

**GERMANTOWN SCHOOL DISTRICT  
NOTICE OF BOARD OF EDUCATION MEETING**

**District Administrative Offices - Board Room  
N104 W13840 Donges Bay Road  
Germantown, WI 53022**

**January 9, 2017  
7:00 p.m.**

**AGENDA**

- I. Meeting Called to Order and Pledge of Allegiance
  - A. Official Meeting Notification
  - B. Roll Call
  
- II. Approval of Agenda
  
- III. Citizen Comments:

Community Members are invited to share their questions, comments, or concerns with the School Board. When speaking, citizens should state their name for the record. The presentation time frame shall be determined by the Board President once an indication of the number of people wishing to speak is made. Wisconsin law authorizes the school board to receive information from members of the public. Where possible, the Board will answer factual questions immediately or may provide a written response if information is not available. If a response would involve discussion of Board Policy or decisions which might be of interest to citizens not present at the meeting, the Board may place the item on a future meeting agenda. **Comments which may be injurious to school district personnel or other individuals will not be allowed.**
  
- IV. Approval of Minutes
  - A. December 19, 2016
  
- V. Correspondence, Reports, and Information Items
  - A. Student Representative Report
  - B. District Initiative Update
  - C. District Properties Update
  
- VI. Building Committee
  - A. Discussion and possible action regarding high school track.
  - B. Update on additional items discussed at January 9, 2017 committee meeting.
  
- VII. Policy Committee
  - A. Update on items discussed at January 9, 2017 committee meeting.
  
- VIII. New Business
  - A. Discussion and action to approve donations.
  - B. Discussion and action to approve resignations.
  - C. Discussion and action to approve revision to rec department facility use requests.
  
- IX. Closed Session - The Board of Education will entertain a motion to convene in closed session, pursuant to s. 19.85(1)(e) and (f), as well as s. 118.125, Wis. Stats., to discuss pupil record/behavior matters and to discuss negotiation of various building project contracts with third parties. The Board may take action in closed session. At the conclusion of the closed session, the Board will entertain a motion to adjourn and will adjourn from closed session.
  
- X. Adjourn

**GERMANTOWN SCHOOL DISTRICT**  
**GERMANTOWN, WISCONSIN 53022**  
**MINUTES OF THE BOARD OF EDUCATION**  
**December 19, 2016**

1. The meeting of the Board of Education was called to order by Board President Bob Soderberg in the MacArthur Elementary School Library at 7:10 p.m. District Administrator Jeff Holmes read the official meeting notification. Roll call: Soderberg – yes, Medved – Yes, Loth – yes, Borden – yes, Barney – yes, Spies – yes, Larson – yes.
2. Motion by Larson, second by Borden to approve the agenda. Motion carried.
3. Motion by Larson, second by Spies to approve the November 28, 2016 Board of Education meeting minutes. Motion carried.
4. MacArthur Reading Specialist Tracy Lukas gave a presentation on the Team Read initiative at MacArthur.
5. Student Representative Derek Fairburn reported on student activities in the district.
6. Director of Teaching and Learning Brenda O'Brien informed the Board that the Instructional Improvement Council (IIC) will not be bringing 8<sup>th</sup> grade high school credit for approval.
7. Director of Educational Systems Dr. Rick Grothaus updated the Board on district initiatives and shared a letter that will be sent out to all parents in the district. Rick Grothaus indicated that he and Brenda O'Brien have also met with the architects to plan for the building additions and renovations that will be included in the approved referendum plans.
8. Director of Business Ric Ericksen indicated he is waiting to learn of any zoning restrictions on the Kinderberg Property on Donges Bay Road or anything else the district will need to be aware of before selling the property. Ric Ericksen also informed the Board that the district can impose its own restrictions on land use such as requiring the property purchaser use the property for single family homes only.
9. Building Committee Chair Brian Medved informed the Board that discussion and possible action regarding use of the high school track was tabled in committee and will be brought back in January 2017. Brian Medved also updated the Board on additional items discussed in committee including a Trane energy update, final project costs for the Rockfield addition which came in on time and on budget, and that lockdown drills will now take place four times a year at every school. Brian Medved also stated that the committee has delayed Board approval of a construction manager until a complete contract review is completed and that the committee will also be bringing forward a recommendation for Kellman Restoration to be a preferred provider.
10. Recommendation from Personnel Committee to approve a 1.5% increase in current salaries for the 2016-2017 fiscal year to Professional/Technical and Support Staff groups effective July 1, 2016. Motion carried.
11. Motion by Barney, second by Spies to select Associated Services as district insurance consultants for the 2017 calendar year at an annual cost not to exceed \$45,000. Motion carried.

