

VILLAGE OF GERMANTOWN  
N112 W17001 Mequon Road  
Germantown, WI 53022

MEETING: **SPECIAL PUBLIC WORKS & HIGHWAY COMMITTEE**

DATE AND TIME: **TUESDAY, June 26, 2018 \*\*\*5:30 P.M.\*\*\***

LOCATION: Village Hall Board Room

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wisconsin Statutes, in such form that will apprise the general public and new media of subject matter that is intended for consideration and action.
- II. **ROLL CALL:** Chairman Kaminski, Trustees Hughes, Warren and Zabel
- III. **NEW BUSINESS:**
  - A. Developer Agreement Review – TID #8
  - B. Resolution Authorizing Application To SEWRPC For a Sanitary Sewer Service Area Amendment for TID #8
- IV. **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)250-4740 at least 2 days prior to the meeting.*

\*\*\* Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

**BUSINESS OF THE PUBLIC WORKS AND HIGHWAY COMMITTEE  
GERMANTOWN, WI**

MEETING DATE: June 26, 2018

AGENDA ITEM: New Business

ITEM TITLE: Discussion/Approval of the Developer Agreement Summary of Terms for Zilber Ltd. (TID #8)

SUBMITTED BY: Lawrence W Ratayczak, P.E., Director of Public Works

SUMMARY EXPLANATION:

Staff is presenting the Developers Agreement for the proposed Zilber Ltd. Development located north of Holy Hill Road and east of I41 (TID #8) for approval by the Public Works and Highway Committee. The public improvements addressed in the DA are the extension of sanitary sewer and water main within the future right-of-way of an interior road within the proposed development. In addition, the DA addresses the standard fees, impact fees and the amount of the Letter of Credit.

ATTACHMENTS:

- 1) Developers Agreement Summary of Terms (to be handed out at meeting)

STAFF RECOMMENDATION TO COMMITTEE:

Approve the Development Agreement Summary of Terms for Zilber Ltd. (TID #8) and forward to the Village Board with a positive recommendation.

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.

**BUSINESS OF THE PUBLIC WORKS AND HIGHWAY COMMITTEE  
GERMANTOWN, WI**

MEETING DATE: June 26, 2018

AGENDA ITEM: New Business

ITEM TITLE: Discussion/Approval of a Resolution Authorizing and Directing Village Staff to Contact and Work with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to Amend the Regional Water Quality Management Plan for Eventual Addition of Certain Lands Located Generally Between Rockfield Road (north), Goldendale Road (east), Wisconsin Southern Rail Road (south) and with the westerly line following a meandering line through multiple parcels to MMSD's Sanitary Sewer Service Area

SUBMITTED BY: Lawrence W Ratayczak, P.E., Director of Public Works

SUMMARY EXPLANATION:

The Public Works and Highway Committee is required review and approve Resolutions authorizing and directing Village staff to contact and work with the SEWRPC to begin the process of adding area not currently in the sewer service area into the sewer service area.

The Sanitary Sewer Service Area (SSSA) amendment process must be initiated as soon as possible and fully executed before sanitary sewer can be extended into these lands to service prospective TID #8 tenants.

ATTACHMENTS:

- 1) Resolution (includes Exhibits)

STAFF RECOMMENDATION TO COMMITTEE:

Approve the Resolution as proposed and forward to the Village Board with a positive recommendation.

COMMITTEE ACTION:

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

**VILLAGE OF GERMANTOWN  
WASHINGTON COUNTY**

**RESOLUTION NO. 50-2018**

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**A RESOLUTION AUTHORIZING AND DIRECTING VILLAGE STAFF TO CONTACT AND WORK WITH THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC) TO AMEND THE REGIONAL WATER QUALITY MANAGEMENT PLAN TO INCLUDE LANDS GENERALLY LOCATED BETWEEN ROCKFIELD ROAD (north), GOLDENDALE ROAD (east), WISONSIN & SOUTHERN RAIL ROAD TRACKS (south) AND WITH THE WESTERLY LINE FOLLOWING A MEANDERING LINE THROUGH MULTIPLE PARCELS**

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WHEREAS, the Village of Germantown falls within the Milwaukee Metropolitan Sewerage District ("MMSD") boundaries and portions of the Village are within a MMSD sanitary sewer service area; and,

WHEREAS, the Village Board of the Village of Germantown anticipate that development within the Village will push beyond the current sewer service area boundaries; and,

WHEREAS, the Village Board wishes to extend the current sewer service area boundaries to include the areas of anticipated development; and,

WHEREAS, Chapter 7 of the MMSD's Rules and Regulations provides for the process to add area to a sanitary sewer service area commencing with an amendment to the applicable Regional Water Quality Management Plan; and,

WHEREAS, the Village's current sanitary sewer service area is part of Southeastern Wisconsin Regional Planning Commission's ("SEWRPC") Community Assistance Planning Report No. 70 dated July 1983 and as amended in 1989, 1998, 2003 and 2009 (the "PLAN");

NOW THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown, does hereby authorize and direct Village staff to contact SEWRPC to pursue an amendment to the Plan to include the area fully described in the attached Exhibit A and as shown for reference in Exhibit B.

