	12	18" RCP STORM SEWER	LF	76	\$142.00	\$10,792.00	\$125.00	\$9,500.00	\$125.00	\$9,500.00
	12A	18" RCP STORM SEWER WITH CLASS A BEDDING	LF	76	\$180.50	\$13,718.00	\$145.00	\$11,020.00	\$145.00	\$11,020.00
	13	CATCH BASIN - REPLACE ADJUSTMENT RINGS	VF	9	\$1,100.00	\$9,900.00	\$2,250.00	\$20,250.00	\$2,250.00	\$20,250.00
	14	CATCH BASIN - TUCKPOINT	EA	4	\$700.00	\$2,800.00	\$550.00	\$2,200.00	\$550.00	\$2,200.00
	15	CATCH BASIN - REPLACEMENT	EA	4	\$3,840.00	\$15,360.00	\$3,350.00	\$13,400.00	\$3,350.00	\$13,400.00
	16	STORMWATER MANHOLE - REPLACE ADJUSTMENT RINGS	VF	0	\$2,700.00	\$0.00	\$1,500.00	\$0.00	\$1,800.00	\$0.00
	17	TRAFFIC CONTROL	LS	1	\$20,179.25	\$20,179.25	\$16,000.00	\$16,000.00	\$34,800.00	\$34,800.00
	18	STRIPING - WHITE 6-INCH, SOLID	LF	50	\$13.00	\$650.00	\$13.00	\$650.00	\$13.00	\$650.00
	19	STRIPING - WHITE 8-INCH, SOLID	LF	25	\$7.00	\$175.00	\$7.00	\$175.00	\$7.00	\$175.00
	20	STRIPING - YELLOW 4-INCH, DOUBLE	LF	200	\$11.50	\$2,300.00	\$11.50	\$2,300.00	\$11.50	\$2,300.00
	21	STRIPING - SYMBOLS	EA	3	\$335.00	\$1,005.00	\$335.00	\$1,005.00	\$335.00	\$1,005.00
	22	SURFACE RESTORATION, TOPSOIL, SEED, EROSION MAT, AND WATERING	SY	1015	\$9.00	\$9,135.00	\$9.00	\$9,135.00	\$7.95	\$8,069.25
	23	EROSION CONTROL	LS	1	\$3,600.00	\$3,600.00	\$3,150.00	\$3,150.00	\$2,100.00	\$2,100.00
	24	REMOVE AND REPLACE VALVE BOX	EA	10	\$2,610.00	\$26,100.00	\$1,350.00	\$13,500.00	\$1,350.00	\$13,500.00
	25	REMOVE AND REPLACE VALVE AND VALVE BOX	EA	2	\$10,784.00	\$21,568.00	\$6,525.00	\$13,050.00	\$6,525.00	\$13,050.00
	26	ALLOWANCE, LOOP DETECTORS	EA	2	\$10,000.00	\$20,000.00	\$10,000.00	\$20,000.00	\$10,000.00	\$20,000.00
	27	ALLOWANCE, MAILBOXES	EA	16	\$250.00	\$4,000.00	\$250.00	\$4,000.00	\$250.00	\$4,000.00
Base Bid Total:						\$1,105,237.00		\$1,130,940.50		\$1,157,615.50

Village of Germantown



BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Award Contract to Harwood Engineering for Engineering Services - Site Plan Reviews on a time and materials basis in an amount not to exceed \$15,000 (ACTION)

SUBMITTED BY: Kevin Driscoll, Village Engineer

SUMMARY EXPLANATION:

Village staff requested Consultant Reviews of Site Plan Applications. Harwood Engineering previously provided this full service to the Village of Germantown from 2019-2023. Upon Village Engineer position in October 2023 being filled, Harwood continued at a limited capacity reviewing the lengthy Storm Water Management Plans for the various site development project.

Year	Hours	Fees
2019	98	\$10,417.50
2020	148	\$16,600.00
2021	144	\$15,900.00
2022	69	\$8,280.00
2023	102	\$12,585.00
Average 2019-2023		
2024	38.5	\$5,151.50
2025	34.5	\$4,657.50
2026	7	\$945.00

ATTACHMENT:

1. 6 - Harwood Site Plans Reviews_exhibit

STAFF RECOMMENDATION:

Staff requests the Public Works and Highways Committee recommend to the Village Board, approval of a consultant contract to review Site Plans and provide comments to Harwood Engineer, on a time and materials basis not to exceed \$15,000 without authorization, against account 40-561000-541000.

ACTION BY COMMITTEE:

The Public Works and Highways Committee unanimously recommended approval.



civil | landscape architecture | structural | mechanical | electrical | plumbing/fire protection | lighting design | telecommunications | security



255 North 21st Street
Milwaukee, WI 53233
(414) 475-5554
hecl.com



April 20, 2026

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

RE: Statement of Qualifications
On-Call Engineering Services

Hello Kevin:

Please consider the attached response an indication of Harwood Engineering's interest in continuing to collaborate with the Village of Germantown for the on-call design/review services as needed. We are providing our experience and background for your reference and use.

Harwood Engineering Consultants has provided Municipal consulting engineering related to specific projects for dozens of communities throughout Wisconsin over the years. In addition to municipal consulting, Harwood has been the Engineer on-call for a number government agencies as well as private facilities - specifically Milwaukee County, City of Mequon, City of Franklin, Walworth County, GE Healthcare, Aurora Psychiatric Campus, Nicolet College, Waukesha County Technical College, Lakeshore Technical College, and Southwest Technical College.

- Harwood will complete development reviews for proposed developments within the Village to ensure the development will meet or exceed the Municipal standards set forth in the Village of Germantown design standards as well as the Zoning Code.
- We assume will be similar to the current process. Administrative coordinator for Community Development will send out proposed projects via email. Harwood will review the civil / site plans and stormwater management plan and prepare a review memo. The memo will be provided to the Community Development Department
- We compile comments from the DPW Superintendents into the review memo under categories including but not limited to: Sanitary/Water/Roads/Storm/Lighting.

- Harwood also has the ability to answer questions pertaining to Village requirements for project applicants and attend pre-submittal meetings if requested by the Village.
- In addition to site development reviews, Harwood has the full capability to assist with all aspects typically handled by the Village engineer, including:
 - General code conformance
 - Design and plan compliance
 - Stormwater management review
 - MMSD submittals and coordination
 - Addressing resident concerns
 - Plan Commission meeting attendance
 - Utility design and review
 - WDNR permit coordination

Traditionally, the fees associated with the consulting services requested are contracted on a T&M (Time & Materials) basis, with a not-to-exceed limit established prior to approval. We propose the following hourly rates for the individuals associated with the reviews.

We have established review contracts for municipalities and private clients in many different formats; we will work with whatever format and method works best for you. *Most municipalities and government bodies bill these consulting services directly to the applicant as part of the municipal review process.*

Proposed Hourly Rates

Principal / Vice President	\$195
Project Engineer II	\$155
Project Engineer I	\$135
Administrative	\$105

Reimbursable Expenses

Reimbursable Expenses are in addition to Compensation for Basic and Additional Services and include actual expenditures made by HECL, its employees, and / or Professional Consultants in the interest of the Project and subject to prior written consent of the Client. Reimbursable Expenses shall be paid by consultant who is to be reimbursed by Client at cost x 1.0 and shall include the following:

- a. Travel expenses including mileage, etc.



Schedule

We would anticipate completing the required reviews in a timely cycle that allows the municipality to review the comments in advance of the monthly reports getting issued to the members. We can work with whatever review schedule the Village requires.

Terms and Conditions

This proposal is based on the terms and conditions of the Standard Form Statement between Architect and Owner, C401 Latest Edition. If this proposal meets with your approval, HECL requests a signed proposal and / or a contract to proceed on this project. Authorization to begin may be indicated by signing this proposal in the space provided below or attach and reference this letter to the AIA Standard Form Contract. Unless a written confirmation is received, verbal authorization to proceed shall be deemed to be acceptance of this proposal. This proposal remains in effect for a period of not more than (6) six months from the date of this letter.

Invoices shall be sent monthly with payment due within (60) days of receipt.

Conclusion

Kevin, we welcome the opportunity to continue to demonstrate our talent and commitment to the Village of Germantown as well as those that you serve. . We have the ability to work with you and complete this task in a timely and efficient method in order to meet the ultimate goal of getting projects reviewed and developed in the Village.

If you have questions or require additional information, please do not hesitate to give me a call. Thank you for your time and consideration!

Sincerely,

Harwood Engineering Consultants, Ltd.

A handwritten signature in blue ink, reading 'Brad M. Seubert', is written over a horizontal line.

Brad M. Seubert, PE
Vice President | Director of Civil Engineering

For: **Village of Germantown**

Signature



Experience

Years at Current Firm: 15.5

Years at Other Firms: 04

Professional Registrations

Registered Professional Engineer,
44238-6, Wisconsin, Granted 2015

Also registered in Arizona, Georgia,
Illinois, Indiana, Iowa, Ohio, and
Texas

Education

Bachelor of Science, Civil
Engineering Michigan State
Technological University, Houghton,
MI, 2006

BRADLEY M. SEUBERT, PE

Vice President | Director of Civil Engineering

Civil Project Manager

Brad Seubert is a seasoned civil design engineer with experience in residential, commercial, and municipal projects. As Civil Director, he manages projects from inception to completion, focusing on client relationships. He specializes in site design, including road and parking layouts, grading plans, utility and stormwater management, and eco-friendly Best Management Practices (BMP).

City of Mequon Development Review

City of Franklin Development Review

City of Brookfield Development Review

Waupaca Department of Public Works Building – Waupaca, WI

Rotary Park – Mequon, WI

Town of Grand Chute New Highway Garage – Grand Chute, WI

Waupaca Watermain Extension – Waupaca, WI

Waukesha County, New Campus Grounds and Service Center –
Waukesha, WI

Woodman's Sports & Convention Center – Janesville, WI



Experience

Years at Current Firm: 3.5

Years at Other Firms: 1.0

Professional Registration

Engineering in Training, 2023
Working towards becoming a
professional engineer once eligible
in 2026

Education

Bachelor of Science, Civil
Engineering, University of Wisconsin-
Platteville, Platteville, WI, 2022

TYLER RIEMENSCHNEIDER

Civil Engineer

Civil Engineer

Tyler joined Harwood Engineering in 2022 as an intern and later returned as a Project Engineer on the Civil team after earning his Bachelor of Science in Civil Engineering from UW-Platteville. He supports a variety of recreational, government, educational, and industrial site development projects and brings valuable field experience in construction inspection, surveying, and construction staking.