12. Finance Committee Chair Michael Loth updated the Board on items discussed at the December 19, 2016 committee meeting including alternate bond payment schedules and a presentation by Kelly Brown of American Deposit Management Company and Ric Ericksen provided additional information regarding American Deposit Management and indicated that the financial reports have all been posted.
13. Motion by Spies, second by Larson to approve the structure, fees, prior courses, registration processes, nonresident tuition, purchases of additional materials and estimated budget for summer school 2017. Motion carried.
14. Motion by Spies, second by Barney to approve adding Corpses, Coffins, and Crypts: A History of Burial as a literacy resource for the 8<sup>th</sup> grade non-fiction unit. Motion carried.
15. Motion by Spies, second by Medved to approve the Algebra A/B Course Sequence beginning with the 2017-2018 school year. Motion carried.
16. Motion by Barney, second by Spies to approve additional Destination Imagination team manager contracts for Greg Anderson and Kathy Morency. Motion carried.
17. Motion by Medved, second by Spies to adjourn.
18. Board President Soderberg declared the meeting adjourned at 8:00 p.m.

Jayne Borst  
Recording Secretary

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Lester Spies  
School Board Clerk



**GERMANTOWN SCHOOL DISTRICT**

<b>TO:</b>	Board of Education	<b>TOPIC:</b>	District Properties
<b>FROM:</b>	Ric Ericksen	<b>BOARD MEETING:</b>	January 9, 2017
<b>DATE:</b>	January 4, 2017	<b>AGENDA ITEM:</b>	V. C.

**District Office and Maintenance Building:**

Please see attached appraisal extract.

**Kinderberg Property:**

Village of Germantown Zoning Administrator Jeffrey Rezlaff reported to me that, in his view, the property is well suited for single-family development of similar lot size and building type of those in the immediate area. A zoning change, initiated by the district or a developer, from the current A-2 to residential would be necessary in order to accomplish this.

**Recommendation:**

While the school board could initiate the zoning change request, administration feels it would be in the district's best interest to avoid cost, such as lawyer's fees, by placing this burden on the developer. Therefore, the board could take formal action to direct the administration to begin to sell the property by engaging a commercial realtor or to sell by owner.

Lauenstein & Associates  
Commercial Real Estate Appraisers

**APPRAISAL REPORT**

**Of The**

Office Building and Warehouse Building, Assumed to be Divided Into Two Sites,  
Consisting of 1.732 Acres (Warehouse Site) and 3.070 Acres (Office Site)

**Located At**

N104 W13840 Donges Bay Road, Germantown, Wisconsin



**Pertinent Dates**

Effective Date	December 27, 2016
Date of the Report	January 4, 2017
Inspection Date	December 27, 2016

**Prepared For**

Germantown School District  
Attention: Mr. Ric Ericksen  
N104 W13840 Donges Bay Road  
Germantown, Wisconsin 53022

Lauenstein & Associates  
Commercial Real Estate Appraisers

Stephen C. Lauenstein, MAI, ASA, President  
Robert W. Quam Jr., MAI  
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Kelsey L. Bayba  
www.la-appraisal.com

January 4, 2017

Germantown School District  
Attention: Mr. Ric Ericksen  
N104 W13840 Donges Bay Road  
Germantown, Wisconsin 53022

Re: Office Building and Warehouse Building, Assumed to be Divided Into Two Sites,  
Consisting of 1.732 Acres (Warehouse Site) and 3.070 Acres (Office Site)  
N104 W13840 Donges Bay Road, Germantown, Wisconsin

As requested, an appraisal report in narrative format of the market value of the office building and warehouse building, assumed to be divided into two sites, consisting of 1.732 acres (warehouse site) and 3.070 acres (office site), located at N104 W13840 Donges Bay Road, Germantown, Wisconsin has been prepared.