Introduced by:

Adopted: \_\_\_\_\_

Vote:           Ayes: \_\_\_\_   Nays: \_\_\_\_

\_\_\_\_\_  
Dean M. Wolter, Village President

ATTEST:

\_\_\_\_\_  
Deanna L. Boldrey, WCMC/CMC  
Village Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF AREA PROPOSED TO BE ADDED**

## Legal Description Parcel 1

That part of the Southwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of Section 7, and the Northeast  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of Section 18 of Township 9 North, Range 20 East of the Fourth Principle Meridian in the Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at a 6" square concrete monument with brass cap marking the East  $\frac{1}{4}$  corner of said Section 18 and also the Point of Beginning of the lands to be described, thence South  $89^{\circ}58'22''$  West along the south line of the Northeast  $\frac{1}{4}$ , 50.01' feet to the west right of way line of Goldendale Road ; thence North  $89^{\circ}39'49''$  East, 50.01 feet to the east right of way line of Goldendale Road (CTH-Y); thence South  $00^{\circ}40'12''$  East along said West right of Goldendale Road, 11.15 feet to the North right of way line of the Wisconsin and Southern Railroad; thence North  $77^{\circ}11'15''$  West along said north railroad right of way line and the south line of Parcel 2 of Certified Survey Map No. 5031, 1311.81 feet to the southeast corner of Lot 2 of Certified Survey Map No. 6506; thence North  $01^{\circ}08'26''$  West along said east line of Lot 2, 526.92 feet; thence North  $77^{\circ}21'26''$  West along the north line of said Lot 2, 417.31 feet; thence North  $00^{\circ}53'51''$  West along said north line of said Lot 2, 423.05 feet; thence North  $89^{\circ}51'40''$  West along said north line of Lot 2, 919.20 feet; thence North  $30^{\circ}29'42''$  West along said north line of said Lot 2, 1094.62 feet; thence North  $05^{\circ}44'26''$  West along said north line of said Lot 2, 299.89 feet to the south right of way line of Holy Hill Road; thence North  $89^{\circ}46'21''$  West along said south right of way line, 252.23 feet and to the northeast corner of Lot 1 of Certified Survey Map No. 6506 ; thence South  $05^{\circ}33'47''$  East, along said east line of Lot 1, 806.99 feet; thence South  $88^{\circ}56'32''$  West along the south line of said Lot 1, 569.75 feet; thence North  $01^{\circ}03'28''$  West along the west line of said Lot 1, 815.58 feet to the south right of line of Holy Hill Road; thence North  $07^{\circ}04'27''$  West; 191.41 feet to the north right of way line to Holy Hill Road and the east right of way line to "B" Street; thence North  $03^{\circ}23'03''$  West along the east line of "B" Street, 60.91 feet; thence North  $89^{\circ}47'57''$  West along the said north line of "B" Street, 48.05 feet; thence North  $82^{\circ}05'22''$  West, along the said north line of "B" Street, 721.85 feet to the east right of way line of US 41/45; thence North  $11^{\circ}52'45''$  West along said east right of way line, 1382.36 feet; thence continuing North  $00^{\circ}55'00''$  West along said east right of way line, 1002.14 feet to the south line of Rockfield Road: Thence North  $00^{\circ}57'47''$  West, 66.02 feet to the north right of way of Rockfield Road; thence South  $89^{\circ}32'40''$  East along said north right of way line, 1058.63 feet and the west line of Parcel 1 of Certified Survey Map No. 51 extend; thence South  $00^{\circ}50'11''$  East along said west line, 726.22 feet; thence North  $89^{\circ}20'11''$  West, 230.00 feet; thence South  $15^{\circ}16'25''$  East, 223.60 feet; thence South  $89^{\circ}20'11''$  East, 354.30 feet; thence North  $00^{\circ}50'10''$  West, 215.08 feet; thence North  $89^{\circ}20'11''$  West, 114.04 feet; thence North  $00^{\circ}50'11''$  West, 726.46 feet to the north right of way line of Rockfield Road; thence South  $89^{\circ}32'40''$  East along said north right of way line, 1213.52 feet; thence South  $89^{\circ}33'23''$  East along said north right of way line, 1025.70 feet to the west line of Lot 1 of Certified Survey Map No. 6182 extended; thence South  $01^{\circ}27'33''$  East along said west line, 802.52 feet to the south line of said Lot 1; thence North  $88^{\circ}31'40''$  East along said south line, 300.00 feet to the east line of said Lot 1; thence North  $01^{\circ}28'20''$  West along said east line, 792.49 feet to the north right of way line of Rockfield Road; thence South  $89^{\circ}33'23''$  East along said north right of way line, 1315.86 feet to the east line of the Southeast  $\frac{1}{4}$  of Section 7, Township 9 North, Range 20 East; thence South  $01^{\circ}29'45''$  East along said east line, 33.02 feet to a Berntsen W1B adjustable highway monument set to mark this corner; thence South  $01^{\circ}35'40''$  East along the east line of the Southeast  $\frac{1}{4}$ , of Section 7, Township 9 North, Range 20 East, 2633.77 feet to a brass plug set in concrete on August 18, 1964; thence North  $01^{\circ}11'40''$  West along the east line of the Northeast  $\frac{1}{4}$  , 2634.28 feet to the point of beginning of the lands to be described.