Moraine Park Technical College – West Bend, WI

Woodman's Sports & Convention Center – Janesville, WI

Catholic Memorial High School Sullivan Campus – Waukesha, WI

Northridge Way Water and Sewer Extension – Woodruff, WI

Green County Family YMCA Addition – Monroe, WI

Pritchard Park Mall – Racine, WI

Page County Law Enforcement Center – Clarinda, Iowa

Wacker Neuson – Menomonee Falls, WI

Waupaca Department of Public Works Building – Waupaca, WI

GEA – Janesville, WI

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Award Contract to Point Land Surveying for Pioneer Road Survey (ACTION)

SUBMITTED BY: Kevin Driscoll, Village Engineer

SUMMARY EXPLANATION:

The Village of Germantown in partnership with the Town of Jackson was selected for an Agricultural Road Improvement (ARIP) grant by the Wisconsin Department of Transportation (WisDOT) to reconstruct Pioneer Road from Division Road (CTH G) to Country Aire Drive (CTH M). The project length is approximately 2 miles, and Jackson has jurisdiction over one mile and the Village has jurisdiction over one mile. The state municipal financial agreement (SFMA) is attached, where 90% of the costs are covered by WisDOT and 10% of costs are the municipal obligation. Based on the Village of Germantown and the Town of Jackson each having one mile of jurisdiction over the two mile Pioneer Road segments, the costs will be distributed 50/50.

The Village requested services to survey the road and Point Land Surveying provided pricing in the amount of \$10,500. The municipal obligation is \$1,050, where the Village of Germantown responsibility is to \$525. The link to the Village of Germantown projects webpage and the Road Program website will also be updated:

<https://www.germantownwi.gov/176/Construction-Projects>

ATTACHMENT:

1. 9 - Award Contract to PLS for Pioneer Road Survey - exhibits

STAFF RECOMMENDATION:

Staff requests the Public Works and Highways Committee approve a contract for survey services by PLS in the amount of \$10,500, where the Village will receive reimbursement from the Town of Jackson through the SMFA, with a total obligation from the Village in the amount of \$525 against account 40-561000-5316400.

ACTION BY COMMITTEE:

The Public Works and Highways Committee unanimously recommended approval.

April 13, 2026

Village of Germantown Engineering
Kevin Driscoll, PE
Village Engineer
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

RE: Pioneer Road Topographic Survey

Dear Mr. Driscoll,

Re: Proposal for Professional Surveying and Mapping Services
 Pioneer Road Topographic Survey

Point Land Surveying & Mapping is pleased to submit this proposal for the following professional surveying and mapping services required for the above-referenced project:

SCOPE OF SERVICES

Project Description

The Pioneer Road construction project will require topographic mapping of the corridor between Division Road and Country Aire Drive for design and bidding purposes. The corridor is approximately 10,500 feet in length.

Most of the parcels on both sides of the road are farm land, small residential lots or marshland.

The lands north of the Section and Quarter Section lines are located in the Town of Jackson and the lands to the south in the Village of Germantown and a small portion in the Town of Germantown.

What Point Land Surveying & Mapping proposes is to prepare a three-dimensional road topographic map based on a field survey data collected in the corridor.

As no existing topographic mapping is currently available for the project area, this proposal will include performing a field survey, within the project area, to locate the existing features such as pavements, driveways, culverts (inverts and sizes), shoulders, ditch and slope lines.

Point Land Surveying and Mapping will call Diggers Hotline to have the underground utilities marked within the existing right of way. The utility locates will be incorporated into the topographic base map. This includes any power poles, pedestals and ground

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

marks/ flags of underground utilities.

These locates will be constrained to the existing road R/W and/or highway easement.

Point Land Surveying & Mapping cannot guarantee how complete the Diggers utility locates will be performed.

All field data will be collected in a 3D format using either a GPS/GNSS receiver or robotic total station technology.

The road pavement will be located at approximately 50' intervals depending on the terrain.

Once the field data has been collected and processed, a base map of the area will be compiled and a surface model of the area created with a 1' foot 3D contour map.

Topographic Survey Map

The topographic survey map will contain the following elements:

1. Existing topographic features.
2. Legend for symbols and line types used on the survey
3. Dimensions of existing right of way and/or highway easement.
4. North arrow
5. Graphic scale
6. Bearing basis
7. Dimensional ties to monuments marking the corners of the Public Land Survey System.
8. Establish a basis of C/L stationing along the north line of Sections 2 and 3 as defined by the PLSS monument located every ½ mile
9. Prepare plan and profile sheets of the corridor with the existing road C/L profile shown to an approved mapping scale.
10. Professional Land Surveyors certificate
11. Professional Land Surveyors seal and signature

I have researched the Wisconsin DNR Surface Water Data Viewer online and it is showing some mapped wetlands and wetland indicators and soils in the roadway and these will need to be delineated and mapped for the wetland report and construction purposes.

This work would be done by others under a separate contract with the Village. Point Land Surveying & Mapping can provide the mapping services for this work.

Optional-Construction plans

Working with Village staff input regarding pavement and shoulder width, C/L slope and ditch regrading along with developing a standard road cross section/template and extracting road quantities and alignments, Point Land Surveying & Mapping is prepared to create this work to prepare plans for bidding purposes.

This optional work would be done on a time and materials basis with a not to exceed amount based on our 2026 fee schedule agreed to between the Village and Point Land Surveying & Mapping.

Survey Control

A survey control network will be created based on a calibration survey of seven (7) PLSS section corner monuments. The coordinate values being used will be based on the Wisconsin State Plane Coordinate System, South Zone Grid as established under the NAD83 Datum, (2011 adjustment). Elevations will be based on the monument elevations which have been derived on the NAVD 88 datum.

A series of intervisible survey control points will be set between Division Road and Country Aire Drive to be used by either robotic total stations or a GPS/GNSS network rover.

Deliverables

Point Land Surveying & Mapping will provide digital files containing the topographic mapping in AutoCAD/Carlson Software .dwg format using the Village CADD/layer specifications. Provide two (2) signed and sealed copies of the maps.

Project Schedule

It is our intent to perform all of the field work before the end of May.

Project Fees

The services to be performed upon acceptance of this proposal have been described in the above sections of this proposal and are based upon our understanding of the project. Point Land Surveying & Mapping proposes to complete these services for the following lump sum fees:

Topographic Mapping..... \$ 10,500.00.

This fee does not include the wetland delineation or associated mapping.

The lump sum fee will be paid by the Client to Point Land Surveying & Mapping upon completion of the tasks and services outlined above. Payment is not dependent upon any third parties work, contract obligations or real estate closing.

Proposed changes, if any, to the scope of work following commencement of Point Land Surveying & Mapping' services will be discussed with you and amendments made as described in Section 1. of the attached General Conditions of Service.

For additional services rendered, if any, but not included in the scope of work described in the above section of this proposal, invoice amounts will be based on the actual units used at the 2026 fee schedules established by Point Land Surveying & Mapping, and will also include travel costs, and other expenses incurred by Point Land Surveying & Mapping in rendering the services of this proposal.

The included fee schedules will apply to Point Land Surveying & Mapping additional services if this proposal is accepted by the Village of Germantown within 60 days after the date of the proposal. After acceptance of this proposal, adjustments, if any, to the fee schedules will be subject to Section 2.a. of the General Conditions of Service.

2026 FEE SCHEDULE

Professional Land Surveyor	Per Hour 130.00\$
Robotic or GPS Survey Crew	Per Hour 150.00\$
CADD Technician	Per Hour 90.00\$

Charges for technical personnel will be made for time spent in the field, in consultation, in collecting existing survey control data, research of record documents, in preparation of reports and invoices, in administrating contracts, in project coordination and scheduling and in traveling.

Overtime will be charged after 8.00 hours per day. Double-time will be charged on Holidays.

Expert Witness Testimony will be billed at the rates shown here x 1.5.

Standards and Requirements

All work will be performed in accordance with the minimum requirements for property surveys as defined by AE-7 of the Wisconsin Administrative Code

The maps will be prepared in accordance with the drafting and design standards established by Point Land Surveying & Mapping which reflect common Wisconsin professional land surveying practice. Point Land Surveying & Mapping will not complete Owner checklists or comply with an Owner's standard boilerplate plan or layering standards unless approved in advance for additional compensation.

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

Point Land Surveying & Mapping
"State of the Art Technology, Old Fashioned Quality"

To accept this proposal, please sign where indicated below and return a copy of this document as your acceptance of this agreement and our authorization to proceed.

If you have any questions or comments, please do not hesitate to contact me at 262-250-8003. I look forward to working with you on this project.

Sincerely,

Point Land Surveying & Mapping

Bob Beilfuss, PLS

Principle

Accepted by:

Village of Germantown

Signature

Date

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



2026-2027
Agricultural Roads Improvement Program (ARIP)
State Municipal Project Agreement

Date: **April 22, 2026** Project ID: **39508802714**

ARIP Project Number: **A00095** Appropriation: **29800**
Account: **8700140**

Primary Recipient: **Town of Jackson** Primary County: **Washington**
Secondary Recipient: **Village of Germantown** Secondary County: **Washington**

The signatory city, village, town or county, hereinafter called the Municipality, through its duly authorized officers or officials via the signed ARIP application form and terms and conditions, and the State of Wisconsin Department of Transportation, hereinafter called the State, enter into this agreement, hereinafter referred to as the Agreement, to accomplish the described project, hereinafter referred to as the Project.

The authority for the Municipality and the State to enter into this agreement is provided by *Wis. Stats. 86.31 and Wis. Admin. Code Tans. 206.03(12)(a)*.

Improvement Type: **Reconstruction**

Surface Type: **70 - Hot Mix Asphalt Pavement (HMAC)**

On Route 1: **Pioneer Rd**
At Route: **CTH M (Termini)**
Toward Route: **CTH G (Break)**
Structure: **Culverts**
Section Length: **5226 ft**

Need for Improvement: **Structurally Deficient**
Other Work: **Clearing and grubbing, Driveway joints, Geotextile grid fabric, Pavement marking, Re-establish crown, Re-grade ditches, Widening roadway**

Thickness	Travel Width (Per Lane)	Left Shoulder	Curb & Gutter	Right Shoulder	Curb & Gutter
5.00 in	12 ft 0 in	2 ft 0 in	N	2 ft 0 in	N

Additional Locations are displayed on Page 2

Project Cost Summary	Estimated Costs	ARIP/State Funds	Municipal Funds (includes ineligible costs)
Engineering:	15,000.00		
Right-of-Way Acquisition:	0.00		
Construction:	1,385,000.00		
Total Eligible Costs:	1,400,000.00		
Total Ineligible Costs	0.00		
Total Improvement Costs:	\$1,400,000.00	\$1,260,000.00	\$140,000.00

This request is subject to the terms and conditions agreed to at the time of application for the designated MUNICIPALITY and upon acceptance by the STATE, per signature below, shall constitute agreement between the MUNICIPALITY and the STATE.