This report describes the method of appraisal, contains data gathered in the investigation and explains the analyses used in arriving at the final value opinion. It is prepared in conformance with the Scope of Work. Please refer to this section to understand the complexity and important facts affecting the final value opinion.

It is hereby certified that the property legally described in the report was inspected.

The property is appraised as a whole, owned in fee simple estate, and is subject to the Contingent and Limiting Conditions outlined herein. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, as interpreted by the appraisers.

The purpose of this appraisal is to develop a final value opinion of the subject utilizing the hypothetical condition that the site is split into two sites; a 1.732 acre site with a 6,000 square foot warehouse building and a 3.070 acre site with an 11,535 square foot office building, in fee simple estate interest, as of the effective date, December 27, 2016.

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January 4, 2017  
Germantown School District  
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The opinion of value of the 1.732 acre site with a 6,000 square foot warehouse building is **Two Hundred Fifty Thousand Dollars (\$250,000)**.

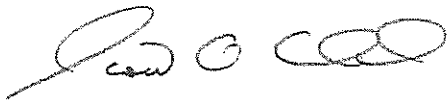
The opinion of value of the 3.070 acre site with an 11,535 square foot office building is **Seven Hundred Sixty Thousand Dollars (\$760,000)**.

The total opinion of value of the two assumed divided sites and office and warehouse buildings is **One Million Ten Thousand Dollars (\$1,010,000)**.

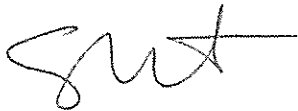
**The opinions of value are only valid based on the hypothetical condition specified in the Scope of Work. If the hypothetical condition is not applied the appraisers reserve the right to amend the value conclusions.**

It is a pleasure to serve you. If you have any questions concerning this report or if we may be of further service, please contact us.

Sincerely,



Scott A. Chapko  
Wisconsin Certified General Appraiser #1308



Stephen C. Lauenstein, MAI, ASA  
Wisconsin Certified General Appraiser #146  
Illinois Certified General Real Estate Appraiser #553.002293  
Michigan Certified General Appraiser #1201074913  
(Review Appraiser)

SAC/SCL

Enclosures





**From:** Don Erickson  
**To:** Ric Ericksen  
**Date:** 1/4/2017 2:44 PM  
**Subject:** Track Options

To build a 4 lane 1/4 mile running track at Kennedy Middle School would cost \$317,200. This includes relocating the existing stone running area approximately 10-15 feet west to create a drainage area between the track and the north drive to the east. Below is a breakdown of the costs.

\$12,200 Surveying and Engineering

\$18,000 Excavating

\$36,500 Aggregate Base

\$51,500 Paving

\$47,000 Rubberized Membrane (Should be completed 1 year after track is built for asphalt to cure/weather for proper adhesion)

\$21,000 Storm Sewer to ensure proper drainage

\$76,000 Landscaping (4" average depth topsoil, seed and mulch inside track and areas as needed approximately 19,861 SY)

\$55,000 Long Jumps (2) and a High Jump area

The cost to pave the existing stone area is \$51,500 with additional costs for any needed base work, excavation, and landscaping, approximately \$25,000. The area next to the north drive will need to be excavated to allow for the proper elevation of the asphalt for drainage. The new asphalt would be 3" thick and must not be used for parking or driving on.

It would cost \$11,859 plus electrical to add 2 cameras and to modify the fencing at Datka stadium.

\$9,219.00 is for 2 wireless cameras, one on each end of the track. The electrical cost will be dependent on location, \$200.00 for a camera on the new scoreboard and an estimate will be required once the location of the second camera is determined. While this will provide overall coverage it will not provide complete coverage of the stadium.

The fencing cost \$2,640 and will restrict the ability for automobiles and bicycles from gaining access to the area.

Don Erickson  
Director Of Maintenance & Plant Operations  
Germantown School District