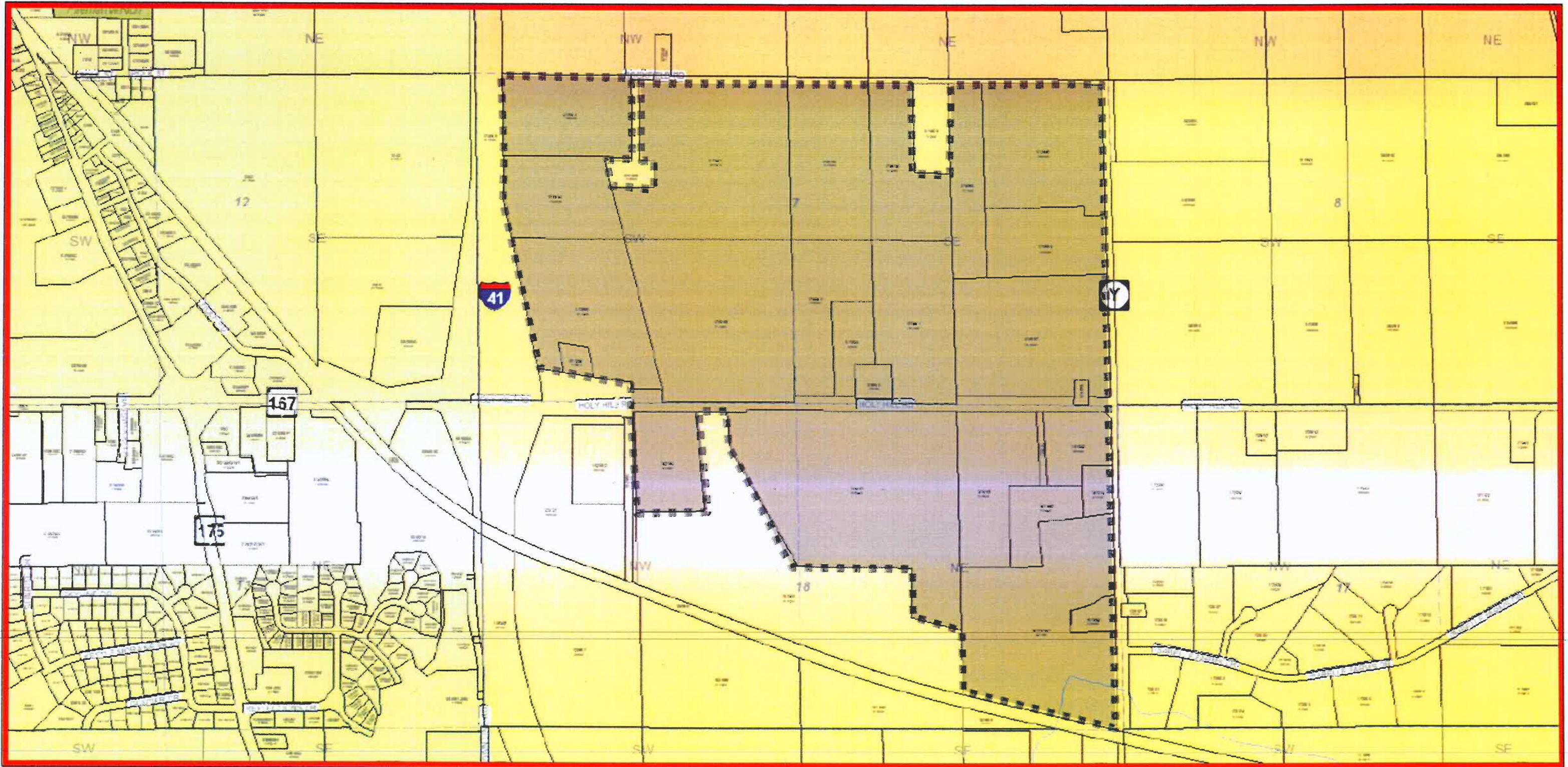
Containing 18,791,007.28 square feet ( 431.38 acres)

**EXHIBIT B**

**MAP OF PROPOSED ADDITION**

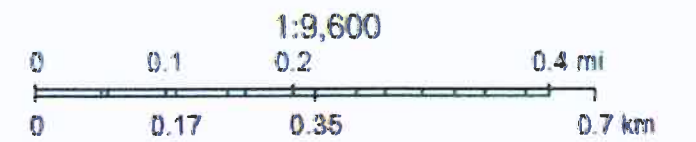


# SSA Expansion Area- Overview



June 20, 2018

- |                              |                               |                      |
|------------------------------|-------------------------------|----------------------|
| County Boundary              | • Washington County Landmarks | □ Public Open Spaces |
| ★ City, Village or Town Hall | ■ Airports                    | □ Current Parcel     |
| 📖 Libraries                  | - Trails                      |                      |



Washington County GIS, Washington County