Accepted for the State of Wisconsin, Department of Transportation:

By: Merrill Mechler-Hickson
Local Transportation Programs and Finance

4/22/2026
Date

2026-2027
Agricultural Roads Improvement Program (ARIP)
State Municipal Project Agreement

Additional Locations:

On Route 2: **Pioneer Rd**
At Route: **Pioneer Rd (Break)**
Toward Route: **CTH G (Termini)**
Structure: **Culverts**
Section Length: **5439 ft**

Need for Improvement: **Structurally Deficient**

Other Work: **Clearing and grubbing, Driveway joints, Geotextile grid fabric, Pavement marking, Re-establish crown, Re-grade ditches, Widening roadway**

Thickness	Travel Width (Per Lane)	Left Shoulder	Curb & Gutter	Right Shoulder	Curb & Gutter
5.25 in	12 ft 0 in	2 ft 0 in	N	2 ft 0 in	N

Project Funding				
Funding Type	Biennium	Sunset Date	Approved Amount	Date
New Biennium Project	2026-2027	7/3/2030	\$1,260,000.00	4/22/2026
Total			\$1,260,000.00	

2026-2027
Agricultural Roads Improvement Program (ARIP)
State Municipal Project Agreement

Terms and Conditions

1. The Municipalities agree that the State will not be liable in any disputes, issues, disagreements that arise out of the joint cooperation between the Municipalities in administering and completing this Project. The Municipalities are expected to define their respective responsibilities in a separate agreement that will include, but not be limited to, the amount funded by each Municipality for the Project, the anticipated Project cost per Municipality, and what is to occur if a Municipality terminates this Agreement. Any separate agreement between the Municipalities shall require compliance with the terms of this Agreement.
2. The State will not be liable to any third party for injuries or damages resulting from work under or for the Project. The Municipalities and the Municipalities' surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Municipalities and its sureties; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Municipalities or its sureties; or because of any claims or amounts recovered for any infringement by the Municipalities and its sureties of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the employees of the Municipalities and its sureties; or any other law, ordinance, order or decree relating to the Municipalities' operations.
3. Contract modification: This Agreement can only be modified by written instruments duly executed by all parties to this Agreement. No term or provision of neither this Agreement nor any of its attachments may be changed, waived or terminated orally.
4. Binding effects: All terms of this Agreement shall be binding upon and inure to the benefits of the legal representatives, successors and executors. No rights under this Agreement may be transferred to a third party. This Agreement creates no third-party enforcement rights.
5. Choice of law and forum: This Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties to this Agreement hereby expressly agree that the terms contained herein are enforceable by an action in the Circuit Court of Dane County, Wisconsin.
6. Non-appropriation of funds: With respect to any payment required to be made by the State under this Agreement, the parties to this Agreement acknowledge the State's authority to make such payment is contingent upon appropriation of funds and required legislative approval sufficient for such purpose by the Wisconsin Legislature. If such funds are not so appropriated, any party to this Agreement may terminate this Agreement after providing written notice to all parties to this Agreement not less than thirty (30) days before the termination is to take effect. (Reference 66 OAG 408; State ex rel. LaFollette v. Reuter, 36 Wis. 2d 96, 119 [1967]).
7. The initiation and accomplishment of the project will be subject to the applicable federal, state and local laws, administrative policy and program rules, ordinances, standards, and contract bidding requirements. Please note that if any portion of the project are funded using federal funds, the project will be subject to federal requirements. All components of the project must be defined. Any federally funded portion of the project is not eligible for reimbursement under this Agreement.
8. The construction of the project will be in accordance with the appropriate standards unless an exception to standards is granted by the State prior to construction. The entire cost of the project not constructed to standards will be the responsibility of the Primary Recipient unless such exception is explicitly granted, in writing, by the State.
9. The Municipalities will assume all responsibility for complying with all applicable environmental requirements for the project.
10. The project, which is eligible for State participation, will be administered by the Primary Recipient.
11. The Municipalities agree to comply with the relevant applicable statutes governing advertisements for bids. The Primary Recipient is encouraged to advertise for greater than the minimum requirements to provide the widest possible coverage. The Primary Recipient must keep affidavits of publication in the project file. The Primary Recipient shall provide the State information regarding the source where the ARIP bid advertisements can be located no less than seven (7) days prior to the first week of advertisement.
12. All Municipalities' contracts for this project will be let by competitive bid and awarded to the lowest responsible bidder in accordance with the provisions of Wis. Stat. § 86.31(2) and all other municipal bidding requirements.
13. The parties agree that as a result of the Municipalities joint cooperation in administering and completing this project, Primary Recipient shall be responsible for letting and awarding bids to complete this project on behalf of the Municipalities.
14. State financing will be limited to up to 90 percent (90%) participation in eligible items or to the project award amount – whichever is less. project costs not eligible for State participation (i.e. at minimum, 10% of project cost) shall be the responsibility of the Municipalities. If the final cost estimate at final reimbursement is lower than the estimate provided in the approved project application, the award amount shall be reduced to 90% of reimbursable costs of the revised/final estimate. Award amounts will not be increased above the approved limit even if project cost estimates increase after the project letting is complete.
15. Upon request by Primary Recipient, the State shall provide payment of any reimbursable costs incurred by the municipalities for eligible Agricultural Roads Improvement Program (ARIP) projects not more frequently than quarterly subject to the terms detailed in item 13. All reimbursement requests must be accompanied with an attestation by a professional certified engineer.
16. In order to guarantee the Municipalities' foregoing agreements to pay the State, the Municipalities, through their above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Primary Recipient.

2026-2027
Agricultural Roads Improvement Program (ARIP)
State Municipal Project Agreement

17. The Municipalities will keep records of the cost of the project together with letting documents, advertising information, itemized invoices and contractor payment documentation and will have them available for inspection by representatives of the State and will furnish copies when requested.
18. By signing this agreement, the municipality certifies that the estimate provided to the State was in good faith based on information known at the time estimate creation and reflects the best estimate of anticipated costs.
19. The design and construction of the project must be certified by a registered professional engineer, if the cost of the project exceeds \$65,000 per Wis. Stat. § 86.31(2)(e). Primary Recipient shall provide to the State one engineer's certificate upon completion of the project, regardless of whether the project completion occurs after all awarded funding has been received by the Primary Recipient.
20. Federal Single Audits of Local Government Units:
- a. The Municipalities shall have a single organization audit performed by a qualified independent auditor if required to do so under federal law and regulations. (See Federal Circular No. A-133).
 - b. This audit shall be performed in accordance with Federal Circular A-133 issued by the Federal Office of Management and Budget (OMB) and state single audit guidelines issued by the Wisconsin Department of Administration (DOA).
 - c. The Municipalities will keep records of costs of construction, inspection tests and maintenance done by it to enable the State to review the amount and nature of the expenditure for those purposes. Such accounting records and any other related records shall be subject to a project review or audit as directed by the State within ten (10) years of project closing.
21. The Municipalities will maintain, at their own cost and expense, all portions of the Project that lie within its jurisdiction and will make provisions of such maintenance as long as the road remains open to traffic.
22. In accordance with the State's sunset policy for ARIP funding, all requests for reimbursement of awarded ARIP funding must be received by the State no later than June 1, 2030. In instances where final project reimbursements are submitted prior to project completion, the Primary Recipient agrees and will ensure completion of any project funded in part with ARIP funding by June 30, 2031.
23. If any part of this Agreement is determined to be invalid, illegal, or unenforceable, such determination shall not affect the validity, legality, or enforceability of any other part of this Agreement and the remaining parts shall be enforced as if such invalid, illegal, or unenforceable part was not contained herein.
24. Nothing in this Agreement shall be deemed a waiver of the State's Sovereign Immunity.
25. Remediation event: if a remediation event occurs, the Primary Recipient shall take into account its safety remediation plan for the project and applicable site area.
26. In connection with the performance of work under this Agreement, the Municipalities agree not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, the Municipalities further agrees to take affirmative action to ensure equal employment opportunities. The Municipalities agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the nondiscrimination clause.

X Checking this box indicates that the Preparer is authorized to conduct official business for the Municipality identified below and upon acceptance by the State shall constitute agreement between the Municipality and the State, subject to the terms and conditions above.

Primary Sponsor:	Town of Jackson	County:	Washington	
Head of Government:	ROBERT H HARTWIG	Title:	Head of Government	
Preparer:	Robert Eichner	Title:	Robert Eichner	Date: 1/9/2026
Reviewer:	Hillary Pelton	Title:	County Highway Commissioner	Date: 1/9/2026



Engineering Section Memorandum

To: Robert Eichner, Clerk for the Town of Jackson

From: Kevin Driscoll, Village Engineer

Date: 4/10/2026

Re: Pioneer Road – WisDOT Agricultural Road Improvement Project
Memorandum of Understanding

Following a series of meetings with the Town of Jackson Clerk and Germantown Village Engineer have discussed reconstructing Pioneer Road, a joint application was transmitted to WisDOT in concert with respective municipal support. The Town of Jackson was notified by WisDOT on 3/24/2026 of the subject ARIP project selection and that letter is attached. This project is along the south border of the Town of Jackson and the north boarder Village of Germantown, and a project location map is attached. The estimate of work is in the amount of \$1,400,000 and that itemized estimate is attached.

Upon the Town of Jackson's receipt of the subject State Municipal Financial Agreement (SMFA) from WisDOT for the Pioneer Road project, please email a copy to engineering@germantownwi.gov and transmit a hard copy to the Germantown Village Hall at N112 W17001 Mequon Road, PO BOX 0337, Germantown, Wisconsin 53022-0337.

Overall, the project intent is outlined below the Pioneer Road reconstruction project (ARIP) from Division Road to CTH M / Country Aire Drive that includes:

- The intent is for design to be completed by the Village of Germantown.
- The intent is for the contract to be advertised and awarded by the Village of Germantown.
- The intent is for the administration of the construction contract to be run the Village of Germantown.
- The intent is for the payment to the contractor to be completed by the Village of Germantown.
- The intent is for the Village of Germantown to forward the paid invoices to the Town of Jackson, where the Town of Jackson will obtain reimbursement from WisDOT, as outlined in the SMFA.
- The intent is for the Town of Jackson to reimburse the Village of Germantown for payments to the contractor, as outlined in the SMFA and attached exhibit generally describing a (90/10) cost share.



Wisconsin Department of Transportation
Office of the Secretary
4822 Madison Yards Way, S903
Madison, WI 53705

Governor Tony Evers
Secretary Kristina Boardman
wisconsindot.gov
Telephone: (608) 266-1114
Email: sec.exec@dot.wi.gov

March 24, 2026

Robert M Eichner
Town of Jackson
Jackson, WI 53037

Dear Robert M Eichner,

Congratulations! This letter confirms funding for your local project on **Pioneer Rd** from the 2026-27 Agricultural Roads Improvement Program (ARIP) Round 1 project solicitation. ARIP is a reimbursement program administered by the Wisconsin Department of Transportation (WisDOT) which improves highways functionally classified as local roads or minor collectors providing access to agricultural lands or facilities used to produce agricultural or forestry products. The ARIP program covers up to 90% of the total eligible project costs, with the balance of costs funded by the political subdivision where the work is performed.

Your project was one of 29 selected for funding. The total eligible cost of the project is currently estimated to be \$1,400,000.00 based on the application materials submitted. WisDOT reimbursement to the Town of Jackson will be limited to a **maximum of ninety percent (90%)** participation in eligible items or to the **\$1,260,000.00 limit** approved for the improvement – whichever is *less*.

It is important that you **not incur any project costs** until receipt of your signed State Municipal Project Agreement (SMA) from WisDOT.

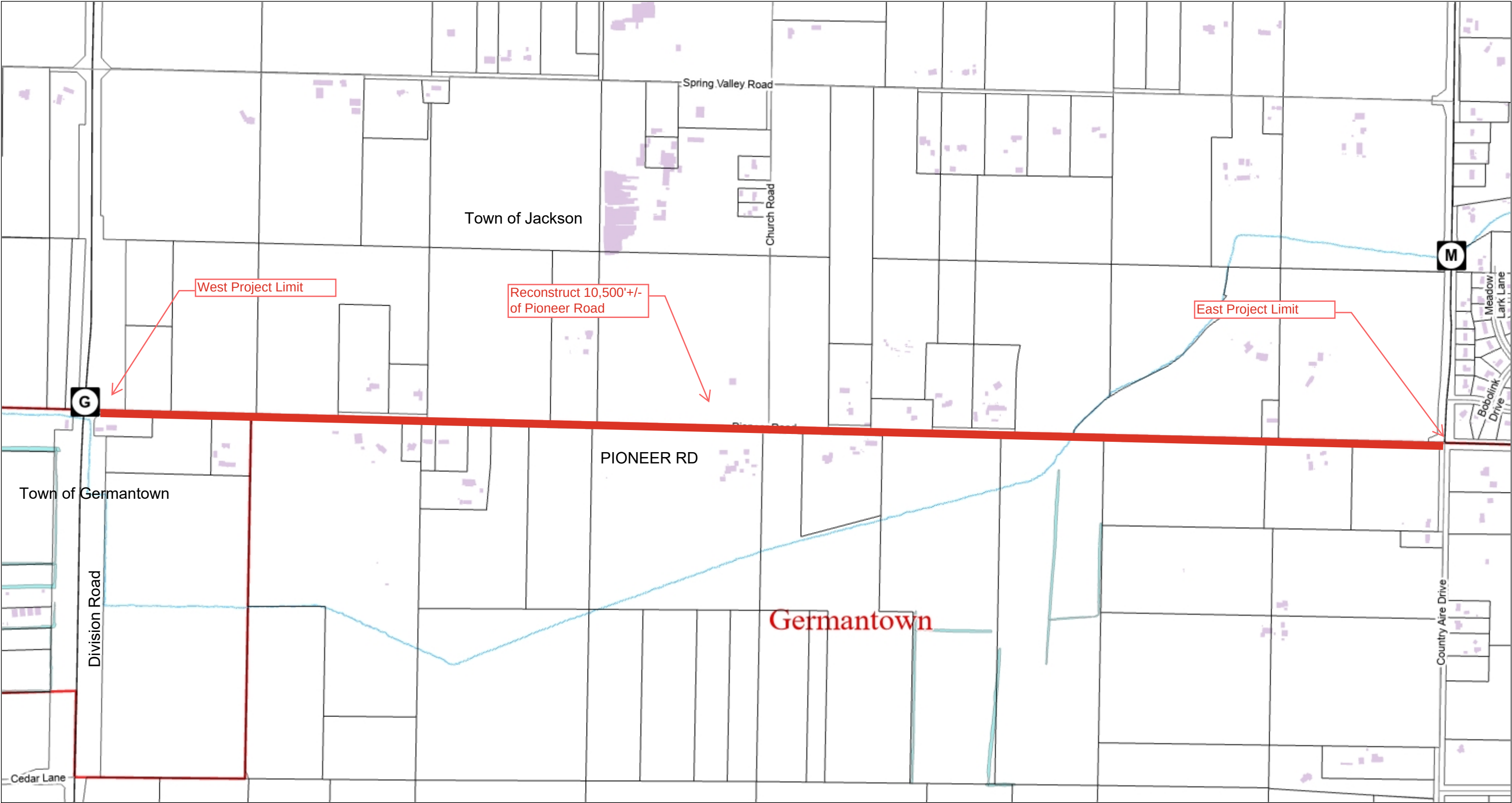
In the absence of written notification to WisDOT indicating that the project award is being declined, this award will be considered accepted. In the event that your municipality or county chooses to decline this project award, please complete the form on the following page and email it to the ARIP Program Manager, Hillary Pelton, at hillary.pelton@dot.wi.gov.

I greatly appreciate your commitment to providing a quality transportation system that promotes public safety and economic development. Our state and local partnership is imperative to the future of Wisconsin's transportation infrastructure. Congratulations on your project award, which is a key piece of this effort.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kristina Boardman", with a long horizontal flourish extending to the right.

Kristina Boardman, Secretary
Wisconsin Department of Transportation



Village of Germantown GIS

Pioneer Road from Division Road (CTH G) to Country Aire Drive (CTH M)

DISCLAIMER:

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

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



SCALE: 1 = 1000'



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

Print Date: 10/14/2025

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Agreement with WisDOT for STH 145 Improvements (ACTION)

SUBMITTED BY: Kevin Driscoll, Village Engineer

SUMMARY EXPLANATION:

WisDOT is designing plans to reconstruct STH 145 / Fond du Lac Ave from Pilgrim Road to a point north of Freistadt Road, near the new roundabout at Division Road. WisDOT held a public meeting at the Library this winter about this project (2475-13-00). Two design components have been discussed in previous PWHC meetings, and include the Main Street reconfiguration and sidewalk connectivity work.

The estimate and plans for that respective work is attached. It includes new sidewalk alignment along main street with a perpendicular intersection for safety improvements and turning movement design improvements. The WisDOT Consultant Design will continue during the Village Center District Planning efforts, and aspects can be incorporated into the design. The sidewalk work includes approximately 1,500 LF extension to connect the existing cross walk near Firemen's Park to the existing sidewalk near Pilgrim Road.

The STH 145 work is scheduled for construction in 2028. The sidewalk work is estimated at approximately \$92,000, with 50% obligation from Germantown equaling a contribution in the amount of approximately \$46,000. Items also included in the SMFA: a rapid flashing beacon at the crosswalk to Firemen's Park and an extension of approximately 300 LF of sidewalk south to the dead end section of sidewalk along Church Street. This work is estimated at \$41,900 and is 100% Village obligation, however would be constructed as part of the WisDOT project (D 2475-13-70).

Additional work items that would be Village obligations may include replacement of cracked concrete light poles and potentially some storm sewer work adjacent to the right of way.

ATTACHMENT:

1. 10 - SMFA with WisDOT for STH 145 - exhibits

STAFF RECOMMENDATION:

Staff requests the Public Works and Highways Committee recommend to the Village Board, to enter into agreement with WisDOT for STH 145 / Fond du Lac Avenue road reconstruction work at Main Street and Sidewalk connectivity in the amount of \$132,000, against account 40-561000-5316400 for work anticipated in 2028.

ACTION BY COMMITTEE:

A motion to support authorize staff and a vote "Aye" is in the affirmative to support entering into a "state-municipal-financial-agreement" with WisDOT.

SMFA ESTIMATE - VILLAGE OF GERMANTOWN
ID 2475-13-70
PILGRIM ROAD TO 0.2 MILE SOUTH OF DIVISION ROAD
STH 145, WASHINGTON COUNTY

50% Village of Germantown Participation (Filling in of Existing Sidewalk Gaps)

Item #	Item	Quantity	Unit	Price	Amount	Notes
305.0120	Base Aggregate Dense 1 1/4-Inch	1134	Ton	\$13.00	\$14,736.66	
601.0600	Concrete Curb Pedestrian	94	LF	\$52.00	\$4,908.80	Ped curb added to reduce grading - minor landscape wall may be needed.
602.0410	Concrete Sidewalk 5-Inch	8289	SF	\$8.00	\$66,308.00	
602.0505	Curb Ramp Detectable Warning Field Yellow	70	SF	\$47.00	\$3,290.00	
602.0605	Curb Ramp Detectable Warning Field Radial Yellow	39	SF	\$69.00	\$2,656.50	

Category Total: **\$91,899.96**
50% Village of Germantown Participation: **\$45,949.98**

100% Village of Germantown Participation (New RRFB)

Item #	Item	Quantity	Unit	Price	Amount	Notes
SPV.0060	Rectangular Rapid Flashing Beacon (RRFB) System	1	Each	\$10,000.00	\$10,000.00	

Category Total: **\$10,000.00**
100% Village of Germantown Participation: **\$10,000.00**

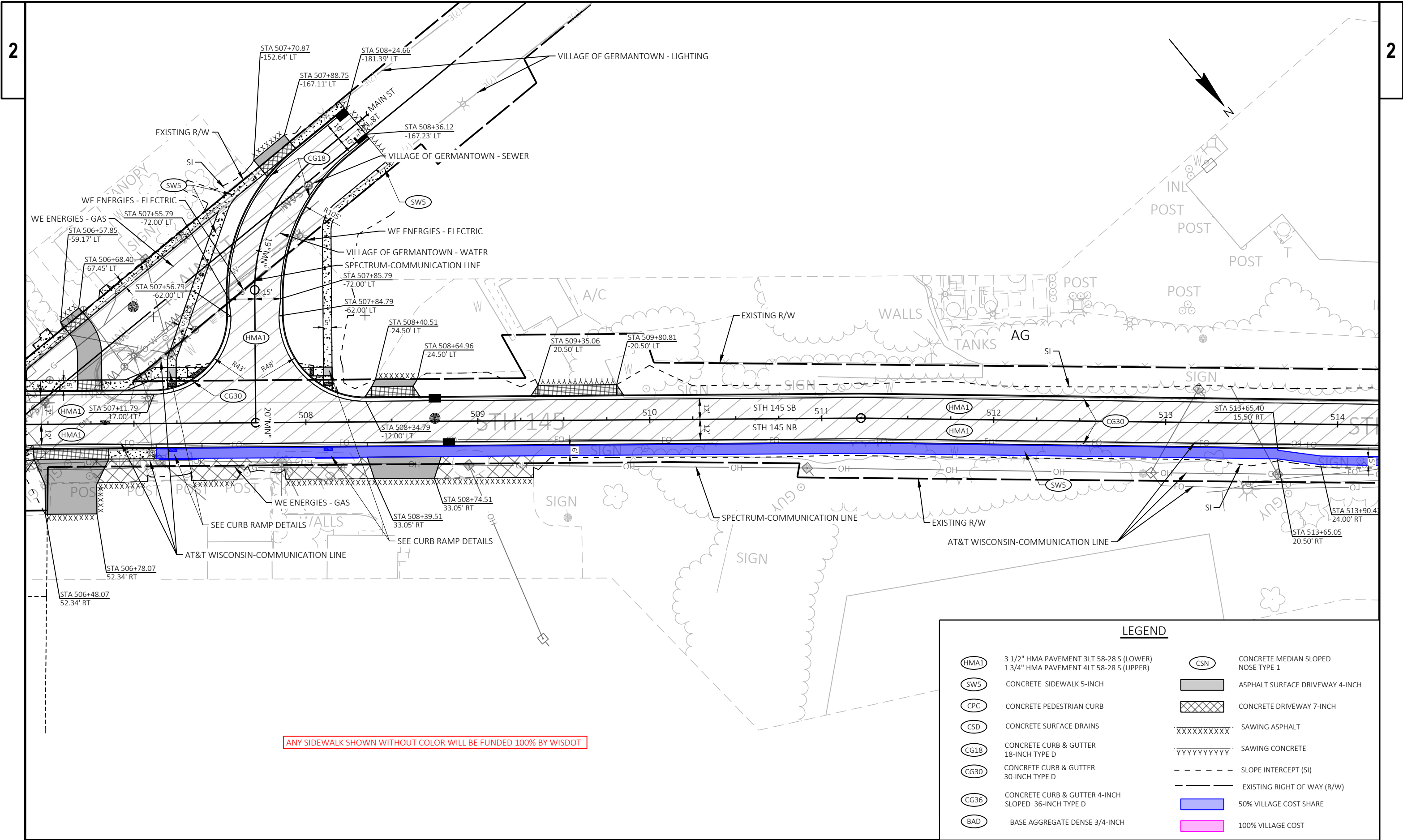
100% Village of Germantown Participation (New Sidewalk Along Church Street)

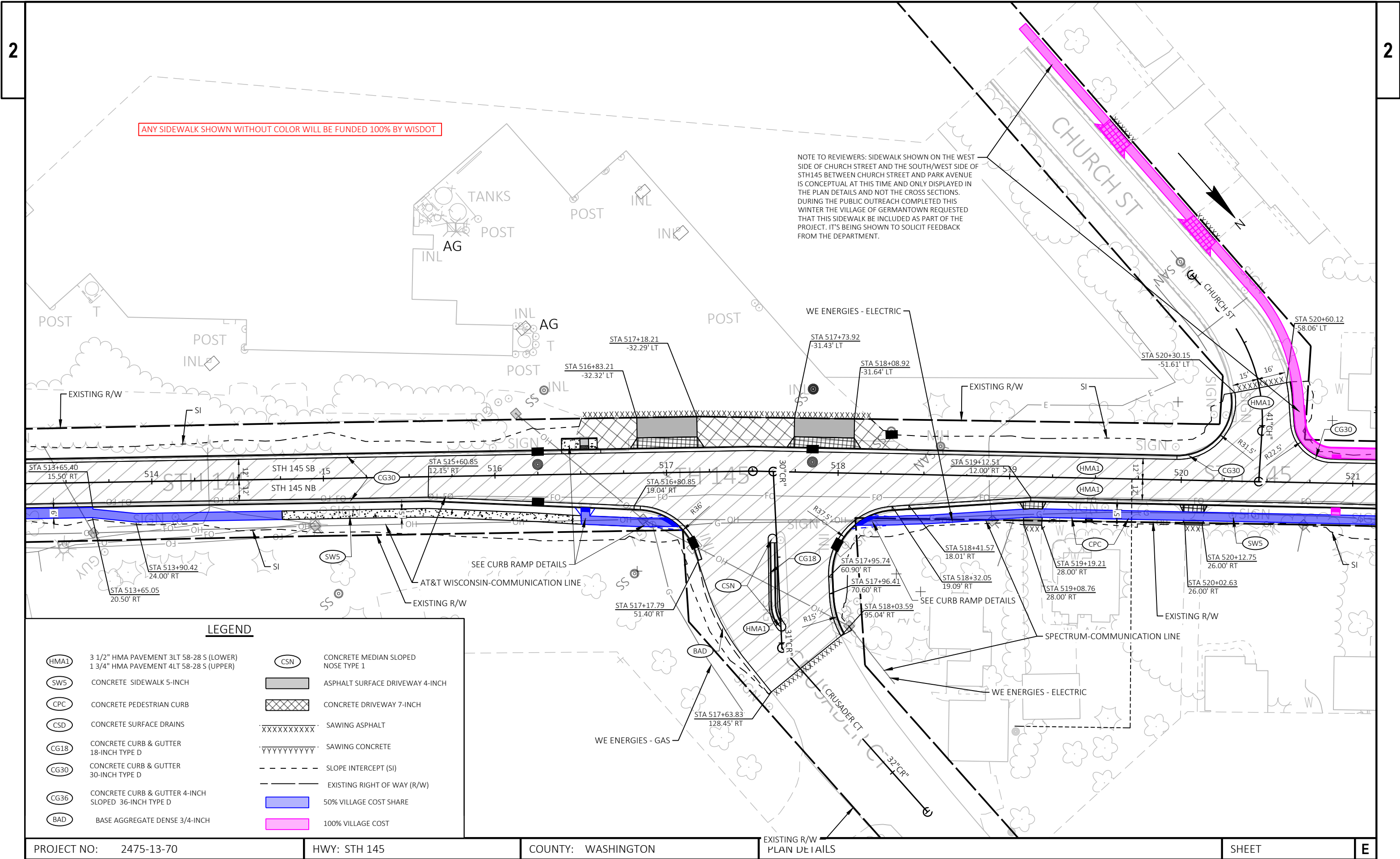
Item #	Item	Quantity	Unit	Price	Amount	Notes
305.0120	Base Aggregate Dense 1 1/4-Inch	371	Ton	\$13.00	\$4,821.99	
601.0600	Concrete Curb Pedestrian	83	LF	\$52.00	\$4,331.60	Ped curb added at some locations to reduce grading.
602.0815	Concrete Driveway 7-Inch	40	SY	\$76.50	\$3,049.80	
602.0410	Concrete Sidewalk 5-Inch	2453	SF	\$8.00	\$19,625.60	
602.0505	Curb Ramp Detectable Warning Field Yellow	28	SF	\$47.00	\$1,316.00	

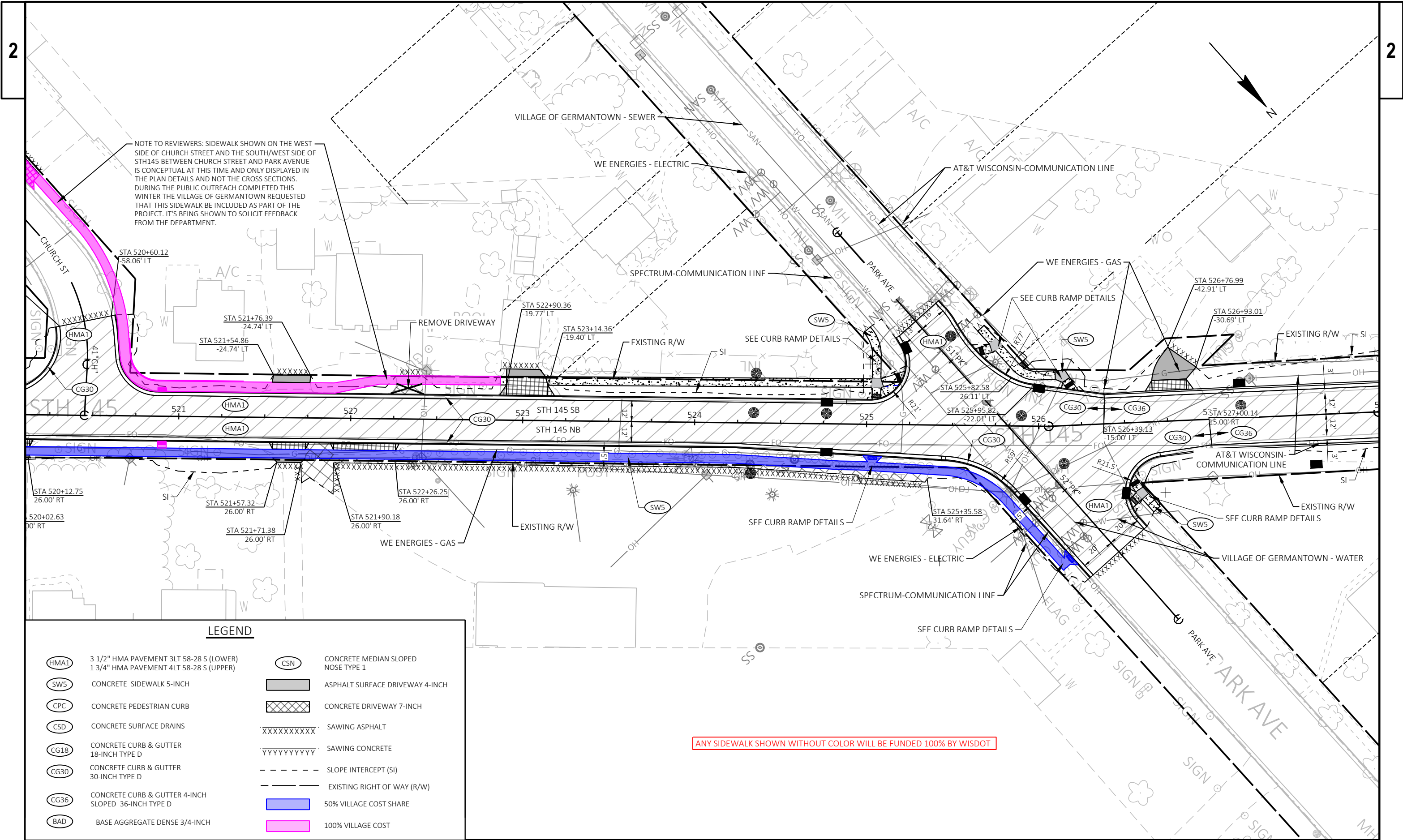
Category Total: **\$31,828.99**
50% Village of Germantown Participation: **\$31,828.99**

Total Estimated Village of Germantown Funding Participation: **\$87,778.97**









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

MEETING DATE: May 13, 2026

AGENDA ITEM: New Business (ACTION)

ITEM TITLE: Authorization to Purchase - Emergency By- Pass Pump

SUBMITTED BY: Timothy K. Zimmerman – Director of Public Works

SUMMARY EXPLANATION:

After the historic flooding event of August 2025, money was included in the 2026 Wastewater Utility Budget to purchase an additional 6” critically silenced trash pump for emergency operations. This pump will give the Utility an additional 2,200 g.p.m. of by-pass pumping capacity. Prices solicited are shown below:

Atlas/Capco	Lincoln Contractors Supply – Milwaukee	\$68,118.50
Godwin/ Flygt	Xylem Water – Bridgeport, NJ	\$65,175.76
Thompson	Thompson Pump – Port Orange, FL	\$58,300.00

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER__X__

RECOMMENDATION:

It is staff’s recommendation to purchase 1 6JSCEE-DIST-4LE2T-MC 6” critically silenced trash pump from Thompson Pump for the amount not to exceed \$53,300 including freight and forward this recommendation on to the Village Board with a positive recommendation. Money budgeted in account number 60000000-182460 Other Pumping Equipment.

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.



4620 City Center Dr
Port Orange, FL 32129
Phone: (386) 767-7310
Website: www.thompsonpump.com

Date: 2/24/2026

Quote #: Q-27293

Timothy Zimmerman
Village of Germantown
W130N10200 Town 9 Parkway
Germantown, Wi. 53022
(262) 253-7765
tzimmerman@germantownwi.gov

Re: 6JSCEE-DIST-Germantown Wi.

Timothy,

We are Pleased to Quote you a 6" Dry Prime Trash Pump
1-6JSCEE-DIST-4LE2T-MC
Pump on Trailer with Lights & Brakes
Auto Controls On/Off Floats
Painted TPM Blue with Q D Fittings
Long Running Fuel Tank 70-80 Hours
Sound Attenuated Lockable Canopy
Call me if you have any Questions

Regards,
Mark Singleton
Region Manager
Thompson Pump & Manufacturing
(386) 767-7310
msingleton@thompsonpump.com



4620 City Center Dr
Port Orange, FL 32129
Phone: (386) 767-7310
www.thompsonpump.com

Sale Quotation

Quote #: Q-27293-2
Date: 2/24/2026
Expires On: 3/26/2026
Lead Time: 8-12 Weeks (pending receipt of PO)

Bill To
Village of Germantown
W130N10200 Town 9 Parkway
Germantown, Wi. 53022
US

Ship To
Village of Germantown
W130N10200 Town 9 Parkway
Germantown Wi. 53022
Contact: Timothy Zimmerman
Phone: (262) 253-7765

QTY	PART #	DESCRIPTION	NET PRICE	EXTENDED
1	6JSCEE-DIST-4LE2T-MC	6" ENVIOPRIME HIGH HEAD PUMP	\$56,500.00	\$56,500.00
TOTAL:				\$56,500.00

Job Requirements: No specific duty point requested

Notes / Specification Variances: Shipping Not Included

FREIGHT:

Signature: _____ Date: ____/____/____
Name (Print): _____ Title: _____

- All pumps are tested utilizing Hydraulic Institute standards. Thompson Pump is a member in good standing with the Contractor's Pump Bureau, the governing association of U.S. pump manufacturer standards. ISO 9001:2015 certified.
- **FOB:** Freight - FOB Port Orange, FL; freight rates quoted are subject to change based on current market conditions.
- **TERMS:** DUE IN ADVANCE/SUBJECT TO CREDIT APPROVAL - Subject to credit approval. - A convenience fee of 2% will be added when payment is made by credit or debit card.
- **WARRANTY:** One (1) year limited on new equipment. 30 day limited on used equipment.
- **DELIVERY:** The customer is responsible for any and all taxes, tariffs or associate fees in the sale and transport of equipment purchased or rented. Thompson Pump to arrange freight.
- **FREIGHT RATES:** Any & all freight rates that may be quoted are for budgetary purposes only. All freight rates are an estimate only and are not binding to Thompson Pump. Please provide a tax exemption certificate at time of order if applicable. No penalties or liquidated damage are acceptable. Cancellation of the order or return of any equipment purchased may result in re-stocking fees.
- **Quote validity:** 30 days unless otherwise noted.
- All prices shown in Net US Dollars. Prices quoted do not include any applicable sales tax or fees.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Request to Amend Operating Budget to Fund Additional Turf Maintenance Costs. (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

The Village's turf management plan for ten athletic fields and parks for 2025-2026 has higher than expected contract costs and will require additional allocated funds. \$19,385 is requested for 1659000-532000 to cover contract costs for Total Lawn Care

ATTACHMENT:

STAFF RECOMMENDATION:

Staff recommends approval

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Request to Update the List of Authorized Signers for Bank Documentation (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

With the departure of Administrator Kreklow and Finance Director Uselding, the Village's authorized signers for checks needs to be updated.

ATTACHMENT:

STAFF RECOMMENDATION:

The Board should approve President Soderberg, Clerk Ott, and interim Administrator Reynolds as approved signers.

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Professional Services Agreement with Innovative Public Advisors LLC for the provision of interim Finance Director staffing. (ACTION)

SUBMITTED BY: Brian Sajdak, Attorney

SUMMARY EXPLANATION:

With the departure of the Village's Finance Director, staff have identified a need to have experienced professional finance department support while the recruitment for a replacement is on-going. This support will be critical both to assist in day-to-day operations and also as the Village moves into the beginning of the 2027 budget planning.

Alternatives were explored, including the use of Baird or other staffing companies. IPA was identified as one of the few options available that included someone experienced in municipal finance. Ms. Robertson has significant experience in municipal government, having spent over 28 years as the administrator in the Village of Thiensville where she was involved in all facets of the village given Thiensville's small staff size. Ms. Robertson was also able to spend a little amount of time with Mr. Uselding prior to his departure which gave her a little bit of transition.

Note that given timing and the critical need, this item will also be on the Village Board agenda on the same night.

ATTACHMENT:

1. Professional Services Agreement - IPA-V-Germantown-Interim-FD

STAFF RECOMMENDATION:

A motion to approve the professional services agreement with Innovative Public Advisors for finance director services.

ACTION BY COMMITTEE:

Given timing and the critical need, this item has moved directly from GGF earlier in the evening and no recommendation is known at the time of publishing this agenda.

Interim Finance Director Services Agreement

This Professional Services Agreement (the "Agreement") is entered into as of May 12, 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 have Dianne Robertson serve as Interim Finance Director for the Village. The scope of services includes:

- **Transitional Leadership (commencing on Tuesday, May 19, 2026)**
 - Navigate relationships with the Village Board, staff, residents, etc.
 - Attend Board meetings as needed.
 - Ensure a smooth and expeditious transition for the organization and assist in the budget preparation process.
 - Perform such additional duties as may be required by the Village Board.

2. Compensation

Village agrees to compensate IPA for the Services. Payment shall be made as follows:

- \$110 per hour, with a goal of approximately 10-20 hours each week.
- IPA will invoice the Village monthly.
- Travel to and from Village Hall is not included in the hours to be compensated.

All payments shall be made payable to Innovative Public Advisors and mailed to:

- Innovative Public Advisors, P.O. Box 122, West Bend, Wisconsin 53095

3. Term

This Agreement shall commence on the date first written above and continue until the Services are completed.

4. Responsibilities of IPA

IPA agrees to:

- Perform the duties of Interim Finance Director until the position of Finance Director is filled and the selected candidate commences service.
- Assist Village finance team with budget preparation and support daily operations.

5. Responsibilities of the Village

The Village agrees to:

- 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.

12. Termination

Either party may terminate this Agreement upon 30 days written notice to the other party, provided that work performed following the date of the notice shall be limited to work and time limitations as may be specifically requested by the Village. Either party may terminate this Agreement for substantial breach of this Agreement, which shall be effective immediately upon notice provided by the non-breaching party to the party in breach. Upon termination, all work product produced through the date of termination shall be provided to the Village.

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: Parter

Date: 5/12/2026

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Request for Potential TID Incentive for a Prospective Tenant in the Gateway Corporate Park (TID 8) and Establishing a Policy for Handling Future Requests. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(e) for the purpose of 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 in open session to take such action as it deems appropriate. (ACTION)

SUBMITTED BY: Brian Sajdak, Attorney

SUMMARY EXPLANATION:

Introduction

Economic Development Washington County (EDWC) has been approached about a possible incentive for a manufacturing company that is looking to relocate its current facilities. EDWC has proposed an incentive structure similar to the incentive recently approved for Flamingo Marine. However, as the Committee will recall, there was significant criticism of that process. Given that criticism and the fact that the Village is operating with an interim administrator, this request is being brought before the Committee largely to seek guidance as to how the Committee (and ultimately the Board) wishes to address the pending request. It is anticipated that this discussion will form the basis of a future policy that can be utilized for future requests, even if the decision as to how to treat this current request is different than what policy direction is provided.

Discussion - Process Generally

Based on the discussions related to Flamingo Marine, there are multiple options as to how to address these types of requests. They include:

1. The traditional approach. Historically, these types of requests were brought directly to the Village Board for policy guidance as to whether the Board desired to consider possible negotiations with the requestor. If the Board was interested, staff would negotiate terms consistent with the directive of the Board and a final agreement would be brought before the Board for approval.
2. A modified traditional approach. The traditional approach did not seek committee recommendation. Under the Municipal Code, all actions should come with a committee recommendation, although this can be waived by the Board. The process used could involve having a standing committee weigh in on incentive requests.
3. Utilize the Plan Commission. The Plan Commission has a broad grant of authority by

statute that includes many facets of planning and development, including having a role in formulating the Village's master plan and comprehensive plan. While I am unaware of any other community that utilizes the Plan Commission to weigh in on specific incentive requests, there could be an argument that it is development related.

4. Utilize the Economic Development Commission. A frequent suggestion has been to utilize the EDC. The Municipal Code defines the powers of the EDC to be:

(a) Formulate, manage and administer the Village's economic development program, carrying out short-range and long-range elements of the program.

(b) Recommend an annual budget for its activities and programs.

(c) As called upon, serve in an advisory role to the Plan Commission and Village Board on matters relevant to economic development in the Village.

(d) Engage in policy deliberations relative to economic development activities, such as business park development and marketing, and make policy recommendations to the Village Board and also to the Plan Commission when requested or where appropriate.

(e) Such other duties as may be assigned elsewhere in this Code, or by the Plan Commission and Village Board.

As such, it is clear that the EDC is primarily a policy-focused body under the Code. In that role, the EDC could clearly help the Board establish a TID policy that could include guidelines both for when TIDs would be considered in the Village and also for when incentives could be offered or utilized. Staff has, and continues to recommend, that the EDC undertake this endeavor.

However, it is not clear whether the EDC has a role in reviewing specific development proposals or incentive requests. Arguably under (c) the Board could ask the EDC to advise on a request, but in light of the rest of the powers, that advice may be limited to policy considerations and not the specifics of any particular request. If the Board wished to include the EDC in this manner, a code change would be recommended to better define this authority.

Discussion -- The Current Request

Notwithstanding any guidance on future policies and procedures, there is nonetheless a current incentive to be addressed. The Committee should recommend some course of action to the Board with respect to the handling of this request. As noted in the introduction, this could be different than future requests. For example, the Board may ultimately direct that the EDC establish a TID incentive policy that would dictate whether the Board would even consider a specific type of incentive request. However, the Board could nonetheless act on the pending request without that policy.

A high-level overview of the request is attached for informational purposes. However,

given that the company is still in the exploration phase, they have requested confidentiality as they have not chosen a location or even announced to their employees that a move is being considered.

Closed Session Appropriateness

Under Wis. Stat. § 19.85(1)(e), the Village Board may enter into a closed session for the purpose of 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. In this case, if the Board desires to consider a potential incentive request, the Board may utilize a closed session for the purposes of establishing its negotiating or bargaining position with respect to such incentive.

ATTACHMENT:

1. EDWC_DecisionMemo_To-GtownVB_RE-ProjectIncentiveProposal_2026--05-13
2. Zilber Letter-Gateway Corp Park-5-5-26
3. Germantown TIF 8 Draft Proforma 051826

STAFF RECOMMENDATION:

Staff recommends that the Committee make a recommendation to the Board both with respect to the future process to be utilized for incentive requests and also on the pending request in TID 8.

ACTION BY COMMITTEE:

Given timing and the critical need, this item has moved directly from GGF earlier in the evening and no recommendation is known at the time of publishing this agenda.

Decision Memo

Gateway Corporate Park Prospect Incentive Proposal

Village of Germantown Board | May 18, 2026

Prepared by
Christian Tscheschlok, CEO

ACTION REQUESTED

Authorize Village Administration and EDWC to jointly issue a non-binding incentive proposal letter to a confidential manufacturing prospect and continue negotiating the final deal structure. Any binding Village obligation would be returned to the Village Board through a final Development Agreement / Intergovernmental Agreement and related documentation.

THE SIMPLE CASE

This proposal helps convert the final short-term lease exposure in Gateway into long-term manufacturing occupancy, which unlocks Zilber's final building and accelerates the path to closing TID #8.

Why this is before the Board now

The Village asked to be involved earlier in major incentive discussions. EDWC heard that direction. This memo is intended to bring the Board into the process at the proposal-letter stage - early enough to provide direction, but late enough that there is a real project, real impact analysis, and a specific structure to evaluate.

This public-facing memo uses the term *Prospect* because certain company-specific project details remain competitively sensitive at this stage. Those details can be addressed through the appropriate Board process as needed. The public decision question, however, is straightforward: whether Germantown wants to remain competitive for this project while preserving final approval authority.

What approval does - and does not - do

Approval on May 18 WOULD

- Allow EDWC and Village Administration to issue the proposal letter;
- Send a positive signal to the prospect;
- Keep Germantown competitive during the Prospect's lease, financing, equipment, and customer-timing decisions;
- Preserve the Village's seat at the table as the final deal is negotiated; and
- Create a clear intent & path to return to the Board with final agreements.

Approval on May 18 WOULD NOT

- Commit the Village to a final incentive agreement tonight;
- Waive EDWC underwriting, Impact Loan Fund Committee review, legal review, or Village Board final approval;
- Remove performance requirements, claw back protections, or collateral/guarantee considerations;
- Make the Prospect's final lease decision for them.

Public project summary

Prospect	Confidential advanced manufacturing prospect with substantial equipment investment and family-sustaining job creation.
Location	Existing Gateway Corporate Park industrial facility, with initial occupancy in vacant space and potential expansion as short-term leases expire.
Public purpose	Long-term occupancy of existing Gateway space, support for advanced manufacturing job growth, rooting conditions for Zilber's final Gateway building, and accelerating closure of TID #8.
Primary gap	Higher-than-normal tenant improvements and equipment costs are needed to operationalize the facility for the Prospect's production requirements.
Village role	A limited, performance-based TID #8 participation structure consistent with the Village's prior level of support for Flamingo Marine.

Impact at a glance

Preliminary impact modeling shows a positive economic and fiscal return after incentives. The figures below are directional and subject to final underwriting, TID review, and agreement negotiation.

85	140.9	\$57,484	\$37.0M
Direct new jobs	Total jobs	Average wage	Capital investment
performance-based employment growth	including estimated spin-off impact	direct and spin-off average	building improvements, FF&E and equipment
\$3.0M	\$2.6M	5.7 yrs	\$2.4M
Net benefit after incentives	TID #8 net benefit after incentive	TID #8 payback	Total incentive value
total public net benefit	estimated TID-only net benefit	estimated payback period	County upfront capital plus TID debt service

The Gateway / TID #8 logic

Zilber Property Group reports that Gateway Corporate Park now includes six industrial facilities totaling approximately 1.8 million square feet, nearly \$150 million of investment value, nine businesses, and approximately 300 employees. Zilber also confirms that its seventh building - a 252,000 square foot industrial facility north of Flamingo Marine - is in preliminary permitting, but final approvals remain pending and contingent upon achieving occupancy levels within existing properties.

1	2	3	4	5
Stabilize existing buildings	Convert short-term lease exposure	Secure long-term manufacturing occupancy	Support Zilber Building #7 start decision	Accelerate TID #8 closure path

Why Flamingo Marine project did not end the need for this proposal

Flamingo Marine was a major win. According to Zilber, the Village/County/EDWC gap-financing structure was a critical deciding factor in Flamingo locating its manufacturing operation in Germantown. Flamingo initially occupied 146,000 square feet and has since leased the balance of the building for a total of 233,000 square feet, with projections to exceed 100 employees within three years...all under long-term lease arrangements.

But standing in the way of a clear business case for constructing Building #7 is one remaining building with a short-term lease. EDWC has been focused on filling that last gap per the Village Board's singular direction to accelerate closure of TID#8. The next step is therefore stabilizing that remaining short-term occupancy exposure. Zilber identifies the current opportunity as tied to Germantown #3: a manufacturing firm that would lease the existing vacant 102,000 square feet and has ambitions to expand into the balance of the facility as the final short-term leases expire. That is why this project matters to the Board's TID #8 objective.

Proposed incentive structure - summary

Upfront capital	\$1,500,000 from the Washington County Impact Loan Fund.
Performance-based forgiveness	\$750,000 may convert to a grant if negotiated benchmarks are met over the performance period.
Village / TID participation	Estimated \$941,980 in debt service supported by TID #8 through a pay-as-you-go / municipal revenue obligation style structure aligned with that approved for Flamingo Marine.
Prospect repayment	The non-forgivable portion remains an Impact Loan Fund obligation, with interest-only payments during the performance period and principal & interest repayment thereafter.
Final documentation	Final structure would be documented through appropriate development, intergovernmental, loan, collateral, guarantee, and performance agreements.

POLICY FRAME

The proposed Village participation is intended to be consistent with the Village's prior level of support for Flamingo Marine, while Washington County / EDWC tools are being used to bridge the Prospect's broader upfront capital need. This is not a new policy by default; it is a practical next-step authorization while the Village continues to determine its preferred long-term development policy.

Why the proposal is justified

- **The deal solves a specific public problem:** turning remaining Gateway short-term lease exposure into long-term occupancy.
- **The incentive addresses a real gap:** higher-than-normal tenant improvement and equipment costs, not ordinary operating costs.
- **The structure is performance-based:** forgiveness and TID participation are tied to negotiated benchmarks, documentation, and final approvals.
- **The fiscal logic is positive:** the project is modeled to generate a positive TID #8 net benefit after incentives and a reasonable TID payback period.
- **The timing is real:** the Prospect and Zilber are making lease, permitting, equipment, and final-building decisions on business timelines, not committee timelines.

Development and deal structuring process

The incentive proposal letter is not the end of the process. It is the bridge between early project development and final public approval. The process below is designed to respect the Board's request for earlier involvement while maintaining the speed, confidentiality, and flexibility required to compete for business investment.

1	2	3	4	5
Prospect Due Diligence	Proposal Authorization	Company Decision	Underwriting + Negotiation	Final Board Approval
Lease, buildout, equipment, financing, customer timing	May 18 non-binding letter; preserves Germantown option	Prospect determines if Germantown economics work	EDWC, Village, County, legal, TID capacity, performance metrics	Development agreement / IGA / related documents return for approval

Risk of action vs. risk of delay

If the Board authorizes the proposal • Germantown remains competitive during the Prospect's decision window. • The Village is at the table while the final structure is negotiated. • The Board retains final approval authority over binding agreements. • The proposal supports the Board's stated goal of filling Gateway and accelerating TID #8 closure.	If the Board delays or declines • The Prospect may downsize, delay, or choose a different path. • The remaining short-term lease exposure in Gateway may persist. • Zilber's final building decision conditions may be weakened. • The Village may lose timing, leverage, and the outcome it has said it wants.
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RECOMMENDATION

Approve the requested authorization. This is the practical next step that keeps Germantown competitive, protects final Board approval, and advances the Village's stated objective: fill Gateway, unlock the final building, and accelerate closure of TID #8.

Suggested public motion

MOTION

Move to authorize Village Administration and EDWC to jointly issue a non-binding incentive proposal letter to the confidential manufacturing prospect, substantially consistent with the terms presented, and to continue negotiating final documentation for future consideration by the Village Board.

Appendix A – Q&A

Question / Concern	Direct Answer
Didn't Flamingo already seal the deal for Zilber's final building?	Flamingo was a major win and created momentum. It did not eliminate the need to stabilize occupancy in the existing portfolio. Zilber's letter states final approvals for Building #7 remain pending and contingent upon occupancy levels within existing properties.
If the Prospect and Zilber are submitting plans, isn't the project happening anyway?	No, it does not mean the decision-makers have decided. Planning, permitting, lease negotiation, equipment planning, and incentive review often move in parallel. That is normal due diligence and readiness work. It means the parties are preparing for a possible go-decision, not that their final boards, investors, or decision-makers have already committed.
Will this make TID #8 run longer?	The purpose is the opposite: use a limited, performance-based TID obligation to secure occupancy that strengthens the case for Zilber's final building and accelerates the tax base needed for closure. Preliminary EDWC modeling shows an estimated \$2.625 million net benefit to TID #8 after incentive and a 5.7-year TID payback.
Have we already incentivized Zilber enough?	This proposal is not an incentive to Zilber for its own sake; rather, the focus is on locking in an advanced manufacturer's decision to locate in Germantown. It is a gap-financing tool tied to securing a manufacturing user with high tenant improvement requirements, equipment investment, job creation, and long-term occupancy.
Why not wait until every detail is final?	Waiting until every detail is final may mean missing the business decision window. The proposal-letter step lets Germantown stay competitive while preserving the Board's final approval authority over binding agreements.
What protects the taxpayer?	The proposal remains subject to EDWC underwriting, Impact Loan Fund Committee review, legal documentation, performance benchmarks, collateral and guarantee requirements, and final Village Board approval of binding agreements.

ZILBER

PROPERTY GROUPSM

May 5, 2026

Robert A. Soderberg, Village President
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

Via e-mail: bsoderberg@germantownwi.gov

RE: Germantown Gateway Corporate Park

Mr. Soderberg:

On behalf of Zilber Property Group – and the entire Zilber Ltd. organization, I am writing to express our sincere gratitude for the joint efforts of the Village of Germantown and Washington County to successfully secure industrial development projects in Germantown Gateway Corporate Park. To date, we have developed 6 industrial facilities in the park totaling approximately 1.8 million square feet and representing nearly \$150 million of investment value. Our properties are currently home to 9 unique businesses that employ approximately 300 people in a range of diverse industries.

Particularly, we would like to express appreciation for your assistance and support for providing “gap” financing to Flamingo Marine as they looked to establish a new production facility for their state-of-the-art boat-making operations. This was a significant win for everyone involved in that it cemented Flamingo’s decision to locate their new manufacturing operation in Germantown – where they initially occupied 146,000 SF. They recently leased the balance of the building (an additional 87,000 SF) for a total of 233,000 SF. The support for Flamingo was particularly impactful due to the significant investment required to build out and equip their advanced manufacturing operation. The creativity displayed by EDWC, the Village of Germantown, and Washington County to structure meaningful financial support was a critical deciding factor for Flamingo. Flamingo’s operations have ramped up significantly with projections to have over 100 employees at the site within 3 years.

We are currently pursuing additional prospects for our properties in the corporate park and greatly appreciate your team’s on-going efforts and assistance as we seek win-win scenarios that get to a fully built-out business park. Several of the companies that we are in discussions with have significant industrial operations, extensive capital investment requirements, and quality job counts. These features, however, drive additional tenant improvement costs beyond typical industrial building standards. Creative “gap” financing assistance - - such as that provided to Flamingo -- becomes a critical factor in making the economics of a deal work and thus securing these investments in Germantown.

Our desire is to continue to invest in the development of the corporate park – and to that end, we are in the preliminary stages of permitting for our 7th building in the park, a 252,000 SF industrial facility to be constructed immediately north of Flamingo Marine. Final approvals to proceed with this project are pending and contingent upon achieving certain occupancy levels within our existing properties.

CORPORATE

710 North Plankinton Avenue
Milwaukee, WI 53203
(414) 274-2623



Of particular note is a current opportunity tied to our Germantown #3 building. We have identified a manufacturing firm that would lease the existing vacant space (102,000 SF) and has ambitions to expand into the balance of the facility as other short-term leases expire. This opportunity involves an advanced manufacturing use, family-sustaining job creation, and significant investments in equipment that require, in order to operationalize, the kinds of higher than normal tenant improvements (added increment) mentioned previously. While this generates a "gap" in creating competitive economics, this would be an ideal fit for the portfolio and a key to advancing building #7 and meeting the community's goals of full build-out.

We greatly appreciate your past and ongoing partnership and support. Together we are driving a successful outcome to the TID and accelerating its closure as a result. Thank you.

Sincerely,

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

Todd Battle
Director of Industrial Investments

cc: Mitch Reynolds, Interim Administrator – Village of Germantown
Jeffrey Retzlaff, Community Development Director – Village of Germantown
Josh Schoemann, County Executive – Washington County
Christian Tscheschlok, CEO – EDWC

Village of Germantown

TIF #8

Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	2.00%
2025 Gross Tax Rate (per \$1000 Equalized Value).....	\$14.78
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	1.00%

Year	Background Data					Revenues			Expenditures						TID Status			Year	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)		(r)
	TIF District	Inflation	Construction	TIF Increment	Tax	Tax	Investment	Total	Existing	Professional	Admin	11/1/2018	Flamingo	Proposed	Combined	Annual	Year End		
	Valuation	Increment	Increment	Over Base	Rate	Revenue	Income	Revenues	Debt	Services	Expenditures	Developer	Marine #1	Up-Front	Expenditures	Balance	Cumulative		Cost Recovery
	(January 1)	(1)					(1)					Totals	Totals	Totals			(December 31)		
	Base Value \$640,700																		
2024	\$201,199,700		\$39,134,600	\$239,693,600	\$15.07												\$172,453	Per 2024 Audit	2024
2025	\$240,334,300	\$4,806,686		\$244,500,286	\$14.78	\$3,022,424	\$1,725	\$3,024,149	\$1,179,533	\$25,000	\$84,872	\$79,546			\$1,368,951	\$1,655,198	\$1,827,651		2025
2026	\$245,140,986	\$4,902,820		\$249,403,106	\$14.78	\$3,542,671	\$18,277	\$3,560,948	\$1,345,894	\$25,000	\$87,418	\$79,545	\$750,000	\$750,000	\$3,037,857	\$523,091	\$2,350,741		2026
2027	\$250,043,806	\$5,000,876		\$254,403,982	\$14.78	\$3,613,714	\$23,507	\$3,637,222	\$1,389,075	\$25,000	\$90,041	\$79,546			\$1,583,662	\$2,053,560	\$4,404,301		2027
2028	\$255,044,682	\$5,100,894		\$259,504,875	\$14.78	\$3,686,178	\$44,043	\$3,730,221	\$1,450,503	\$25,000	\$92,742	\$79,545			\$1,647,790	\$2,082,431	\$6,486,732		2028
2029	\$260,145,575	\$5,202,912		\$264,707,787	\$14.78	\$3,760,091	\$64,867	\$3,824,958	\$1,559,965	\$25,000	\$95,524	\$79,546			\$1,760,035	\$2,064,923	\$8,551,655		2029
2030	\$265,348,487	\$5,306,970		\$270,014,757	\$14.78	\$3,835,482	\$85,517	\$3,920,999	\$1,562,581	\$25,000	\$98,390	\$79,545			\$1,765,516	\$2,155,483	\$10,707,138		2030
2031	\$270,655,457	\$5,413,109		\$275,427,866	\$14.78	\$3,912,381	\$107,071	\$4,019,452	\$1,572,244	\$25,000	\$101,342	\$79,546			\$1,778,132	\$2,241,321	\$12,948,459	Expenditures Recovered	2031
2032	\$276,068,566	\$5,521,371		\$280,949,237	\$14.78	\$3,990,818	\$129,485	\$4,120,303	\$1,533,584	\$25,000	\$104,382	\$79,546			\$1,742,512	\$2,377,791	\$15,326,250	Expenditures Recovered	2032
2033	\$281,589,937	\$5,631,799		\$286,581,036	\$14.78	\$4,070,824	\$153,262	\$4,224,086	\$1,501,278	\$25,000	\$107,513	\$79,546			\$1,713,337	\$2,510,749	\$17,836,999	Expenditures Recovered	2033
2034	\$287,221,736	\$5,744,435		\$292,325,471	\$14.78	\$4,152,430	\$178,370	\$4,330,800	\$1,464,838	\$25,000	\$110,739	\$79,545			\$1,680,122	\$2,650,678	\$20,487,677	Expenditures Recovered	2034
2035	\$292,966,171	\$5,859,323		\$298,184,794	\$14.78	\$4,235,668	\$204,877	\$4,440,544	\$1,269,681	\$25,000	\$114,061	\$79,546			\$1,488,288	\$2,952,257	\$23,439,933	Expenditures Recovered	2035
2036	\$298,825,494	\$5,976,510		\$304,161,304	\$14.78	\$4,320,570	\$234,399	\$4,554,970	\$1,236,619	\$25,000	\$117,483	\$79,546			\$1,458,648	\$3,096,322	\$26,536,255	Expenditures Recovered	2036
2037	\$304,802,004	\$6,096,040		\$310,257,344	\$14.78	\$4,407,171	\$265,363	\$4,672,534	\$1,227,425	\$25,000	\$121,007	\$79,545			\$1,452,977	\$3,219,557	\$29,755,812	Expenditures Recovered	2037
2038	\$310,898,044	\$6,217,961		\$316,475,305	\$14.78	\$4,495,504	\$297,558	\$4,793,062	\$1,192,100	\$25,000	\$124,637	\$79,546			\$1,421,283	\$3,371,779	\$33,127,591	Expenditures Recovered	2038
2039						\$4,585,604	\$331,276	\$4,916,879	\$532,219						\$532,219	\$4,384,660	\$37,512,251	Expenditures Recovered	2039
						</													

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Village Administrator Vacancy. 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 or exercises responsibility and then may reconvene in open session to take such action as it deems appropriate. (ACTION)

SUBMITTED BY: Brian Sajdak, Attorney

SUMMARY EXPLANATION:

Under Wis. Stat. § 19.85(1)(c), the Village Board is authorized to go into closed session for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. This provision provides the Board with the ability to go into closed session for the purposes of reviewing applications of potential candidates, discuss possible terms of employment, and to otherwise decide on next steps in the process of filling the existing vacancy.

ATTACHMENT:

1. Form Employment Agreement - Village Administrator
2. Application

STAFF RECOMMENDATION:

A motion to 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 or exercises responsibility.

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: May 18, 2026

PLACEMENT: Action Item

ITEM TITLE: Appointment of Travis Broughton for Wastewater Superintendent /
Recycling Coordinator for Department of Public Works

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY COMMITTEE: