#

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD, GERMANTOWN, WI 53022

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, JANUARY 25, 2021 6:30 p.m.**
LOCATION:	**VIRTUAL WEBEX MEETING**

NOTICE: Members of the Plan Commission and citizens can attend the meeting virtually through the WebEx platform, Meeting #: 126 474 6250 Password: aGqmWtQU376 which can be accessed by phone at 408-418-9388 or by logging on at:
https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m19b81fff51d5f3f7d86df3ef837c7677
#

Citizens not attending the meeting virtually may submit any public comments by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that they can be provided to the members for their consideration.

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

II. **ROLL CALL**

III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time. Written Public Comments should be directed to comments@village.germantown.wi.us by 4 p.m. on Monday, January 25th so that they can be provided to the members for their consideration.

IV. **APPROVAL OF MINUTES**: January 11, 2021

V. **NEW BUSINESS**

A. Community Development Department - Future Land Use Discussion (Neighborhoods-Districts-Corridors) as part of the Germantown 2050 Comprehensive Plan. [**DISCUSSION**]

VI. **ANNOUNCEMENTS**

VII. **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 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.

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PLAN COMMISSION MINUTES
January 11, 2021

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

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Bill Shadid, Matt Kimmler, Bob Williams and Peter Nilles were in attendance. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES:
MOTION Baum second Shadid to Approve the Minutes from 12-14-20.
Commissioner Nilles said a correction was needed in the minutes to change the Public Hearing for Taco Bell from closed to open.

MOTION carried unanimously.

North Shore Environmental - N117 W18493 Fulton Drive. The property owner is requesting approval for one wall sign. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign for North Shore Environmental subject to the following condition:

1. ***Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***

MOTION carried unanimously.

Shorewest Realtors - N112 W17847 Mequon Road. The property owner is requesting approval of a new monument sign. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed monument sign for the Shorewest Realtors Inc., property located at N112 W17847 Mequon Road subject to the following conditions:

1. ***Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***
2. ***The nearest point of the sign base shall be set back from the north property line a minimum of five (5) feet.***

MOTION carried unanimously.

TriCity National Bank - Northeast corner of Donges Bay Road and Preserve Parkway. TriCity Bank, agent for Veridian Homes, property owner, is requesting approval for a temporary real estate sign for the Kinderberg Estates Subdivision. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed temporary real estate sign for the Kinderberg Estates Subdivision with the following conditions:

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1. ***The proposed signage may not exceed 32 square feet (totaling 64 square feet of temporary signage on the site).***
2. ***The proposed sign must be setback at least five (5) feet from the lot lines.***

Discussion followed. Associate Planner Zandt explained Village code limits real estate signage to 32 square feet for a property allowing for the Plan Commission to approve additional signage area. This is the second real estate sign for the subdivision advertising the financing agency for the project. Trustee Baum said he will oppose this application because he feels this sign should be included on the main sign. Planner Retzlaff informed the Plan Commission that 4 emails were received after 4pm today from nearby residents in opposition to the sign.

Chairman Wolter said this is a big corner and it won't block traffic. He understands the bank wanting the sign and is OK with it if the temporary signs are limited to 64 square feet. Commissioner Laszewski said he agreed with Trustee Baum and said the signs can start to look ratty. Chairman Wolter said the signs tend to be forgotten up until the last lot is sold. Planner Retzlaff explained temporary real estate signs are regulated and are required to yearly renewal fee. Commissioner Shadid was not concerned, if the Village regulates and controls the sign.

MOTION failed 5-2 (Wolter, Shadid).

Aldi - N96 W18838 County Line Road. Request for site plan approval for exterior and façade improvements to the existing Aldi store. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the site plans dated October 3, 2019 for the proposed interior and exterior remodeling of the ALDI store located at N96W18838 County Line Road subject to the following conditions:

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated October 3, 2019.***
2. ***Commercial plan review and building permits shall be obtained from the Village prior to commencing any interior demolition, remodeling or construction.***

MOTION carried unanimously.

Community Development Department-Future Land Discussion as part of the Germantown 2050 Comprehensive Plan. Planner Retzlaff summarized the discussion. He explained at the last meeting an updated neighborhood district map and table was distributed in which feedback was received. Discussion followed. Comments included:

- Density column needs to be looked at further- typically show maximum density limits.
- Preferred land use columns - commercial uses need to be more specific, what type of commercial uses would be allowed.
- Community workshop to be held in February.
- Graef prepared 3 alternative land use scenarios in the Holy Hill Road area. Danya Littlefield, Graef, explained the alternatives. One scenario showed a buffer between the residential and industrial land uses. The scenarios will be shown to the public for feedback. Planner Retzlaff explained the transition from heavy industrial to residential uses. Trustee Baum commented how the Village tried to implement the same concept with the Business Park by allowing

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smaller office type warehouse buildings at the north end and more moderately heavy type buildings at the southern end. Trustee Baum showed a different scenario with the medium density residential border. Commission Kimmler liked the option that created a good transition from one type of land use to the next.

- Commissioner Kimmler asked if there were any complaints from residents in the Blackstone Creek subdivision that border industrial uses. Planner Retzlaff said there have been some complaints, even though there is a 100-foot buffer saying it is important to distinguish what type of industrial use would be acceptable as part of an overall district description. It would be better to have parameters laid out for developers. Prairie Glen borders light industrial uses in the Business Park with a landscape buffer. People buy property knowing what uses border their lots.
- How can we limit light industrial area, architecturally, building size. Planner Retzlaff said a special zoning district could be created that spells out lot sizes, some architectural requirements.
- What type of commercial uses does the Village want to see along the west area of Hwy. 41, highway oriented only, neighborhood commercial, big box commercial. Chairman Wolter said he would support a mixed use of commercial, clinics, office type use, hotel, small end commercial to fill in, but not looking for restaurants or gas stations or big box commercial. Trustee Baum suggested a medical office building, something similar to Germantown Mutual or possibly a Whitestone Station type mixed use. Something other than fast food restaurants preferable. Planner Retzlaff offered mixed use commercial, possibly neighborhood commercial. Commissioner Kimmler suggested neighborhood restaurant type would be OK.
- Trustee Baum asked about the likelihood of a freeway on-ramp at Freistadt Road in the future. Village Administrator, Steve Kreklow, explained this question was raised with the DOT a year ago during conversations regarding the Holy Hill interchange. This is considered an urban stretch of interchange and may be possible. But at first glance the DOT had questions and concerns with the footprint and did not know if would meet federal requirements. Land would need to be acquired on the west side near Maple Terrace, but then Germantown would need to create other affordable housing. So it may be possible but would be a long process and be very expensive to get approved. Planner Retzlaff asked if it should be included on the 2050 plan. Administrator Kreklow indicated the Dot is looking at a more feasible option of a frontage road from Freistadt to Holy Hill Road. Development at Freistadt Road may reduce the possibility of expansion at Holy Hill Road. Ms. Littlefield said the frontage road is already on the plan.
- Chairman Wolter said he likes the residential that surrounds the industrial with the right buffers around it including landscaping or berming.
- Planner Retzlaff asked if a higher use residential would be favorable along Hwy. 41. Trustee Baum agreed and mentioned Spur 84 and Whitestone Station as examples of existing developments in other communities with multi-family and mixed uses. Chairman Wolter brought up the Thiensville area that also has some multi-family with mixed use. He said the multi-family needs to be a part of a mixed use to support the development and not a stand-alone use.

Ms. Littlefield said a meeting targeted for February would bring the concepts and NDC table to the community to receive feedback. Planner Retzlaff said he'd like to have a Plan Commission meeting on January 25th that would include a review of the outdoor recreation plan.

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ANNOUNCEMENTS: A Plan Commission meeting is scheduled for January 25th to discuss the LUP scenarios and revisions to the Neighborhood/District/Corridor tables.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:09 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

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Village of Germantown

Comprehensive Outdoor Recreation Plan 2020-25

DRAFT // December 2020 // Adopted – Month XX, 2020

Acknowledgments

Parks & Recreation Commission

Phil Hudson – Village Trustee
Scott Coulthurst – Chairperson
Ray Borden – School Board Member
Brian Deples
Wendy Knop
Kim Leukert
Steve Stapelman
Mark Schroeder – Park & Recreation Director

Park & Recreation Staff

Mark Schroeder – Park & Recreation Director
Patti Heinen – Recreation Supervisor
Katie Rodger – Recreation Supervisor
Shannon Lemke – Park & Recreation Secretary
Briana McNeal – Park & Recreation Secretary
Jamie Kargus – Program Coordinator
Mary Fiegel – Senior Coordinator

Village Planning Staff

Jeffrey W. Retzlaff – Village Planner & Zoning Administrator, AICP
Emily Zandt – Associate Planner/Zoning Administrator, AICP
Lori Johnson – Planning Assistant

GRAEF Consultant Team

Craig Huebner, AICP
Danya Littlefield
Ben Block

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Chapter One
Introduction

Germantown's first Comprehensive Outdoor Recreation Plan (CORP) was developed in 1990 and has been updated four times since then. This CORP update was developed by the Village of Germantown Staff and the Park & Recreation Commission, along with a team of consultants, alongside the Village's overall Comprehensive Planning process from 2019-2021. This plan will guide recreation management and park development for the next five years and enable the Village to apply for grant funding from the Wisconsin Department of Natural Resources (WDNR) and other funding sources.

The purpose of this document is to:

- Create an up-to-date inventory and evaluation of Germantown's existing parks, recent park improvements, and recreational trails.
- Benchmark facilities and services against standards from the County as well as other communities around the country.
- Identify the needs of all community members related to active and passive outdoor recreational opportunities
- Provide a framework for the natural resource element and cultural resource element of the Smart Growth Comprehensive Plan.
- Provides a list of recommendations to the Village to assist with its Capital Improvement Planning (CIP) efforts related to parks and open space.

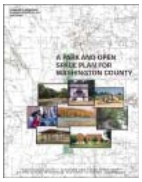
Planning Context

The Comprehensive Outdoor Recreation Plan for the Village of Germantown incorporates information from past and present planning efforts in the Village, Washington County, the Southeastern Wisconsin Regional Planning Commission (SEWRPC), and the State of Wisconsin. This plan also uses metrics and benchmarking data aggregated by the National Recreation & Park Association (NRPA) to evaluate the Village's own facilities. Some of the key plans, studies, and reports referenced in the making of this plan include:



2019 NRPA Agency Performance Review

National Recreation & Parks Agency



2020 Park and Open Space Plan

Washington County, WI



2019 County Bikeway & Trail Network Plan

Washington County, WI



2015-2019 Village of Germantown Comprehensive Outdoor Recreation Plan

Germantown History, Location, & Population

Originally one square mile, Germantown was formed by incorporating seven separate hamlets (or towns) into the Village of Germantown as we know it today. Germantown got its start as "Town 9" Washington County, Wisconsin Territory in 1836. Germantown was officially incorporated in 1924 and remained a small farming community until 1963, when Milwaukee County annexed a small piece of land from Washington County to build a landfill.

Fearing further annexation by Milwaukee County, the surrounding unincorporated hamlets of Kuhburg, Willow Creek, Meeker Hill, Goldenthal, Rockfield, Dheinsville, and Germantown decided to merge into one incorporated village - and Germantown was born.

At the time of annexation in 1963, the village grew to about 24 square miles. Some of the unincorporated areas wanted to keep their own identity, which is why we have the Town and Village of Germantown. Since 1963, boundaries have continued to change and over time the Village of Germantown has grown to encompass over 35 square miles.

Currently, the Village has a total of 34.4 square miles and a population of approximately 20,590 people in the southeast corner of Washington County, immediately adjacent to Waukesha County on the southern boundary, Ozaukee County on the eastern boundary, and Milwaukee County to the southeast. Germantown is connected to the City of Milwaukee and other major population centers in the region by Highway 41/45 north and south and Highway 167 east and west.

Agricultural Land and Preservation

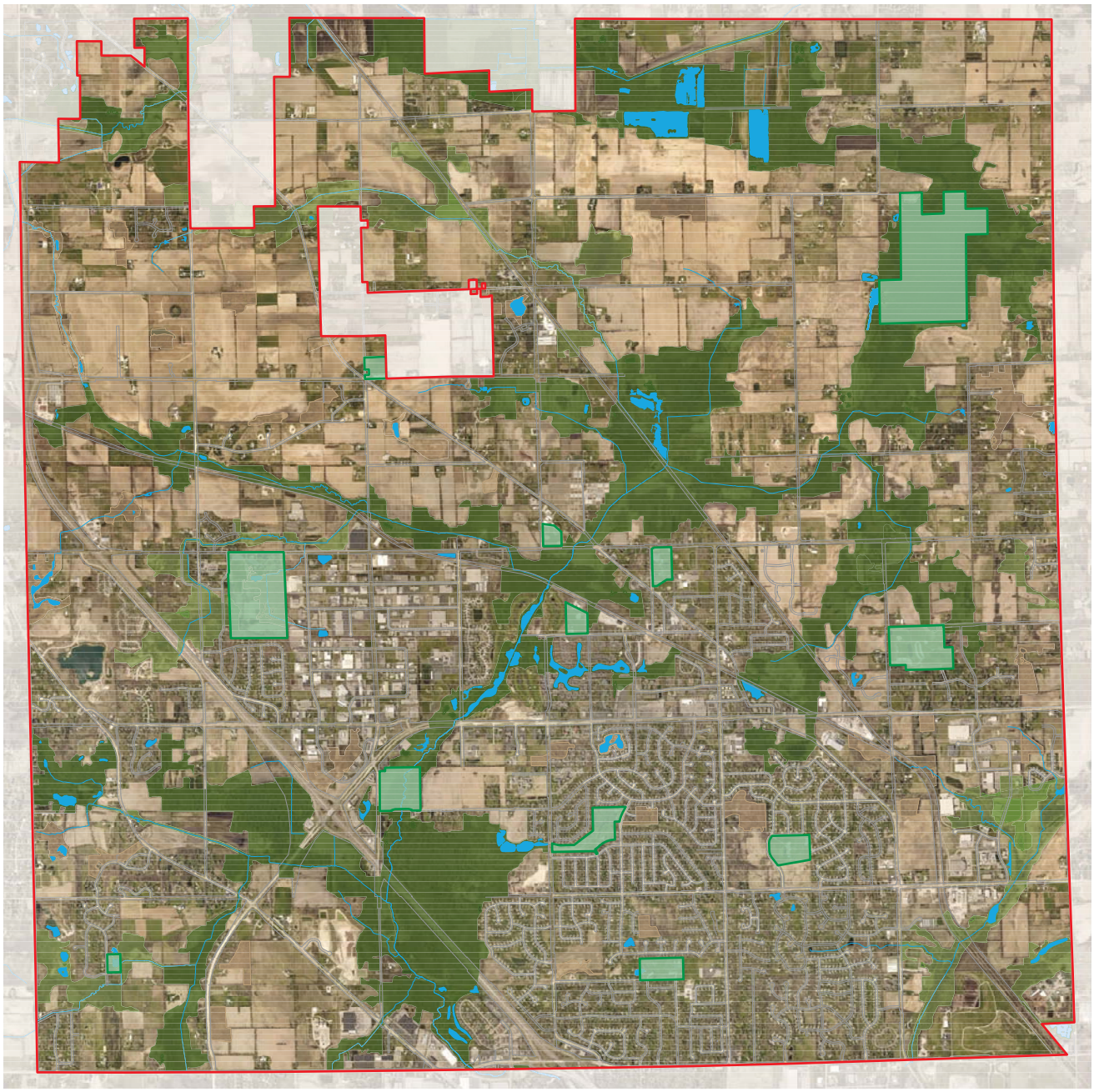
Historically, Germantown was primarily a farming community. In 1970, approximately 70% of the land in Germantown was used for agricultural purposes. However, like most communities in the Milwaukee metropolitan region, Germantown has been continually losing farmland to residential and commercial development.

Most of the remaining farmland in Germantown is located in the northern half of the Village, north of Freistadt Road (CTH F). Currently there is limited development in this area, which is primarily single family residential. The Village Zoning Code includes both A-1 and A-2 Agricultural Districts. The purpose of the A-1 District is to provide for the continuation of general farming and to protect the rural lands from urban development. The purpose of the A-2 District is to provide for, maintain, preserve and enhance lands that were historically used for crop production and are generally best suited to smaller farm units, such as truck farming, horse farming and orchards. Although the number of farms has declined since 1970, the number of nurseries and greenhouses has nearly doubled.

Water Resources

The topography of Germantown is characterized by rolling ground moraine, similar to, but more subdued than, the kettle and kame topography of the Kettle Moraine located to the north and south of Germantown. Germantown's topographic features consist of hills and ridges interspersed with broad undulating plains and poorly drained wetlands. Rivers and streams are defined as watercourses having perennial flow and intermittent streams significant

Village of Germantown



enough to have been named. There are four watercourses that meet this definition. The most significant watercourse is the Menomonee River and its north and west branches within the central and south-central portion of the Village. Little Cedar Creek and its southern tributary cuts across the northwestern corner of Germantown and has a combined total of 1.2 miles in the Village; Goldendale Creek, a tributary of the Menomonee River which is located in the western portion of the Village has a length of 2.0 miles in the Village, and Willow Creek which is located in the southwestern corner of the Village has a length of 2.3 miles. Lakes are defined as water bodies having 50 acres or more of surface area. There are no lakes within Germantown. Minor lakes and ponds have less than 50 acres of surface area. There are two water bodies in Germantown that meet this definition. Rockfield Quarry Pond, located immediately south of Rockfield Road and immediately west of CTH G, has 2.6 acres of surface area. There are also a group of man-made minor lakes located in the Lake Park Homes development just south of Main Street which constitute approximately 34 acres of surface area.

Floodplains are normally defined as the areas along rivers and streams that are subject to inundation by the 100-year recurrence interval flood event. There is a one percent chance that such an event will be reached or exceeded in severity in any given year. Approximately 30 square miles of Germantown are located within the Menomonee River watershed and the remaining 6 square miles of Germantown, located along the northern and northwestern edges of the Village, are in the Milwaukee River watershed. Comprehensive watershed plans have been completed for both of these watersheds by South East Wisconsin Regional Planning Commission (SEWRPC). Floodplains in Germantown are generally located in environmental corridors along the Menomonee River and its tributaries. These areas are not well-suited to development due to flood hazards, high water tables and inadequate soils.

Greenseams Program

Greenseams is a flood management program that permanently protects key lands containing water absorbing soils. By storing and draining water into the ground naturally, Greenseams helps prevent future flooding while supporting and protecting Metro Milwaukee Sewer District's (MMSD) structural flood management projects - infrastructure investments worth hundreds of millions of dollars.

The program makes voluntary purchases of undeveloped, privately owned properties in areas expected to have major growth in the next 20 years as well as open space along streams, shorelines and wetlands. MMSD hired The Conservation Fund (TCF) to run Greenseams Program. TCF is a national non-profit conservation organization that forges partnerships to protect America's legacy of land and water resources. TCF performs high volume real estate transactions for local land trusts and government agencies throughout the country. All land acquired will remain undeveloped, protecting water and providing the ability to store rain and melting snow. Wetlands maintenance and restoration at these sites will provide further water storage. Greenseams also preserves wildlife habitat and creates recreational opportunities for people living in the region. Where applicable, the properties can be used for hiking, bird watching, and other passive recreation. To date the Fund has purchased twenty-eight properties in Germantown, totaling over 1,034 acres. These properties are of special interest because the majority of the properties are located around Wilderness Park and may improve access to or potentially be part of a larger park in the future.

Germantown Park and Recreation Department History

In 1971, the Germantown High School Athletic Director worked part-time as the Recreation Director. Programs were run by seasonal and part-time employees at various schools. The first full-time Recreation Director was hired in 1980. In 1984, the title of Recreation Director was changed to Park and Recreation Director. The department was a one-person department until 1994, when a Recreation Supervisor was added. In 1995 a full-time secretary was hired. In 1999 a part-time secretary was added. A second full-time Recreation Supervisor position was added in 2007. In 2004, the Senior Center split from the Department and then returned in 2009.

The Department Today

The Department is comprised of a Director, two Recreation Supervisors, a Senior Coordinator, two full-time Secretaries, and many seasonal part-time employees. Routine park maintenance is performed by the Public Works Department, however short and long term capital improvement plans, as well as park acquisition and development projects, are coordinated by the Director. The mission of the Germantown Park & Recreation Department is to enhance the quality of life for all residents of the community through the development and maintenance of park lands and facilities as well as providing a variety of quality recreational programs and special events.

Germantown Park & Recreation Department

N112 W17001 Mequon Road
Germantown, WI 53022
Phone: (262) 250-4710
Fax: (262) 255-2920
E-Mail: parkrec@village.germantown.wi.us
Website: www.village.germantown.wi.us

Department Photo



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Chapter Two
Village Profile

Communities like Germantown, with rural atmosphere and small-town character, are continuing to attract families and businesses from larger municipalities. The result has been an increase in population and a gradual change in the expectations of the community toward higher levels of park and recreation services.

20,590

Population of the Village of Germantown (2019 DOA Estimate)

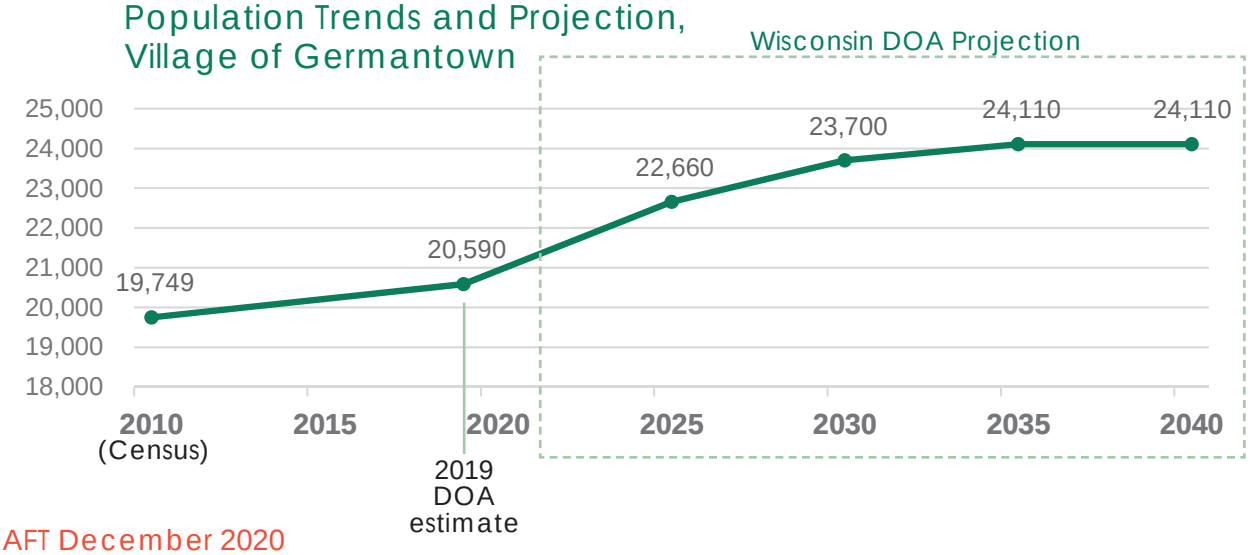
7,967

Households in the Village of Germantown (2018 ACS Estimate)

Average household size in the Village of Germantown **2.5**

25% of the residents of the Village of Germantown are under 19 years old

Population Trends and Projection, Village of Germantown



Photos of Recreation Activities







The mission of the Germantown Park and Recreation Department is to enhance the quality of life for all residents of the community through the development and maintenance of park lands and facilities as well as providing a variety of quality recreational programs and special events.







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Chapter Three
Parks & Open Space Inventory

Village of Germantown Parks and Open Space

Most parks receive German names to reflect the German heritage. The Village of Germantown park system consists of ten parks and several public areas. There is a total of 404 acres of park lands, 165 acres of which are designed for active recreation and 239 acres designated as environmental park land, more suitable for active and low-impact recreation. The active-recreation park areas are primarily concentrated in the urbanized, south central portion of the Village. The Village's environmental park areas are mostly located in the rural areas of Germantown. The Village also owns the 10-acre Little League Park, which is maintained in a cooperative effort between the Village and the Little League. The Village of Germantown has a long-term lease agreement with Germantown Little League for their use of this park.

Homestead Hollow Park is a county-owned park located in Germantown. This 105-acre site is located in west-central Germantown, near US Highway 41/45. It was purchased by the Washington County Park System in 1977 and officially opened in 1983. The 105-acre park is an old farmstead. Evidence of this can be seen in its barns which have been converted and updated into shelters that can be reserved. Homestead Hollow Park offers county residents a variety of active and passive recreation opportunities. Facilities found at Homestead Hollow County Park include a trail system, lighted sledding hill, play equipment, basketball court, soccer fields, softball field, park shelters, fishing pond, ice skating rink, and a lighted parking lot. Soccer fields at the northwest part of the park are used by the Germantown Kickers soccer club for games and practices. In 2018, the county constructed & opened the Homestead Howl Dog Exercise Area, which features separate areas for both large and small dogs.

Indoor Recreation Facilities

The Germantown Park & Recreation Department currently operates five indoor facilities. These facilities are the Survive Alive House, Firestation #1 Community Room in Fireman's Park, the Kinderberg Park indoor shelter, the Senior Center, and the Department of Public Works multi-purpose room.

Public School Facilities

The Germantown School District owns and maintains six developed outdoor recreation areas adjacent to schools that add to the Village's recreation base. The school recreation facilities total approximately 50 acres, and are located mostly near the urbanized south central portion of the Village. The school district lands are available only on a limited basis for public use. The Germantown School District and the Village of Germantown have an intergovernmental agreement that allows the Park and Recreation Department to use its buildings per a facility use fee schedule. The Germantown Park and Recreation Department uses these facilities for both active and passive recreation. The School District facilities are a critical component to the Department's operation. Without the cooperative agreement many of the Department programs would not happen.

Park Sites Inventory & Analysis

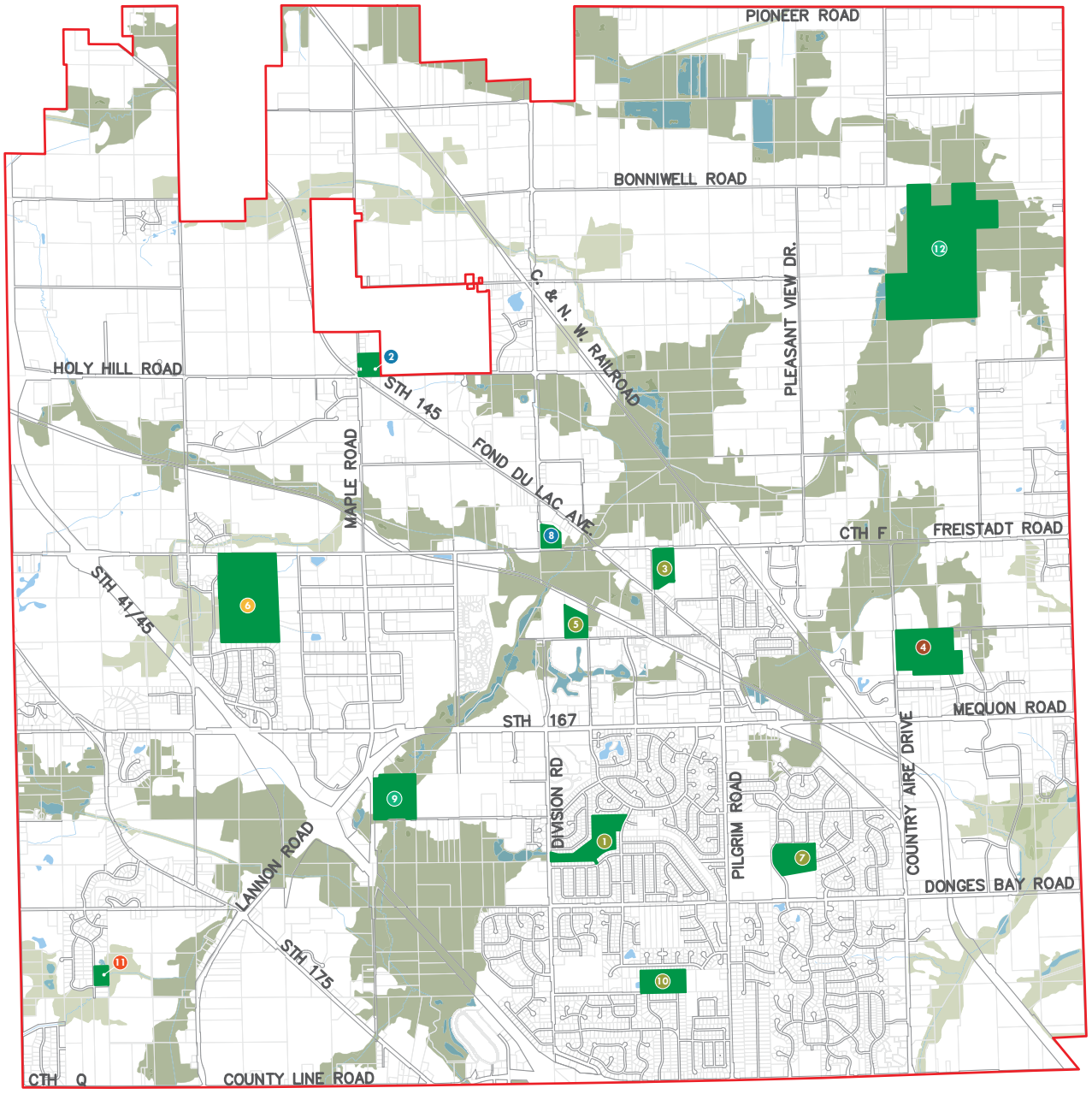
The Village of Germantown park and open space inventory contains 12 sites. Each of the park sites are described in detail starting on page 28. The name, type, size, amenities, summary, and photos of existing conditions are listed.

Germantown has 19.6 acres of park for every 1,000 residents, excluding Homestead Hollow County Park and Little League Park. According to the metrics and benchmarks of peer agencies reported in the NRPA's 2019 Agency Performance Review, the typical park and recreation agency has only 10.1 acres of park land for every thousand residents. Germantown also has 2,059 residents per park site, which is very close to the typical agency, which has one park per every 2,181 residents.

Although Germantown appears to be performing well in comparison with peer agencies around the country, these metrics are slightly inflated by the 200 acres of park land housed within Wilderness Park in the northeastern corner of the Village. During community engagement activities for this CORP update, it became clear that many Germantown residents did not know that Wilderness Park existed. This is not surprising, given that there is no obvious public access point to the park. Arguably, if there is no public access of the park or awareness that it is publicly accessible land, it should not be counted as park land for the purpose of Germantown's metrics. The planning team for this CORP update recommends that the Village of Germantown determine if public access can be provided to Wilderness Park and work to bring awareness of this large environmental area to Germantown residents. Two other types of facilities are not currently part of the Village's Park system, but are often discussed by the public as possible future additions. One is an aquatic center or pool of some type, and the other is a community center. Both of these types of

1. Alt Bauer Park
   Neighborhood Park - 25.6 acres
2. Dheinsville Historical Park
   Special Use Park - 9.5 acres
3. Firemen's Park
   Neighborhood Park - 17 acres
4. Friedenfeld Park
   Community Park - 53 acres
5. Haupt Strasse Park
   Neighborhood Park - 13 acres
6. Homestead Hollow County Park
   Regional Park - 105 acres
7. Kinderberg Park
   Neighborhood Park - 23 acres
8. Little League Park
   Special Use Park - 10 acres
9. Schoen Laufen Park
   Environmental Park - 39 acres
10. Spassland Park
    Neighborhood Park - 20 acres
11. Wiedenbach Park
    Playlot Park - 4 acres
12. Wilderness Park
    Environmental Park - 200 acres

Village of Germantown Parks



EXISTING FEATURES

- Municipal Boundary
- Park
- Water
- Primary Environmental Corridor
- Secondary Environmental Corridor

Germantown's Parks
By the numbers

19.6 Acres of park per 1,000 residents

2,059 Germantown residents per park

16 Full time equivalent (FTE) staff, with a mixture of full-time and part-time/seasonal employees

11 Playgrounds in Parks and schoolgrounds



21 Soccer fields in Parks and schoolgrounds



6 Baseball fields and 3 softball fields in Parks and on schoolgrounds

facilities are costly to build, program, staff, and maintain, but can provide great benefits to residents. According to the NRPA's 2019 Agency Performance Review, 57.9% of agencies provide a community center to residents, at a rate of about 1 center per 28,750 residents per facility. About 52.3% of all agencies provide an outdoor pool, and 70% of agencies provide some sort of aquatics programming to residents.

When considering adding future facilities, the Village of Germantown Park & Recreation Department must weigh the cost and the benefits to the community, both in terms of upfront capital investment and ongoing staffing and maintenance.

Facilities Analysis

The Village of Germantown offers a wide range of park, sports, and recreation facilities to Germantown residents and visitors. Within the park properties trails and shelters allow residents different ways to engage with park land. A wide variety of sports fields and courts in the Village allow leagues and sports organizations to use the parks for practice and tournament play while also providing space for community residents to recreate. Recently, a few tennis courts were converted to pickleball courts to accommodate changing desires of the Germantown community. Highlights of Germantown's facilities include the Gehl's Performing Arts Pavilion in Firemen's Park, constructed in 2018, the Festehalle in Dheinsville Park, constructed in 2020, and the Germantown Senior Center.

In the future, Germantown could consider adding or expanding the following facility types in the Village, which are noted by the NRPA as key categories offered by the majority of park and recreation agencies nation-wide:

- *Outdoor Swimming Pool* (offered by 52% of peer communities)
- *Community Center* (offered by 57% of peer communities).
- *Indoor recreation center (including indoor gym and fitness centers)* (offered by 55% of peer communities).

In addition, the following types of facilities may need to be expanded in Germantown:

- A Village Dog Park - residents have expressed a desire for additional dog park options.
- Basketball courts, volleyball courts, multiuse courts, and youth softball fields.

A complete list of the facilities provided by the in the Village can be found in the Appendix, and are also listed on each park page beginning on page 28.

Arguably more important than a comparison to Germantown's peer communities is a self-assessment of the Village's facilities by those who use them most - the residents. With this in mind, the planning team asked individuals, community groups, and athletic organizations throughout this planning process the following question: "Are Germantown's current Park & Recreation facilities meeting your needs?" While the results of the community engagement process are outlined in more detail in the "Community Needs Assessment" section of this plan, one key priority with regards to Germantown's park and recreation facilities was 'maintenance and upkeep' of facilities. Several different types of user groups noted that maintenance issues with existing facilities can sometimes prevent residents from benefiting fully from Germantown's existing facilities - for example, drainage issues on sports fields and on trails within parks.

Programming Analysis

Park & Recreation Department programming plays an important role in the Germantown community. Programs provide essential recreation and socialization services to

youth, adults, and older adults, encouraging engagement with park facilities and facilitating active lifestyles. The events and classes that are provided by the Park & Recreation Department foster a sense of community and belonging in Germantown.

Germantown's Recreation Division offered 854 program sessions with a total of 9,537 registered attendees in 2019 across five major program areas: Youth Enrichment, Youth Sports, Family, Adult Enrichment, and Adult Sports. The Germantown Senior Center offers educational, health, fitness, and entertainment programming to older adults in the community; 176 class sessions were offered in 2019, and 103 free program sessions were offered. Germantown also offers five programs through the Kids Klub, including Summer Kids Klub, Before and After School programming, Tyke Site for Pre-K children, and an off-site Adventure program for 5th-7th graders.

According to our review of the NRPA's 2019 Agency Performance Review of programming in agencies nation-wide, Germantown's offerings seem to be in line with peer communities. The NRPA notes that Park and recreation agencies are committed to serving all members of their communities; most communities offer programming for children and older adults, as Germantown does. Most communities also offer after-school care but fewer offer before-school care for school-aged children; Germantown offers both.

In fact, Germantown offers programming in most of the areas recommended by the NRPA, including team sports, themed special events, social recreational events, health & wellness education, fitness classes, individual sports, safety training, racquet sports, trips and tours, and martial arts. Germantown offers aquatics through the school district, including swim lessons and open swim times. In the future, Germantown could consider adding or expanding programming in the following areas, which are noted by the NRPA as key categories offered by the majority of park and recreation agencies nation-wide:

- *Cultural crafts* (offered by 60% of peer communities)
- *Natural & cultural history* (offered by 55% of peer communities)

Staffing Analysis

As of the writing of this plan, the Village employs six full-time Park & Recreation administration staff. There are also four full-time employees whose positions fall partially under the Parks department, and partially under the Department of Public Works. Finally, the Park & Recreation Department employees approximately 12-14 seasonal positions in the summer. This translates to roughly 16 full-time staff equivalents (FTEs), with a mix of full-time and part-time staff.

In comparison to peer communities, Germantown appears to be right in line with the median FTEs for communities with 250 acres of parks or fewer (16.5 FTEs nation-wide) according to the NRPA's 2019 Agency Performance Review. Though Germantown residents have access to many more acres than 250, the Park & Recreation Department maintains just over 200 acres of active park lands. If the Wilderness Park is to be used as accessible park land in the future, or if new parks are added as Germantown grows, Germantown would likely need to evaluate the need to add more staff to accommodate the additional maintenance and programming that would be needed.

Park and Recreation FTEs in Germantown also seem to be in line with peer communities with similar populations. Communities with 20,000 - 49,999 people employee a median of 28.4 FTEs and a lower quartile median of 15.3 FTEs. As Germantown is just over the population threshold of 20,000, our 16 FTE count seems consistent with peer

communities. However, as Germantown's population continues to grow and new neighborhoods and housing are developed in the future, Germantown should consider adding additional Park & Recreation Department staff to accommodate increased programming & maintenance needs.

Budget Analysis

The Park and Recreation Department manages two budgets: the Recreation budget and the Senior Center budget. The Recreation budget encompasses the operation of recreation programs, special events, rentals, full-time and part-time staffing, office operations, sprayground, and miscellaneous park expenditures. Revenues are generated through program fees, donations, advertising, fundraisers, grants, and rental fees. The Senior Center budget is used for the operation of the Senior Center, programs, special events, pick-up service, meal program and many other functions. Revenues are generated through program fees, advertising, fundraisers, grants, and rental fees. The Parks budget goes towards operational maintenance of all parks, playgrounds, forestry, equipment repairs, mowing, and buildings.

In 2019, Germantown's Park & Recreation Department expenditures across the Recreation division, the Senior Center, and the parks themselves was just under $1,859,000.00. This equates to about $90 per capita on an annual basis. This level of expenditures puts Germantown right in line with peer communities of a similar size; the NRPA reports that agencies serving jurisdictions with fewer than 20,000 people have a median operating expenditure of $95.67 per capita. More populous jurisdictions nation-wide are able to spend less per resident on an annual basis, while more dense communities typically spend more per capita.

A note on evaluating Germantown's parks using "standards"

Prior versions of the Village of Germantown's Comprehensive Outdoor Recreation Plan evaluated parks and facilities using benchmarks based on a set of "standards" developed by the National Recreation and Park Association (NRPA). These standards were used to determine the facilities and total park area needed in the Village within each park category. The standards were last updated in 1995, and the NRPA has since moved away from using a "one size fits all" approach to evaluating communities' parks and facilities. Instead, the NRPA publishes an annual report with metrics that allows communities to benchmark their parks and facilities against their peers. Metrics from the 2019 NRPA Agency Performance Review are used on these pages as a comparison point for the Village of Germantown's parks and facilities.

Though NRPA recommends moving away from using these standards, the updated **Park Size Standard and Acreage Classification** and **Facility Inventory & Standards** tables are still included in this CORP in the Appendix for reference purposes.

In 2020, Washington County published its own Park and Outdoor Plan, which included an additional set of standards for general use outdoor recreation sites. These standards are meant to ensure that the public sector provides sufficient size and number of sites to meet the demands of the resident population. The standards, found in Appendix D of the report, are designed to evaluate park access at a regional and multi-community level instead of at the municipal level. However, it does appear that the Village of Germantown has enough acres of park and open space to meet the Washington County standards.

Trails and Connections

Trail Standards

Another standard listed by SEWRPC is for open space lands to accommodate recreation corridors for trail systems on a regional basis. The Bugline Trail in Waukesha County is the nearest regional trail. While neighborhood parks and residential subdivisions currently have trails, they are small and typically serve only nearby residents. Germantown's primary trails are located in Alt Bauer Park (1.28 miles), Friedenfeld Park (1.59 miles), Kinderberg Park (1.05 miles), Schoen Laufen Park (1.19 miles), Spassland Park (.68 miles) and Homestead Hollow County Park (4.4 miles). These trails are used by residents, but they do not constitute a regionally-scaled trail system. A community trail system would link parks, promote greater accessibility and connectivity within the Village and potentially become a regional amenity.

Regional Trail Planning

In 2019, Washington County developed a Bikeway and Trail Network Plan. The plan was created in cooperation with representatives from many of the County's municipalities, including Germantown. The Bicycle & Pedestrian Connections Map shown at right incorporates many of those recommendations, ensuring that the trail development that Germantown undertakes in the coming years will be connected to other regional efforts.

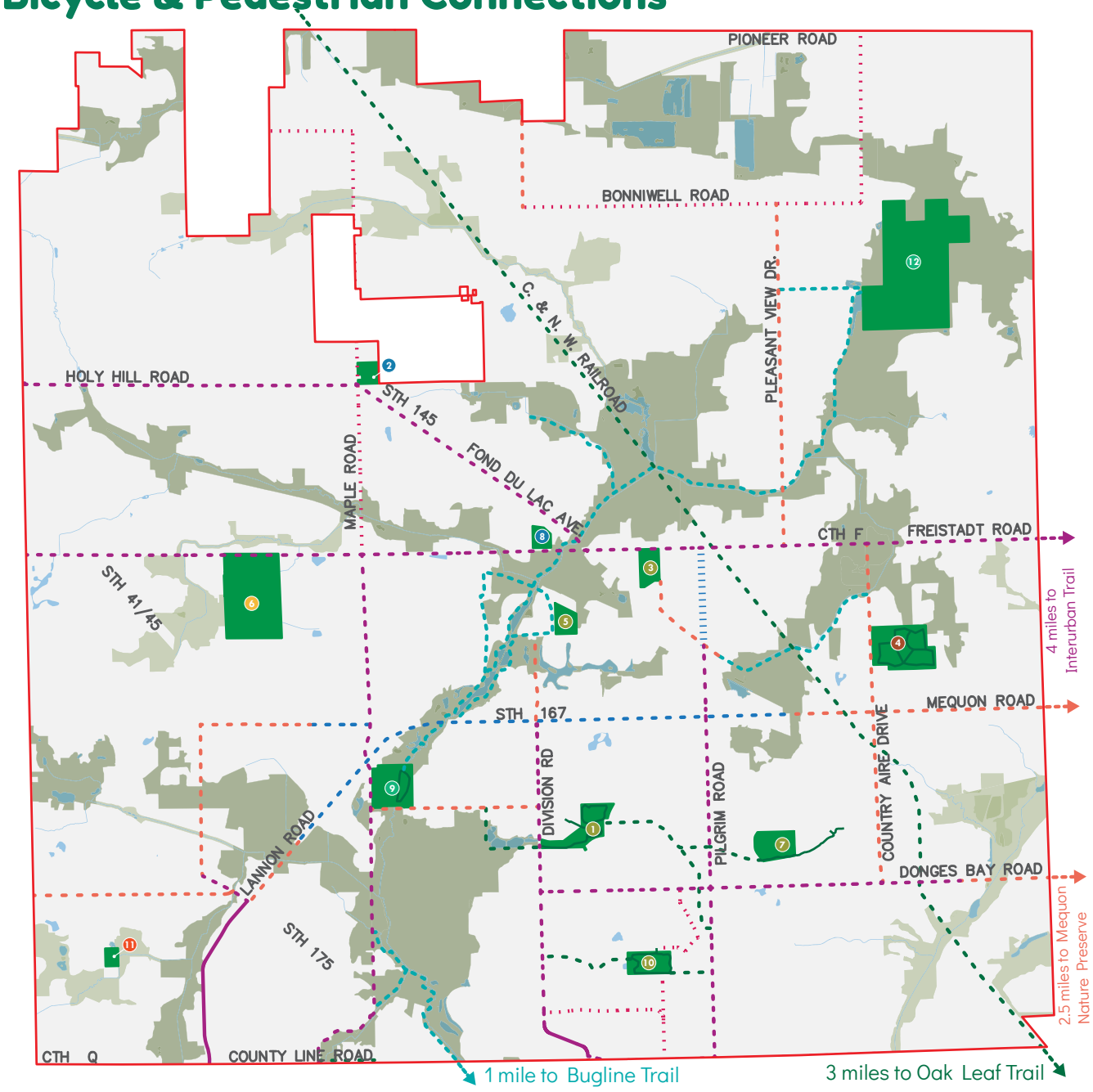
Local Priorities

In addition to the regional trail network connections, the Village of Germantown has identified several local priorities for trail connections. These include a River Trail along the Menomonee River and shared use paths that connect individual parks. Germantown has also identified areas with the potential for bike lanes, traffic calming, and minor enhancements that would make traveling in Germantown safer by bike and on foot.

1. Alt Bauer Park
   Neighborhood Park - 25.6 acres
2. Dheinsville Historical Park
   Special Use Park - 9.5 acres
3. Firemen's Park
   Neighborhood Park - 17 acres
4. Friedenfeld Park
   Community Park - 53 acres
5. Haupt Strasse Park
   Neighborhood Park - 13 acres
6. Homestead Hollow County Park
   Regional Park - 105 acres
7. Kinderberg Park
   Neighborhood Park - 23 acres
8. Little League Park
   Special Use Park - 10 acres
9. Schoen Laufen Park
   Environmental Park - 39 acres
10. Spassland Park
    Neighborhood Park - 20 acres
11. Wiedenbach Park
    Playlot Park - 4 acres
12. Wilderness Park
    Environmental Park - 200 acres

"Expanding and improving the trail system" was the park initiative that received the most votes at the October 2019 public meeting!

Bicycle & Pedestrian Connections



PROPOSED BIKEWAY + TRAIL NETWORK

Municipal Boundary	Primary Environmental Corridor	Water
Park	Secondary Environmental Corridor	
Existing Shared Use Path	Potential Shared Use Path	Potential Bike Lane
Existing Sidepath	Potential Sidepath	Potential Minor Enhancements
Potential River Trail	Potential Paved Shoulder	Potential Traffic Calming

Catalog of Trail Types



Shared Use Path

A shared use path can accommodate many different types of users - bikers, walkers, runners, roller bladers, etc - and can be found in urban, suburban, and rural areas alike.



Sidepath

A sidepath is typically a type of multi-use trail that follows closely alongside of an existing roadway. This type of trail is typically found in suburban or rural areas.



River Trail

A river trail is simply a shared use path, accommodating pedestrians, cyclists, roller bladers, and runners, that follows alongside a riverway and through the park/ conservation land that surrounds these riparian areas. In Germantown, residents have expressed that a river trail along the watercourses should be a Village priority.



Bike Lane

A bike lane is a defined and marked area on the roadway for cyclists to travel. Bike lanes can be striped only (as shown above), or painted green for greater visibility.



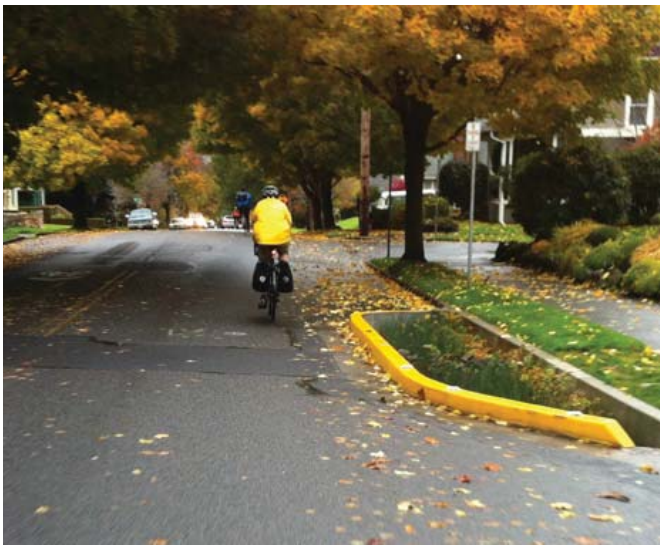
Paved Shoulder

Ensuring that rural and suburban roadways are designed with paved shoulders allows cyclists and walkers to safely navigate streets with light traffic.



Minor Enhancements

Minor enhancements to roadways, such as signage, ensuring drive lanes are marked, and pavement is smooth enough for bike travel, helps keep Germantown's roads safe for all.



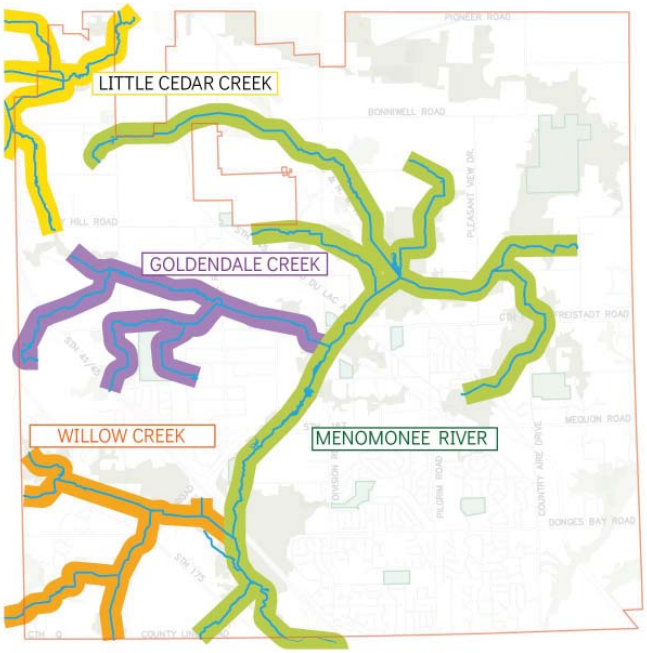
Traffic Calming

Bumpouts, raised intersections, and small traffic circles are examples of tools that can be used to flow vehicular traffic, making streets safer for cyclists and pedestrians.

Priority Highlight: the Menomonee River Trail

There are four main watercourses that fall within the Village of Germantown:

- Menomonee River
- Goldendale Creek
- Willow Creek
- Little Cedar Creek



Each of these watercourses and their adjacent environmental corridors are focus areas for the Village to implement future trails and public access. As part of this Plan, a priority recommendation is to create a "village-wide trail system plan" that identifies the exact location, facility type, acquisition needs, and priorities for river trails (see page 61). The map to the right shows the potential Menomonee River Trail (yellow) and the Goldendale Creek Loop Trail (red).

Menomonee River Trail Planning Considerations

- Primary trail type would be off-road
- Stretch south of Schoen Laufen Park could include sidepath along Maple Road
- Existing Blackstone Creek property should include dedicated park land
- Canoeing/kayaking access should be prioritized for this trail
- Coordination with Village of Menomonee Falls and connection to Bugline Trail will be important
- Document existing bridges and evaluate increased clearance heights for kayak/canoe passage
- Begin conversations with land owners that touch the Menomonee River to negotiate public access easements or acquisition opportunities (See Appendix - Exhibit B for existing land ownership map)

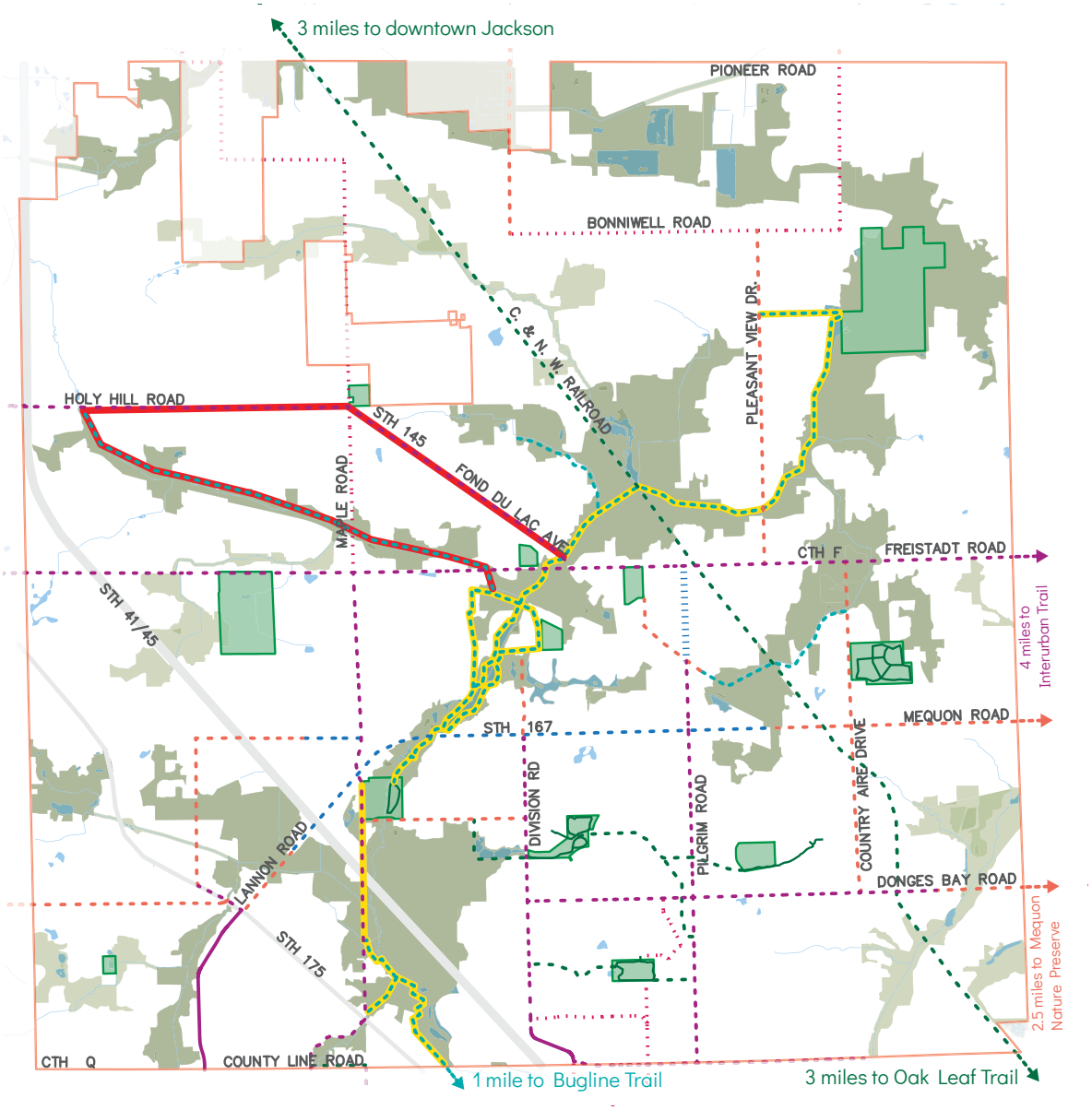
Goldendale Creek Loop Trail Planning Considerations

- Trail types could include a combination of off-road (along Goldendale Creek) and sidepath or off-street trail parallel to Holy Hill Road and Fond du Lac Avenue)
- This potential trail loop would act as a recreational amenity to planned industrial park users and future residential subdivisions

Planning Considerations for all Watercourse Trails

- Incorporate wayfinding, educational, and other interpretive trail signage
- Accommodate multiple user types including walkers, runners, bikers, cross-country skiers
- Support recreational private/semi-private uses/businesses along trails such as recreational equipment rental stores, coffee shops, restaurants, visitor's center, etc.

River Trails



PROPOSED BIKEWAY + TRAIL NETWORK

- Municipal Boundary
- Park
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Water
- Existing Shared Use Path
- Existing Sidepath
- Potential River Trail
- Potential Shared Use Path
- Potential Sidepath
- Potential Paved Shoulder
- Potential Bike Lane
- Potential Minor Enhancements
- Potential Traffic Calming
- Proposed Menomonee River Trail
- Proposed Goldendale Creek Loop Trail





Service Area Analysis

A park's service area – the radius of area it provides service to without significant barriers – is ONE element in the evaluation of the Village's Park and Open Space system. This analysis depicts which residential areas are and are not served by the different park categories. It is important to note that while specific service radii are identified for different park types, a residence located outside of a service area does not necessarily mean that the residence is lacking adequate access to park space. It could be argued that all existing residential subdivisions within the village are adequately served by park space.

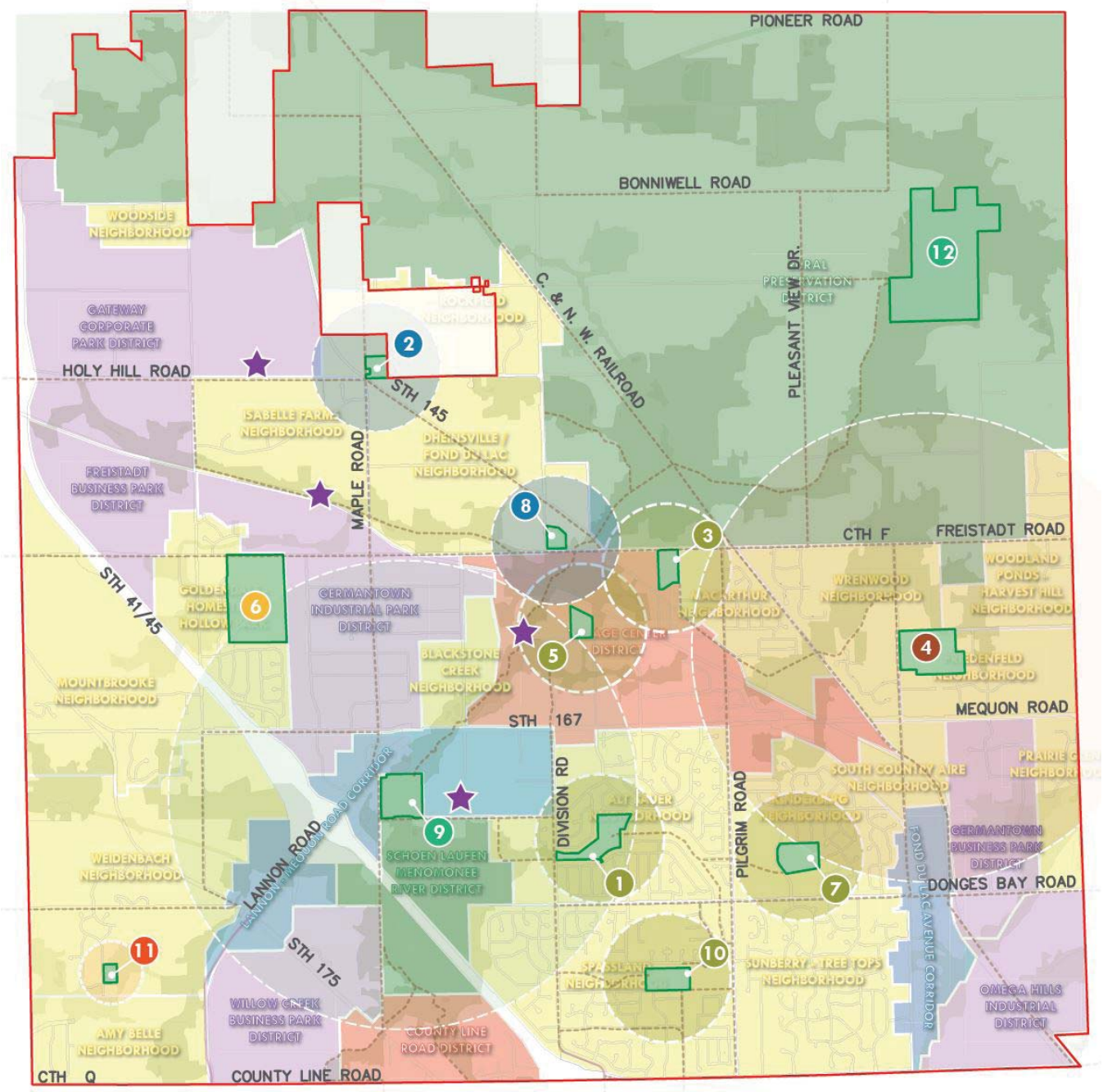
Neighborhood parks are the backbone of the system so nearly all residential areas should have direct access to a park. Some areas may be too small or have too few people to require a neighborhood park. These areas should at least be serviced by a playlot park or nearby access to a trail.

The older residential neighborhoods around Main Street and land south of Mequon Road are well-served by existing parks. While the existing parks may require upgrades or improvements, the purchase or dedication of additional lands in the south central portion of the Village is not a short-term priority for the Village unless the additional land will allow the Village to fulfill a noted deficiency in facilities, such as the community desire for a Youth Sports Complex.

Future residential growth in the Village is expected in the northwestern part of the Village. The Village should consider adding park and/or trail facilities in this area to accommodate the needs of new residents, and ensure that they too have access to park space.

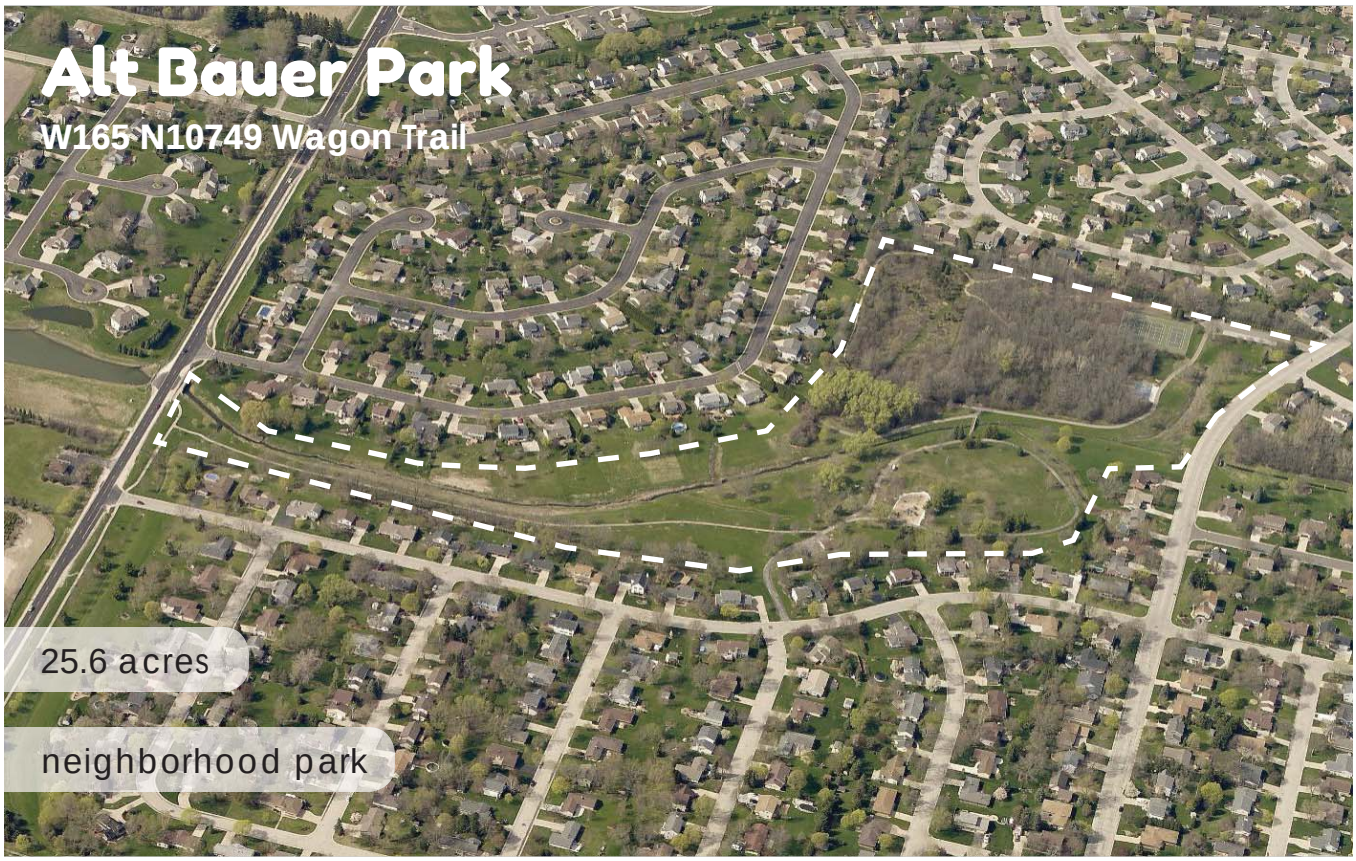
1. Alt Bauer Park
   Neighborhood Park - 1/2 mile service radius
2. Dheinsville Historical Park
   Special Use Park - 1/2 mile service radius
3. Firemen's Park
   Neighborhood Park - 1/2 mile service radius
4. Friedenfeld Park
   Community Park - 3.5 mile service radius
5. Haupt Strasse Park
   Neighborhood Park - 1/2 mile service radius
6. Homestead Hollow County Park
   Regional Park - 12.5 mile service radius
7. Kinderberg Park
   Neighborhood Park - 1/2 mile service radius
8. Little League Park
   Special Use Park - 1/2 mile service radius
9. Schoen Laufen Park
   Environmental Park - 3.5 mile service radius
10. Spassland Park
    Neighborhood Park - 1/2 mile service radius
11. Wiedenbach Park
    Playlot Park - 1/4 mile service radius
12. Wilderness Park
    Environmental Park - 12.5 mile service radius

Service Area Diagram



The Service Area Diagram above includes existing park locations as they relate to the 2050 Future Land Use Map - Neighborhoods, Districts, and Corridors. As the map shows, the majority of neighborhoods (yellow) are served by an existing park. Those areas not served by a public park should look to include new park land, privately shared open space, or have planned trail connections that would connect residential areas to existing parks or river corridors.

= Potential Future Park or Shared Open Space



Alt Bauer (Old Farmer) Park is a 21-acre neighborhood park located near the center of the urbanized area in south central Germantown. This park is noted for its large natural woodland and grassland area. A storm drainage ditch (Jefferson Ditch) way runs through the park dividing it into two areas. A trail system links many of the park facilities, and provides access points from surrounding subdivisions.

What's in the Park?

- Basketball Court (2015)
- Paved & Gravel Pathways
- Tennis Courts (3) (2017)
- Picnic Tables
- Playground Structure (2016)
- Drinking Fountain
- Small Parking Lot
- Bridge (1999)





Voices from the community

What does this park need?

- Connect to Kinderberg Park through a path along the drainage way
- Remove the buckthorn, especially on the corner of the Basketball court, and create better visibility going around that corner
- Covered pavilion/shaded area





Dheinsville Park, also known as the Historic Dheinsville Settlement, is a historical park located in the northwest part of Germantown. The land was purchased in 1994 with monies from the Village of Germantown and the Germantown Historical Society (GHS), with improvements funded by the Jeffris Family Foundation. The Village constructed a parking lot and pathways in 2000 and refurbished several buildings on the property.

In 2020, the Village and GHS partnered to complete construction of the Muehl Family Festhalle, an 80' x 140' open air pavilion that will be available for community rental use and will be home to the annual Oktoberfest celebration.

What's in the Park?

- Muehl Family Festhalle (2020)
- Bast Bell Museum
- Permanent Restrooms
- Wolf Haus
- Picnic Tables
- Historical Society Office
- Soccer Field (1999)
- Gazebo Shelter
- Paved Pathways (2000)
- Community Garden (2013)
- Gravel Parking Lot (2000)
- Archery Range (2012)





Voices from the community

What does this park need?

- Heirloom farm and plants - history integrated with the existing community garden
- More parking for Oktoberfest
- Pave the parking lot
- Digital access/archive historical records
- Scout badge program
- Historic scavenger hunt/engagement activity



Firemen's Park is a 17-acre neighborhood park located near the northernmost edge of the urbanized area in central Germantown. The park is located west of and adjacent to Kennedy Middle School. The park was originally purchased and developed by the Germantown Volunteer Fire Company, and in 1991 the Village of Germantown purchased the park. The Germantown Senior Center is located on the northwest corner of the Park.

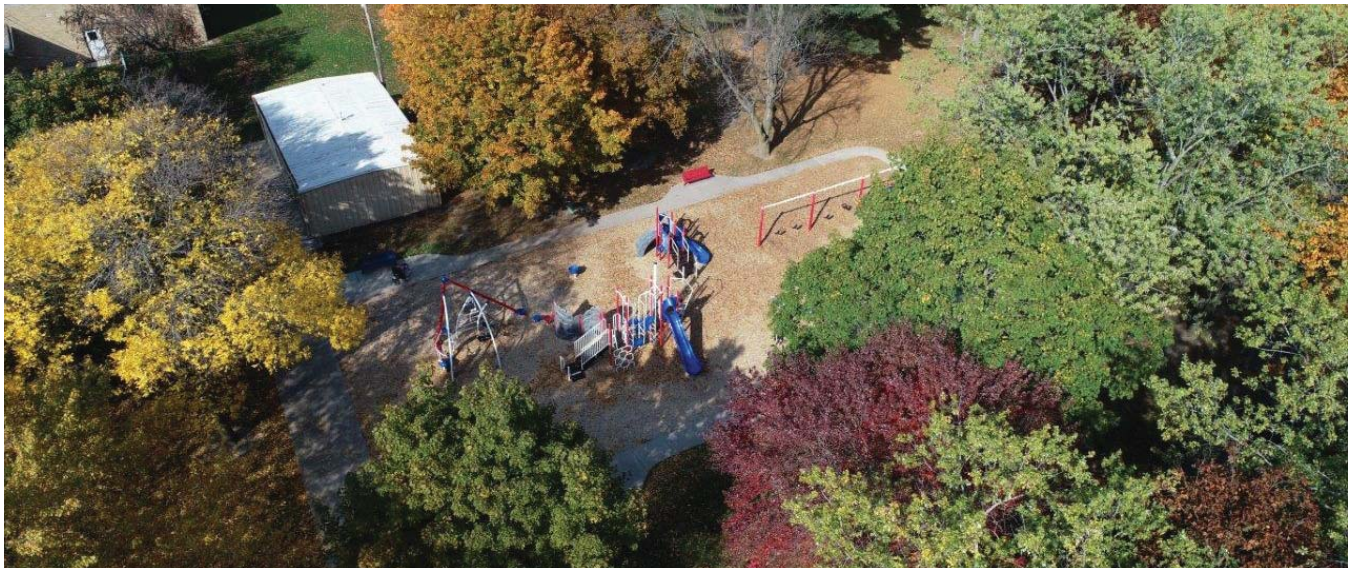
Fireman's Park is heavily used by community residents and serves as a community park. However, the park was not intended to be used so widely, and lacks many of the amenities recommended for a community park.

There is an open air shelter located in the center of the park, which was expanded in 1992. The park's facilities are connected by paved pathways. The ball field on Crusader Court is owned by the Germantown Little

What's in the Park?

- Two Baseball Diamonds
- Playground (2013)
- Gehl's Performing Arts Pavilion (2018)
- Soccer Fields
- Permanent Restrooms (2)
- Bleachers
- Drinking Fountain
- Off Street Parking
- Paved Pathways
- Veterans Memorial
- Outdoor Shelter
- Picnic Tables
- Senior Center
- Fireman's Park Multi-purpose Shelter (2020-2021)





League. One permanent restroom facility is located within the Germantown Little League concession/restroom building, and one is located between the picnic area and firehouse. The playground structure was replaced in 2013.

The Village completed Phase 1 Site Improvements (sewer, water, electrical, pathway lighting) for the future multi-purpose shelter in June 2020. Plans were completed in August 2020 for the 3,800 square foot facility. Construction will begin in Fall 2020 for Spring/Summer 2021 use by the community.

Voices from the community

What does this park need?

- ADA friendly seating closer to the stage of the Gehl's Performing Arts Pavilion
- Updated ball diamonds
- Signage or landscaping to distinguish private property at the southern edge of the park
- Flat space for a "Mai Fest" tent



Friendenfeld Park (Peaceful Walk) is 53 acre community park/sports complex located in the west central part of the Village. The Park's primary focus is youth athletics including: the Germantown Soccer Club, Germantown Hawks Football Club, Germantown Junior Warhawks Baseball, and the Department's flag football program. Playground was installed in 2010. Parking lot and pathways were paved in 2007 using park impact fees and private funds.

What's in the Park?

- Flag Football Fields (3)
- Concession Stand/Press Box
- Baseball Diamond
- Paved and Gravel Pathways
- Regulation Football Field
- Retention Ponds
- Practice Football Fields (3)
- Parking Lots
- Soccer Fields (6)
- Bleachers
- Playground
- Storage Shed





Voices from the community

What does this park need?

- More parking (3 comments)
- Drainage on side football fields needs improvement - there is standing water on the fields often
- Add softball fields
- Central baseball/softball complex with lights
- Bathrooms (4 comments)
- Community center



Haupt Strasse (Main Street) Park is a 13-acre neighborhood park located about one quarter mile west of Firemen's Park in central Germantown. Haupt Strasse Park's main features are a single lighted softball diamond, skate park, and four pickle ball courts. The skate park was installed in 2003, replacing one of the tennis courts. The park shelter was constructed in 1997. There is a paved pathway to the playground structure.

What's in the Park?

- Lighted Softball Field
- Skate Park
- Pickleball Courts (4) (2017)
- Playground Structure (2018)
- Soccer Fields (2)
- Parking Lot
- Shelter
- Bleachers
- Port-a-John
- Sand Volleyball Court



Voices from the community

What does this park need?

- Back stop needs to be updated
- Covered dugouts
- Address drainage issues





Kinderberg (Children's Hill) Park is a 23 acre neighborhood park purchased in 1992 by the Village. The property is off of Donges Bay Road west of Heritage Hills Subdivision. In spring of 1995 the Village completed negotiations with the Germantown School District for a land swap with Spassland Park. The sprayground was completed in 2005 and is the only public outdoor aquatic amenity in the community.

What's in the Park?

- Baseball Field
- Sprayground
- Soccer Fields (2)
- Multi-purpose Indoor/Outdoor Shelter
- Tennis Courts (4)
- Basketball Court (2017)
- Permanent Restrooms
- Ice Rink
- Sledding Hill
- Playground Structure (1999)
- Paved Pathways
- Bleachers





Voices from the community

What does this park need?

- Building to warm participants on the sledding hill
- Bring back and maintain an ice skating rink
- Handicap parking
- Outbuilding needs to be larger to store more equipment
- Lights on the sledding hill
- Fenced in dog park/off leash area
- a bocce court





Little League Park is a 10-acre baseball complex. The land is leased to the Germantown Little League by the village. All facilities have been developed and maintained by the Germantown Little League.

What's in the Park?

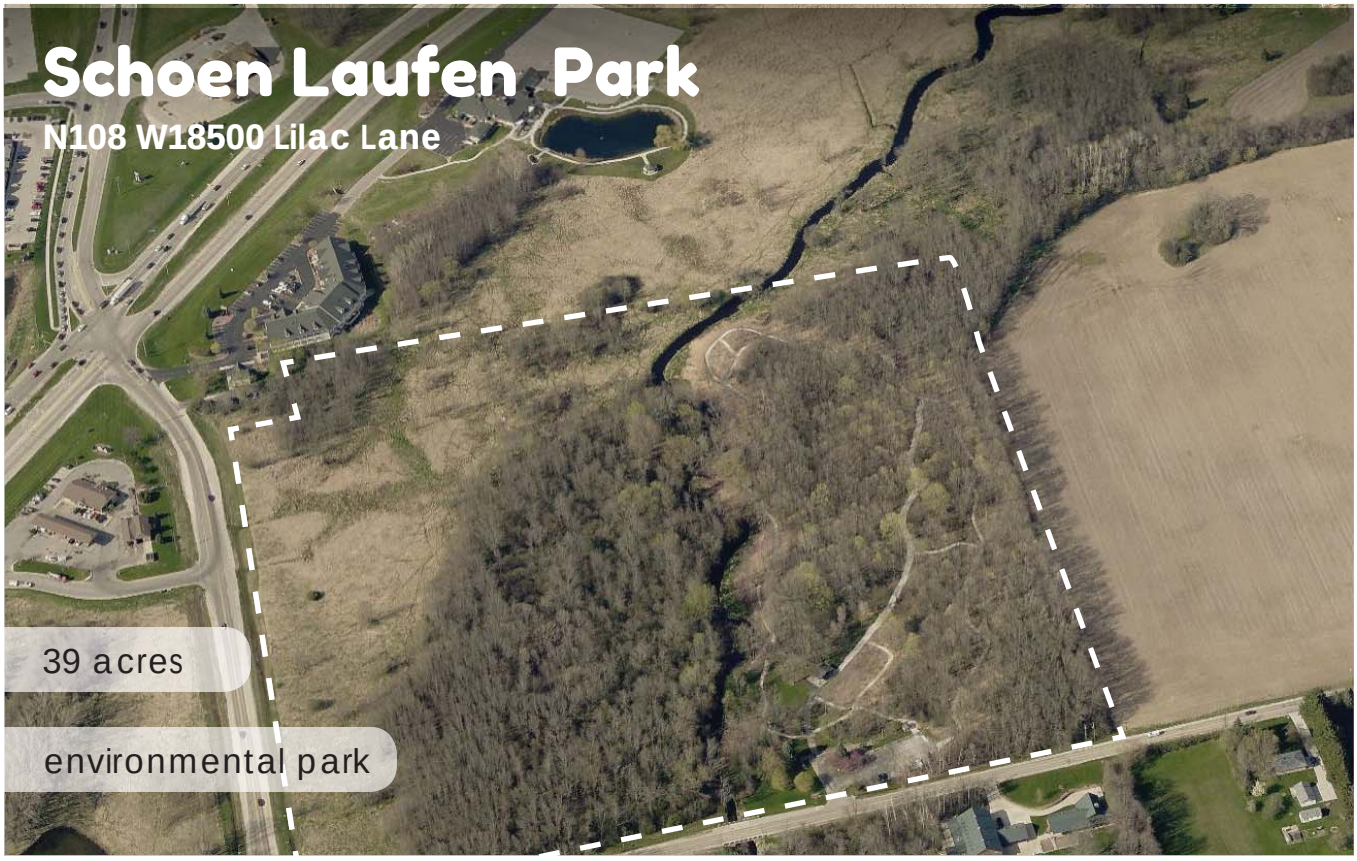
- 3 baseball fields
- Concessions & Restroom building
- Parking



Voices from the community

What does this park need?

- Drainage
- Weed control
- More Diamond Mix



Schoen Laufen (Beautiful Walk) Park is located along the Menomonee River at the corner of Maple Road and Lilac Lane. The park is divided into two by the Menomonee River. The acquisition of this park site was initiated in response to the Village's 1990 Comprehensive Outdoor Recreation Plan. Schoen Laufen Park gives residents access to the Menomonee River, a wooded area with nature trails and spring ephemerals and begins implementation of a multi-purpose trail development along the river corridor.

What's in the Park?

- Shelter
- Gravel Pathways
- Parking Lot
- Port-A-John



Voices from the community

What does this park need?

- Loved the growth of the native plants which were allowed to flourish this summer. Please continue!
- Dog waste on trail is an issue
- Additional native plantings
- Kayak launch
- Outdoor education area
- Security camera in parking lot





Spassland (Play Land) Park is located in southern Germantown, north of and adjacent to County Line School. County Line School's 10-acre outside recreation area adds to Spassland Park's effectiveness as a neighborhood park. This park was leased from the Germantown School District until the Village acquired the park in 1995 via a land swap for a 15 acre parcel adjacent to Kinderberg Park. The park is served by two parking lots. Most facilities are connected with an accessible paved pathway.

What's in the Park?

- Disc Golf Course (9 holes)
- Paved Pathways
- Shelter
- Tennis Courts (2) – *2019*
- Playground Structure – *2018*
- Parking Lots (2)
- Basketball Courts (2)
- Permanent Restrooms
- Sand Volleyball Courts (2)
- Fitness Equipment – *2014*





Voices from the community

What does this park need?

- Drainage is needed along the trail and in the grass
- The disc golf course is un-useable because drainage is so poor
- Rain Gardens
- Redo/refinish the basketball courts



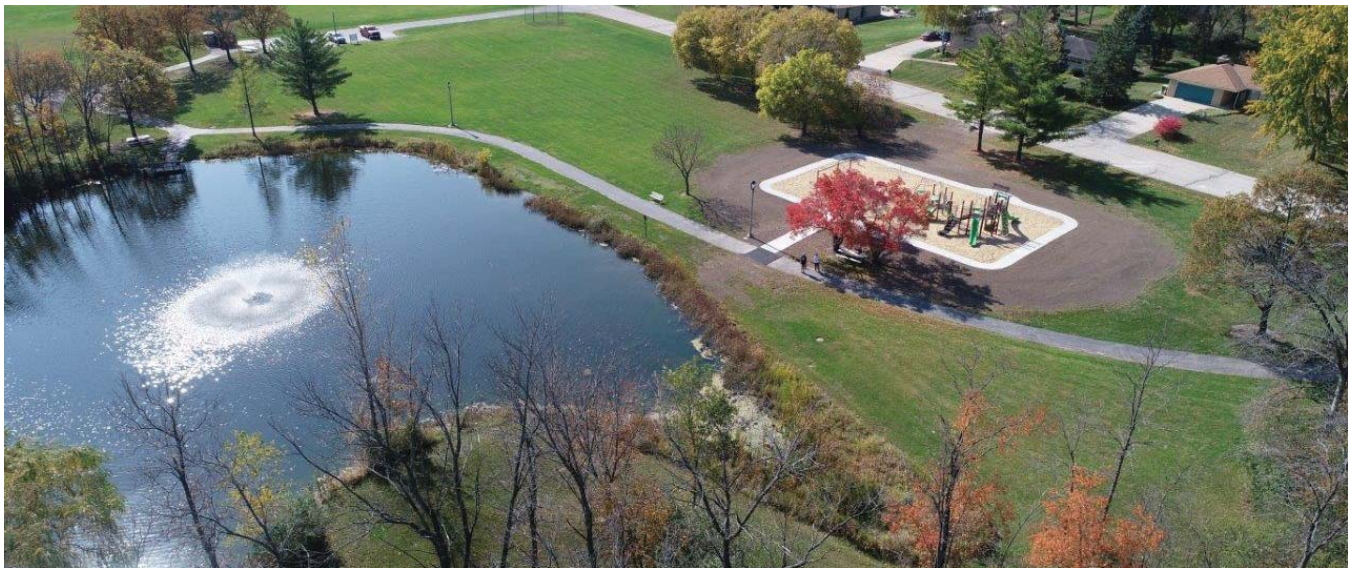


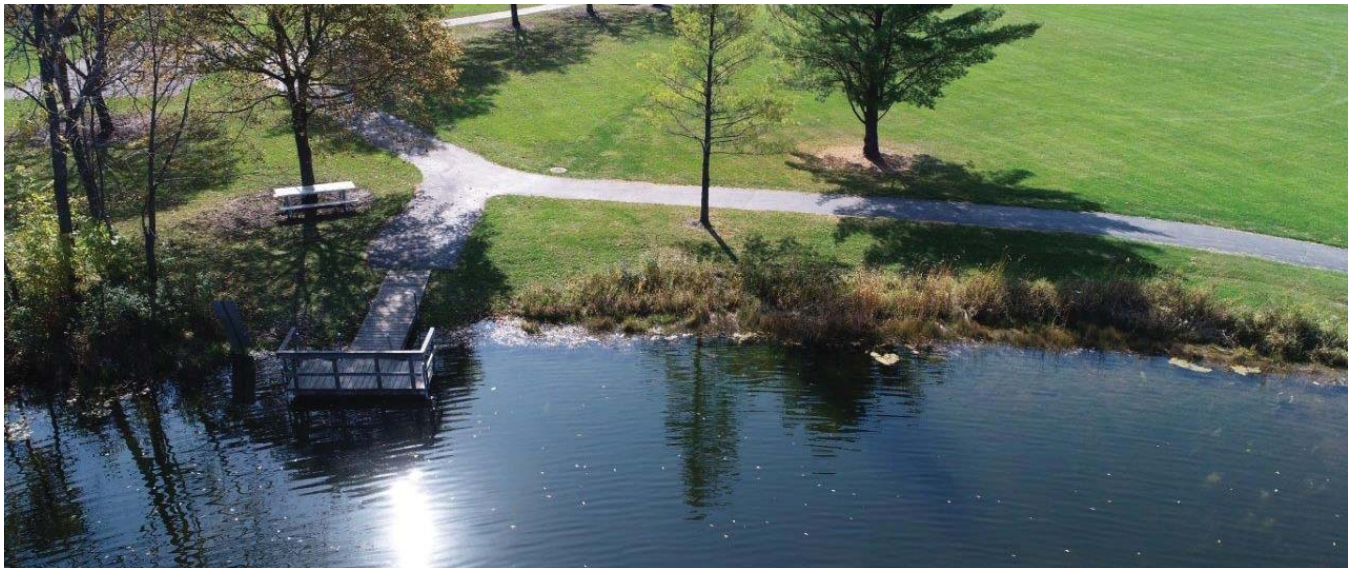
Weidenbach Park (Meadow by the Brook) is a four-acre play lot serving a small residential neighborhood in the southwest corner of the Village. The park serves as both an active and passive recreation area and features a one acre pond. The pond provides fishing but swimming and ice skating are not allowed. There is a small lighted paved parking lot and a paved pathway connecting the facilities.

A new modular playground structure was installed in 2020.

What's in the Park?

- Fishing Pond
- Basketball Court
- Fishing Pier
- Baseball Backstop
- Playground Structure
- Parking Lot
- Paved Pathways
- Port-a-John



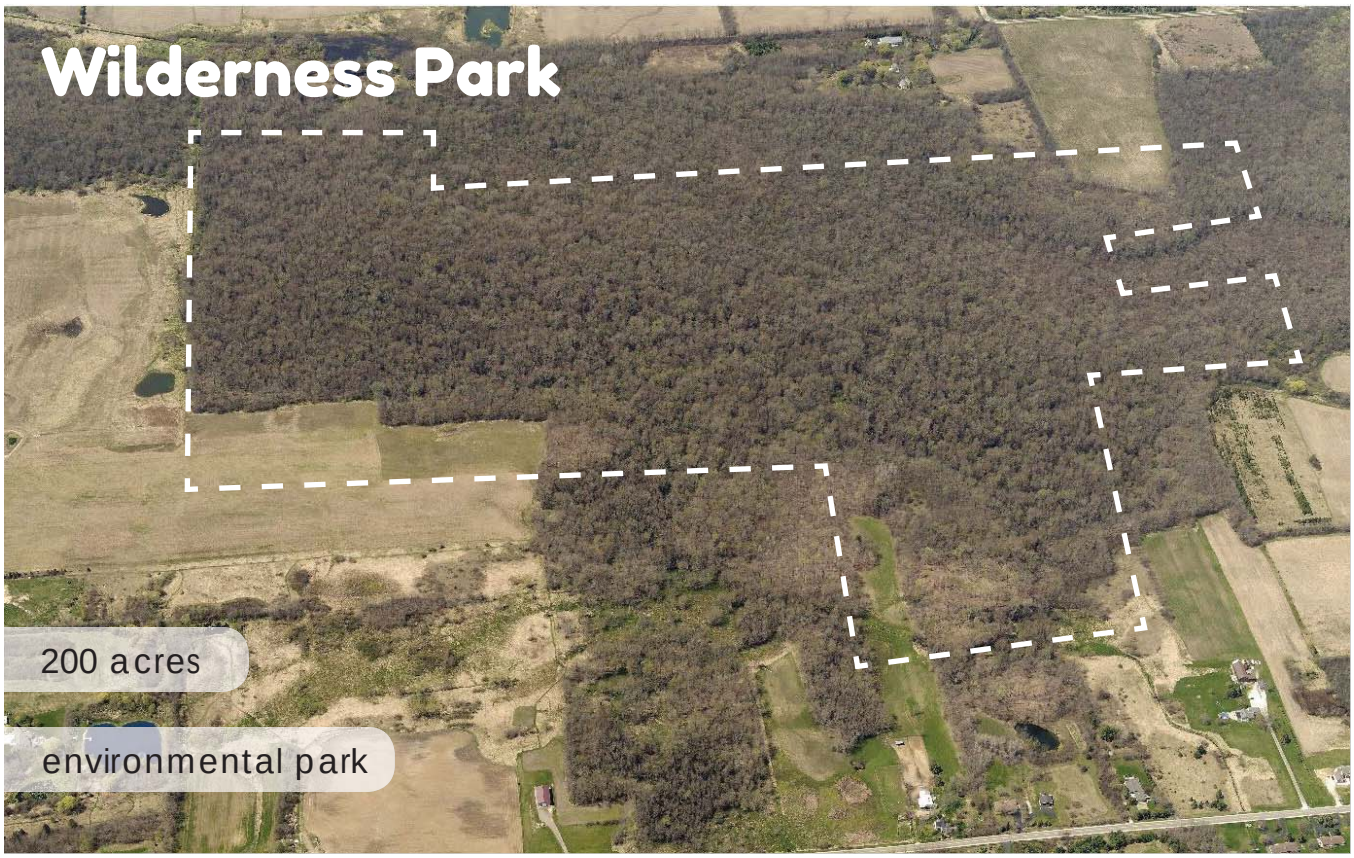


Voices from the community

What does this park need?

- Do not cut down the plants surrounding the lagoon – expect to find cattails and swamp milkweed around a pond. It also acts as a natural fence
- More picnic tables
- Another bench
- Awareness that this park exists!





Wilderness Park is located in the north eastern corner of Germantown, in the headwaters of the Little Menomonee River. The Conservation Fund on behalf of the Milwaukee Metropolitan Sewer District has been purchasing land around the property as part of the Greenseams Program (see page 4).

What's in the Park?

The wilderness area does not have any facilities, amenities, trails, nor does it have a public access point.



Voices from the community

What does this park need?

- Nature/walking trail similar to trails @ Homestead Hollow (4 comments)
- X-country ski trails with planned activities
- Mountain biking trails
- Allow dog walking
- Parking lot
- Eco-park/education
- Geo-caching
- Birding/Bird banding
- Beekeeping (partner w/ Mequon Nature Preserve)


Inspiration Board
Playgrounds
1. THEME-SPECIFIC PLAY EQUIPMENT
2. MUSICAL PLAY EQUIPMENT
3. NATURALIZED PLAYGROUND
4. SAND AREAS
5. RECYCLED RUBBER SURFACE
6. ADA ACCESSIBLE PLAY EQUIPMENT
7. OTHER
Put a sticker on the photos that you like!
Inspiration Board
Field & Court Sports
TENNIS COURTS
2. SAND VOLLEYBALL COURTS
3. OUTDOOR TRACK
HORSESHOE PIT
5. SHUFFLEBOARD COURT
6. DISGOLF COURSE
7. PERSONAL CHOICE
8. EXPANSION AREAS
9. OTHER
Put a sticker on the photos that you like!
Inspiration Board
Winter Activities
Inspiration Board
Active + Passive Recreation
Sustainable Eco-Park
Put a sticker on the photos that you like!

4

Chapter Four
Community Needs Assessment

Throughout the Comprehensive Outdoor Recreation planning process, residents and leaders of the Village of Germantown have had the chance to weigh in on the Park & Recreation system and their priorities for the future. Key opportunities for community input included:

- Park and Recreation questions on the **Village-wide Survey** in 2019 allowed residents the ability to express their overall impression of the park land in the Village.
- A **Park Planning Party** community open house in October of 2019, which allowed participants the opportunity to comment on facility and maintenance needs within each park, express desires for new facilities using inspiration boards, discuss the park and trail system as a whole with interactive mapping exercises, and give feedback through a live, digital poll.
- Three **Stakeholder Focus Groups** were conducted with Germantown residents in October 2020 to discuss community desires from multiple perspectives, including sports organizations, community groups, and families of all ages.
- The **Park & Recreation Committee** provided key input and review of the planning process to determine Village priorities and guide next steps.

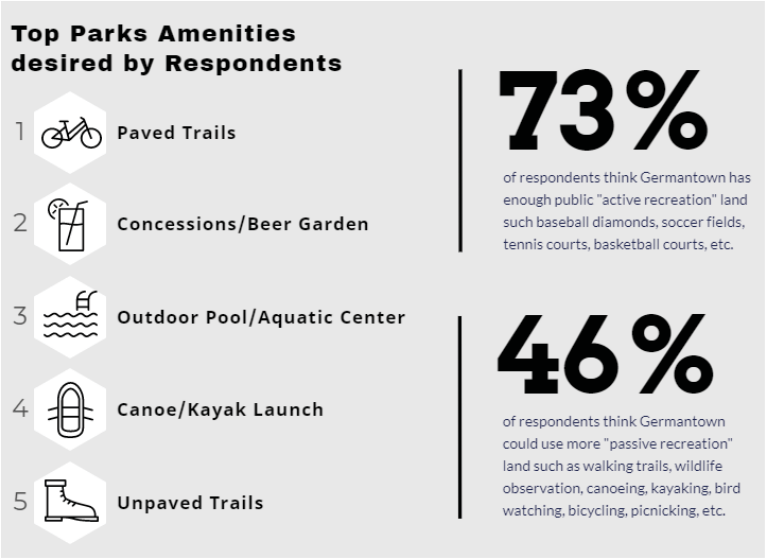
The community needs, priorities, and details that resulted from these engagement activities and community conversations are woven throughout this plan. The key lessons learned and needs identified throughout this engagement process are summarized in this section.

Land & Facilities

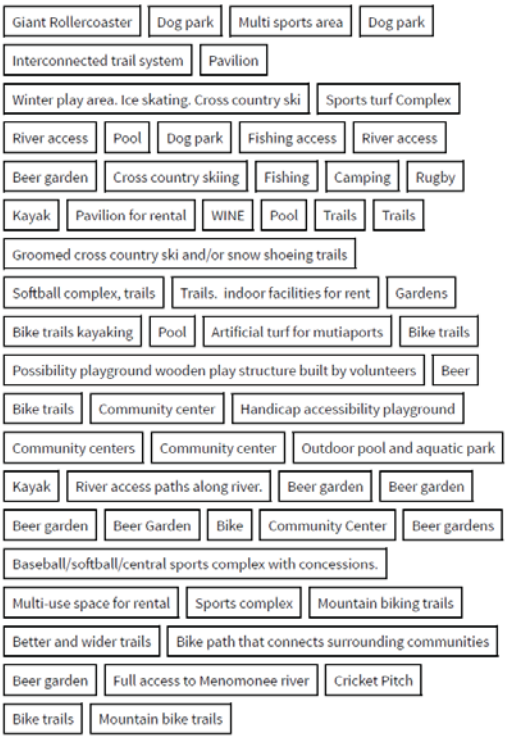
Two questions that were asked of community members throughout the planning process were "Do you think Germantown has enough public active recreation land such as baseball diamonds, soccer fields, tennis courts, basketball courts, etc.?" and "Do you think Germantown has enough passive recreation land such as walking, trails, wildlife observation, canoeing, kayaking, bird watching...etc?" The answers to these questions differed depending on where and when it was asked to community members. At the Park Planning Party open house in October of 2019, 64% of respondents said that the Village did not have enough active recreation land, and 86% of respondents said the Village did not have enough passive recreation land. The results of the Village-wise survey show a different view of community opinion. In that forum, 73% of respondents stated that Germantown has enough active recreation land.

This discrepancy could be due to the differing viewpoints that community members have about recreation land based on the activities that they take part in within the Germantown Community. While the overall community may not see a need for additional sports fields, those who coordinate active recreation activities are more intimately familiar with the land needs of those activities. It is possible that the respondents at the Park Planning Party open house represented a range of sports groups that felt as though their facility needs were not entirely met by Germantown's existing active recreation land.

However, the Stakeholder Focus groups



▲ Results from the Village-wide survey show that most respondents believe that Germantown has enough active recreation land. The top amenities desired by respondents listed here were essentially the same as those listed by respondents at the Park Planning Party open house, but in a different order.



▲ Community members weighed in on park and recreation facilities and amenities that they would like to see in Germantown during the Park Planning Party open house.

revealed that most sports organization representatives feel that they have sufficient space and facilities for their organization's needs. These stakeholders pointed to a different issue with the active sports facilities in Germantown: that the quality of the space available for sports organization use is not always suitable or ideal due to issues with maintenance, especially drainage. Issues with quality and maintenance of existing facilities may be one reason for widely differing opinions regarding Germantown's active recreation land needs.

The Sports Organization stakeholders also emphasized that a destination tournament space for hosting visiting teams is a community desire and economic development opportunity, and that a **Youth Sports Complex** would be well-used in the Village. A feasibility study for a potential Youth Sports Complex is recommended as a next step in Chapter Six: Capital Improvement Recommendations to further plan the exact programmatic elements needed for the facility to be successful in Germantown.

Park facilities and amenities that were identified as areas of need were beer gardens and concessions; canoe/kayak launch and water access; pathways and trails, both paved and unpaved; restroom facilities; cross country ski trails; and an outdoor pool / aquatic center. As seen in the graphic above, this list of top priorities is very similar to the list of priority amenities identified by the Village-wide survey.

Stakeholder focus groups also focused in on an outdoor Aquatic Center as

a community desire, as well as more permanent restroom facilities throughout the park network. Stakeholder groups also discussed an expanded trail network as a community need, which is further detailed in the section below.

Trail Network

Germantown residents identified the expansion of the Village's trail network as one of the top community needs, both through the Village survey and at the Park Planning Party open house. Stakeholder groups provided even more detail about this need, expressing a desire to connect to other area trail system such as the Bugline or the Oak Leaf Trails and a desire for more hiking-style trails. Participants saw the expansion of the trail network not only as an expanded opportunity for recreation, but also as a wider transportation and connectivity issue. Some stakeholder also identified the economic development benefits of a trail network, expressing that an expanded trail network could connect Germantown businesses to new customers. Participants also noted that connecting park properties was an exciting opportunity for the Village.

It is possible that focusing on land acquisition that will help the Village expand the trail network, including a mixture of paved and ADA-accessible mixed use trails and unpaved trails through environmental areas will fulfill the community's desire for more **passive recreation land**. More information about planning for an expanded trail network, especially along the river corridors, is included on page 22 of this plan.

Village Center Park/Plaza

One potential gap in the Village's open space network is the lack of a featured park, plaza, or open space close to the Village Center that could function as a center of mixed-use development and urban activity in the Village. While Haupt Strasse Park is located at the western end of Main Street, it primarily serves as a neighborhood park with a few active recreation uses, including pickleball, a baseball field with lights, and the Hapt Strasse Skate Park.

Stakeholders saw the opportunity for an open space that was more urban in character and integrated with development along Mequon Road as a key opportunity for the Village, one that could support a wide-variety of park and recreation uses, including potentially an urban splashpad experience, with passive recreation opportunities such as outdoor seating that could compliment restaurants and other Village Center uses. Further discussion regarding the need and desire for an urban open space in the Village Center of Germantown should be focused around providing an experience that is unique and different than the opportunities found in other parks in the Village, and on ensuring that future urban open space is walkable both to restaurants and housing close to the Village Center and to the wider network of Germantown parks.

Outdoor Aquatic Facility

Community members identified an outdoor pool/aquatic center as one of the Village's primary needs in both the Village-wide survey and through the Park Planning Party open house. Though Germantown currently offers some limited aquatics programming through the school district at the indoor high school pool, the community members have expressed a need for an outdoor aquatic experience that serves as a true community amenity. Attendees of the Park Planning Party open house also noted that a pool would be an amenity they would like to see as part of a potential future community center. When asked how important it is that Germantown have an outdoor aquatics center, 13 open house attendees indicated that it was somewhat important, and 10 indicated that it was very important. Community members also specifically called out a pool as a feature that other communities have

that they would like to see in the Village.

In the stakeholder focus group session, participants provided more detail about why an outdoor pool in the Village was of interest to them. Residents expressed that an outdoor pool serves a recreation need for a wide range of ages within the Village, including preteens and teenagers who are too old to be interested in a splashpad. Stakeholders noted that there are not many activities within the Village that are suitable for teenagers to do with their peers. Stakeholders also shared that their families and friends regularly buy memberships to outdoor pool facilities in nearby communities, but that they wish that there were more opportunities to swim close by.

In the stakeholder focus groups, residents also discussed the possibility of expanding the Kinderberg Park splashpad or adding an entirely new splashpad as one way to meet the need of an outdoor aquatic experience, with the understanding that this will likely not meet the needs of every age group in Germantown nor allow for the widest range of aquatics programming.

General Park Upgrades & Maintenance

As noted elsewhere in this plan, community members identified general park upgrades and maintenance as a strong desire and need within the community.

Winter Activities

Stakeholders noted that there is a need for more winter activity options in Germantown. Ideas included a groomed cross country ski trails and skating. The group noted that warming shelters and a system of equipment rental would also be needed.

Community Center

Stakeholders noted that there is currently no indoor multipurpose room in the community for winter programming, nor is there a centralized place for kid's programming, both of which were noted as community needs. Stakeholder also noted that a community center would potentially allow the community to expand programming offerings and the schedule of when programming is offered without coordinating with the school district for limited indoor space.



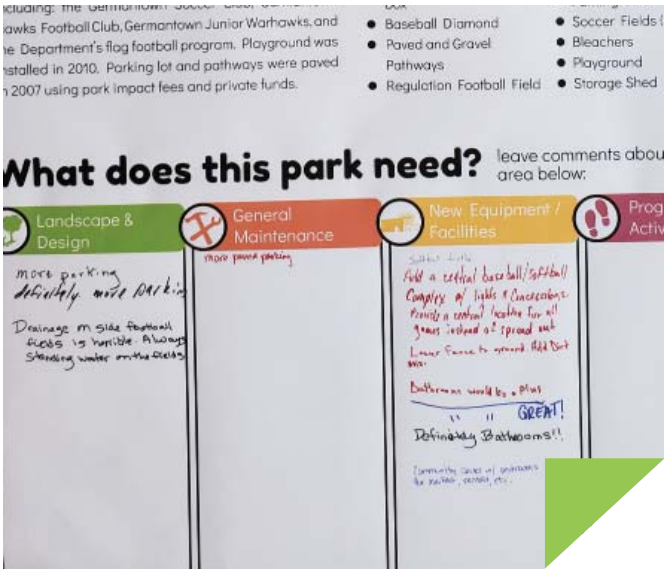





could a sidewalk fit on North side?
wooden path
awesome




In the next five years,


Baseball Diamond
Paved and Gravel Pathways
Regulation Football Field
Soccer Fields
Bleachers
Playground
Storage Shed
What does this park need?
Landscape & Design
General Maintenance
New Equipment / Facilities
more parking definitely more parking
more paved parking
Drainage on side football fields is horrible. Always standing water on the fields
Add a softball baseball/softball Complex w/ lights & Concessions. Provide a central location for all games instead of spread out
Bathrooms would be a plus
GREAT!
Definitely Bathrooms!!



5

Chapter Five
Goals & Objectives

The Goals set forth for the next five years reflect the Village's past five years of experience working with their comprehensive park plan. The goals are program and policy-oriented, not specific to any one park or facility. This allows for the objectives to be implemented by the Park and Recreation Commission throughout the community, with specific park projects listed under the capital projects as implementation steps to meet the specific goals.

The goals and objectives are not listed in any specific order, nor do they highlight any specific timing unless stated. All of these goals are important. They interact to form the basis of the Village of Germantown's policy toward park and recreation planning, facility usage, and inter-governmental cooperation. Together, these statements provide the foundation for the priorities, recommendations and capital plans recommended later in the Plan. These statements are the focus of the Plan and represent the best intentions of the Commission members and citizens of Germantown based on the community feedback received.

The long-range vision of the Germantown Park and Recreation Department considers neighborhood parks as the back bone of the system. These parks are the social and daily recreation centers for residents.

In prior plans, the Goals and Objectives section noted that:

- the purchase of a community park would serve a very important role for the Village for large group gatherings and organized athletics complexes.
- preservation and acquisition of environmentally sensitive areas is significant as land becomes more flood-prone and water filtration becomes more difficult.
- the development of a community pathway system will tie the park and open space system together as well as residential neighborhoods, schools and businesses. Extensions of this pathway system will connect the village with regional trails.

These primary goals from previous plan version - new community parks, preservation of environmentally sensitive areas, and the development of a community pathway system – remain goals of the Village and Department today. However, new priorities have joined their ranks as well.

Goals and objectives on the pages below that represent the Village's priorities for the 2020-2025 plan are identified with a P .

Village of Germantown Comprehensive Outdoor Recreation Plan Goals & Objectives

1		Establish a Village-wide system of open spaces, parks and recreational facilities that will economically provide Germantown residents of all ages with adequate, convenient, varied and high-quality recreational opportunities on a year-round basis.
	1.1	Expand recreational programming to meet the needs and interests of pre-school, teens, older adults, and special needs populations.
	1.2	Explore the feasibility of developing an indoor recreational facility, where sport courts and space for classroom type activities are housed.
P	1.3	Explore the feasibility of developing an outdoor aquatic experience (i.e. aquatic center and/or community splashpad).
	1.4	Continue collecting public input on park issues at public informational meetings.
2		Acquire and maintain an adequate amount of active and passive recreational lands to meet future recreational needs.
P	2.1	Pursue an Outdoor Sports Complex Feasibility Study that identifies a potential location and design for active recreation facilities.
P	2.2	Cooperate with other public and private agencies to identify and acquire recreational lands, with am emphasis on river corridors for trail plan implementation.
	2.3	As part of any future development plans at Blackstone Creek, require a development agreement that includes dedication of land for purposes of a public park.
	2.4	Identify additional land needs and priorities using feedback from residents and benchmark metrics from peer agencies and Washington County.
	2.5	Seek public/private grant monies for land acquisition.
	2.6	Establish criteria for acceptance of property in lieu of Impact Fee Assessments.

P	2.7	Develop park master plans for each park based on community needs, as well as accepted Park & Recreation standards. Prioritize Friedenfeld Park for a master planning process within the 5 year planning period.

3 Provide adequate facilities at all parks within the Village's park system to meet the diverse needs and interests of Germantown's residents.

	3.1	Identify facility and programming needs in the Village through resident feedback and surveys, and by referencing metrics and standards from Washington County and peer agencies nationally.
	3.2	Monitor park facility and recreational program usage and condition on an ongoing basis.

4 Coordinate development efforts and the use of recreational facilities between the Village of Germantown, local schools, places of worship, and Washington County.

	4.1	Work with community groups and organizations on collaborative programming.
	4.2	Continue to work with the Germantown School District to utilize facilities (indoor and outdoor) for park and recreation activities.
	4.3	Continue to partner with local churches as potential locations for community recreation programs and events.
	4.4	Continue to partner with Washington County for use of Homestead Hollow Park for community recreation programs and events.
	4.5	Continue to facilitate community use of the Senior Center, Firemen's Park Community Building (former fire station), and park shelters.
	4.6	Continue to explore private facilities in the community as potentials spaces for recreation program use.

5 Encourage the preservation and acquisition of environmentally sensitive and historically significant areas.

P	5.1	Work with public and private agencies to obtain access to the Menomonee River throughout Germantown.
P	5.2	Encourage the preservation of prime environmental corridors throughout the Village and development of linear park and trail systems, and acquire land on a case-by-base basis to maintain these corridors.

5.3	Assist the Germantown Historical Society in the continued development of Dheinsville Park.

6 Provide residents with safe and accessible facilities and recreation equipment throughout the Village's park system.

6.1	Conduct an annual inspection tour of parks to identify safety and ADA accessibility issues and work to correct all issues in a timely manner.
6.2	Ensure that new park facilities and play equipment are designed and installed to meet ADA accessibility guidelines and standards.
6.3	Explore the planning and construction of an inclusive and fully-accessible playground facility to meet the needs of the entire community.
6.4	Perform feasibility analysis for existing field and playground surfaces/ materials and explore the use of sustainable synthetic turf options.

7 Use all available financial tools to further enhance the quality of the Village park system.

7.1	Update the Impact Fee Ordinance on a continual basis.
7.2	Monitor park land dedication ordinances to provide quality recreation lands.
7.3	Explore funding park facilities and programming through community donations and "Friends of the Parks" groups.
7.4	Develop a gift catalog as a fundraising tool.
7.5	Apply for funds with State and Federal grant programs whenever possible. Utilize 2019 Washington County Bikeway & Trail Network Plan - Grant Opportunities (page 112).

8 Coordinate subdivision review with all departments responsible for providing or maintaining adequate park facilities to ensure that adequate park facilities are provided to future Village residents.

8.1	Update Capital Improvements Program based on recommendations of the updated (and adopted by the Village Board) Comprehensive Outdoor Recreation Plan.

	8.2	Review preliminary plans when Plan Commission applications are presented to identify land for public recreation, as well as opportunities for trail/pathway linkages.
	8.3	Coordinate potential park land dedication with Public Works Department so that utility systems are adequately considered.

9 Continue a village-wide urban forestry program which replaces unsafe or diseased trees and improves the aesthetic nature of existing public lands.

	9.1	Complete the Village-wide tree inventory and work to keep it up-to-date in the future.
	9.2	Recommend budget allocations to help minimize the impact of the emerald ash borer and loss of ash trees using the best scientific advice and lowest cost to the community.
	9.3	Recommend a budget allocation of $2 per capita for Forestry maintenance, and planting.
	9.4	Continue to utilize the services of a certified arborist.
	9.5	Continually review the Urban Tree Ordinance and Street Tree Plan.
	9.6	Continue to organize an annual Arbor Day proclamation and ceremony.
	9.7	Work with the Public Works Committee to identify future street tree locations in coordination with trail systems, sidewalk system and drainage ways.
	9.8	Apply for DNR Urban Forestry Grants to assist in the management of the Village Urban Forest.

P 10 Create a village-wide Trail System Plan that identifies location, facility type, and priorities for trails.

	10.1	Identify and develop a system of trails that provides links between current and future recreation lands and provides opportunities for pedestrians, bicycles, snowmobiles, horseback or cross country skiing activities in the Village.
	10.2	As the trail system is developed, purchase lands or secure easements so that the trail network is publicly controlled.
	10.3	Ensure that the primary routes within the trail system in the Village of Germantown are ADA accessible.

10.4	Pursue funding opportunities through State & Federal grant programs.
10.5	Reference the recommendations in the Washington County Bikeway and Trail Network Plan when developing a Village-wide trail system.

11 Ensure that operations and maintenance of the park, open space and trail system is supported through appropriate levels of staffing and funding.

11.1	Recognize the resources required for long term, quality management and maintenance of the park and open space system and ensure that the system is realistic and affordable for the Village.
11.2	Ensure that the parks, open space, and trails are managed and maintained in an environmentally responsible and cost-effective manner to limit operating costs where feasible.
11.3	Evaluate maintenance staffing levels and recommend increases as required to ensure the proper care of new and existing park facilities.

12 Transform Village of Germantown parks into sustainable public spaces using environmental design and management practices.

12.1	Where feasible, reduce adverse impacts associated with site pollutants by incorporating features such as bioswales, rain gardens, infiltration strips, and associated storm water management facilities.
12.2	Utilize recycled materials where feasible and cost effective in the design and construction of park landscape features.
12.3	Make use of water-wise landscape maintenance principles, such as using low water demand vegetation, and installing efficient irrigation systems.
12.4	Explore the possibility of converting open grass areas into native landscaping and/or “no-mow” areas.
12.5	Where practical, minimize night light pollution related to park lighting by selecting appropriate fixtures and timing systems.





6

Chapter Six
Capital Improvement Recommendations

Overall the existing park facilities are in good condition. However, maintenance of the parks is an ongoing process, and capital improvements are required to bring the parks up to standards proposed in this plan. Maintenance projects are completed by the Village DPW staff or contracted out with money from the parks and recreation operation budget. Capital improvement projects go through the Village budgeting process and are subject to review by the Village Board each year.

This section of the plan is intended to be used by the staff, Park and Recreation Commission and Village Board for the planning and maintenance of park and facility improvements. All future improvement projects and decisions should be guided by these recommendations to ensure that the parks system reaches its full potential.

The following projects are recommended for possible inclusion in the 2020 – 2024 CIP Budget.

- Kinderberg Park playground & Splashpad replacement ***$250-$500,000*** *Note: A feasibility study would help to determine the probable construction costs.*
- Kinderberg Park resurface tennis courts ***$30-$40,000***
- Dheinsville Park parking lot paving, playground equipment, and restroom screening structure ***$150,000***
- Haupt Strasse Park basketball court(s) to replace the Firemen's Park court ***$75,000***

Other key capital improvement recommendations that have resulted from the current planning process are listed below:

- Create a village-wide Trail System Plan that identifies location, facility type, and priorities for trails. ***($30,000 estimated fee)***
- Pursue an Outdoor Sports Complex Feasibility Study that identifies a potential location (including possible land acquisition) and design for active recreation facilities. ***($25,000 estimated fee)***
- Pursue further community input and create a feasibility analysis for future community center and aquatic facility.
- Pursue Park Master Plans for Friedenfeld Park and Wilderness Park to gather further community engagement and guide further investment in those properties. ***($10,000-$25,000 estimated fee for each)***

[For discussion with Park & Recreation Committee]

Other items for consideration and possible inclusion in this section:

- What new parkland might be recommended for acquisition? Blackstone Creek Golf Course - dedication of land to Village as part of development agreement for any future developer?
- What is the future of Little League Park? Who will be responsible for operation and maintenance?
- Will use of the Dheinsville Park shelter warrant an upgrade with the addition to permanent restrooms?

	Maintenance	Capital Improvements
Alt Bauer Park	▷ Add crushed aggregate around tennis courts ▷ Improve tree and planting beds ▷ Add more picnic tables to park ▷ Evaluate park signage consistency	▷ Establish prairies in suitable areas to reduce turf maintenance ▷ Resurfaced gravel pathways with asphalt
Dheinsville Historic Park	▷ Install tree screening on north end of the property ▷ Improve tree and planting beds	▷ Pave parking lot ▷ Resurfaced gravel pathways with asphalt ▷ Replace gravel pathways nears buildings with pervious pavers ▷ Install playground equipment ▷ Install a restroom screening structure ▷ Establish prairies in suitable areas to reduce turf maintenance ▷ Historical Society to continue buildings renovations
Fireman's Park	▷ Maintain and improve tree and planting beds	▷ Complete construction of a multi-use shelter building ▷ Construct a parking lot north of the Fire Station ▷ Complete upgrades to Fire Station #1 for community use
Friedenfeld Park	▷ Improve tree and planting beds ▷ Establish prairies in areas to reduce turf maintenance	▷ Create Park Master Plan » Install permanent restrooms and shelter » Replace gravel pathways with asphalt » Install drainage system for tackle football practice field. Explore synthetic turf surface for the football field. » Install split rail fence or ballads & gates to eliminate vehicle traffic on turf » Install overflow parking lot for heavy usage days » Develop north east portion of park for athletic usage
Haupt Strasse Park	▷ Remove benches and replace with picnic tables around skate park ▷ Improve tree and planting beds	▷ Add permanent restrooms ▷ Establish prairies in suitable areas to reduce turf maintenance ▷ Add a basketball court ▷ Resurface existing parking lot ▷ Replace existing shelter ▷ Expand or renovate skate park

Kinderberg Park	▷ Repair or replace broken playground curbing ▷ Improve tree and planting beds ▷ Repair damage in pathways ▷ Remove wind screens between tennis courts ▷ Have contractor evaluate leaning poles between tennis courts ▷ Remove benches & add picnic tables ▷ Establish prairies in areas to reduce turf maintenance	▷ Replace playground equipment ▷ Replace shelter roof ▷ Install shade structure over sprayground ▷ Resurface tennis courts ▷ Sprayground feasibility study to determine needed facility upgrades and possible relocation within the community
Schoen Laufen Park	▷ Repair fire ring ▷ Remove down trees in river ▷ Improve tree and planting beds	▷ Add a pedestrian bridge and trail system on the west side of the river ▷ Resurface parking lot
Spassland Park	▷ Improve tree and planting beds ▷ Crack fill tennis & basketball courts ▷ Establish turf in areas where trees and shrubs were removed ▷ Remove benches and replace with picnic tables ▷ Edge volleyball courts and add picnic tables ▷ Seal coat pathways and parking lot	▷ Replace basketball hoops, backboards and structure ▷ Correct drainage by creating a swale across the site that ends in the wetland ▷ Resurface parking lots ▷ Establish prairies in suitable areas to reduce turf maintenance
Weidenbach Park	▷ Repair fishing pier ▷ Work with DNR to declare fishing pond as an urban fishery ▷ Improve tree and planting beds ▷ Develop an aquatic management plan for water quality and eliminate nuisance plants	▷ Resurface parking lot ▷ Resurface basketball court
Wilderness Park		▷ Create Park Master Plan » Identify, develop, and advertise public access points to the park » Add a trail network and public access point » Provide amenities that support environmental education programming

What have we accomplished... since the last plan?

In Alt Bauer Park...

- Trimmed the tree canopy around the tennis courts to allow residents to play unimpeded
- Replaced playground equipment in 2016.
- Installed an entrance sign at Old Farm Road & Division Road in 2020.
- Removed and installed new benches on concrete pads around playground area in 2016.
- Resurfaced the basketball courts and the parking lot in 2015.

In Dheinsville Historic Park...

- Constructed the new Festhalle open air shelter in 2020.

In Friedenfeld Park...

- Repaired and installed playground curbing.
- Installed new benches on concrete pads.
- Installed an irrigation system in the practice football fields and soccer fields.

In Haupt Strasse Park...

- Renovated tennis courts into 4 pickleball courts in 2017.
- Moved the skatepark entrance from the park side (north) to the street side (south).
- Added a crosswalk near the playground equipment.
- Added an ADA accessible pathway from the playground equipment to the parking lot in 2018.

In Kinderberg Park...

- Flattened and reduced the size of the ice rink.
- Removed the plants & shrubs south of the tennis courts.
- Removed plans and shrubs at the Lincoln Court entrance.
- Removed turf and replaced with asphalt by the ball field backstop.

In Schoen Laufen Park...

- Opened up views to the river by cutting and removing vegetation.

In Spassland Park...

- Removed playground timbers and edged around playground mulched area.
- Built a dumpster enclosure.
- Installed outdoor fitness equipment in 2015.
- Resurfaced the tennis courts in 2019.
- Replaced playground equipment in 2018.

In Weidenbach Park...

- Replaced playground equipment in 2020.



Appendix

Table A1: Park Size Standard and Acreage Classification, 2020

Park	Acres per Park	Current Acres in Germantown's Park system (2020) per park category	2020 Recommended Acres per park category*	2025 Projected Recommended Acres per park category **
Playlot (standard size: 1-2 acres; standard acres: .5/1,000 residents)				
Weidenbach	4	4	10.3	11.3
Neighborhood (standard size: 10-25 acres; standard acres: 3/1,000 residents)				
Alt Bauer	25.6	98.6	61.8	67.9
Firemen's	17			
Haupt Strasse	13			
Kinderberg	23			
Spassland	20			
Community (standard size: 25-150 acres; standard acres: 8/1,000 residents)				
Friedenfeld	53	53	164.7	181.3
Regional (standard size: 100+ acres; standard acres: 10/1,000 residents)				
Homestead Hollow County Park	105	105	206	227
Special Use (variable size and amount)				
Dheinsville	9.5	19.5	–	–
Little League	10			
Environmental (variable size and amount)				
Schoen Laufen	39	239	–	–
Wilderness	200			
TOTAL Acres	519			

*2020 Recommended Acres based on an estimated population of 20,590

**2025 Projected Recommended Acres based on a projected population of 22,660

▲ Recommended acres are based on the 1995 NRPA park standards, as interpreted in the Village of Germantown's 1997 Comprehensive Outdoor Recreation Plan. As these standards are widely considered outdated, this table is included for reference only, but should ***not*** be used to exclusively evaluate Germantown's level of service.

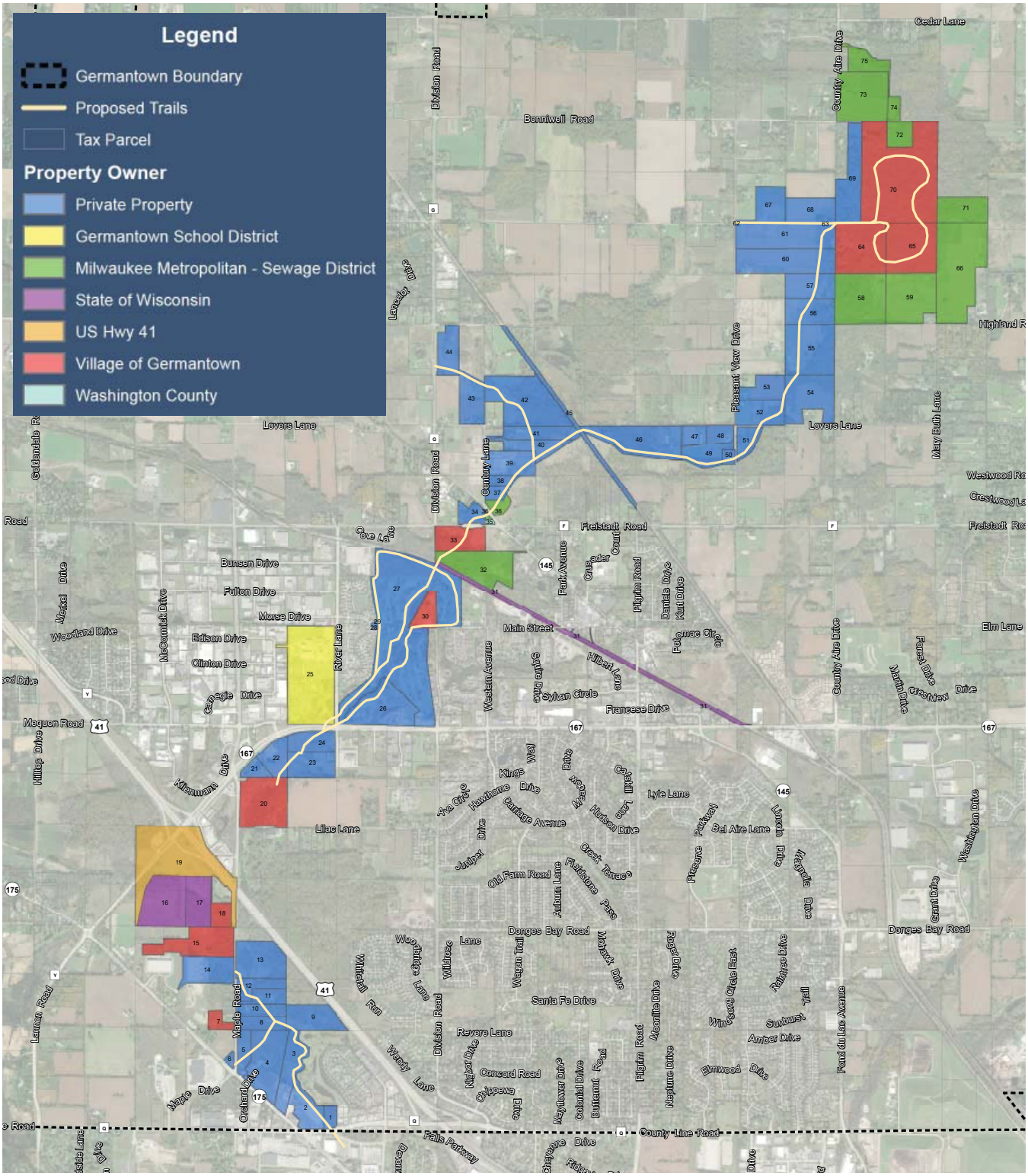
Table A2: Facility Inventory & Standards

	"Standard" facilities (Based on 1997 Plan / NRPA 1995 standards)	Existing Facilities in Parks	Existing Facilities on Schoolgrounds	Total Existing Facilities	2020 Facility Needs*	2025 Projected Facility Needs**
Baseball						
Official	1/5,000	2	2	4	4	5
Little League	1/2,250	5	0	5	9	10
Softball	1/5,000	1	2	3	4	5
Practice ballfield (backstop)	1/1,400	3	3	6	15	16
Soccer	1/1,000	17	4	21	21	23
Football						
Tackle	1/15,750	1	1	2	1	1
Practice area	1/2,250	5	2	7	9	10
Sand Volleyball	1/4,000	3	0	3	5	6
Basketball	1/2,250	5	0	5	9	10
Tennis	1/1,750	9	8	17	12	13
Ice Skating	1/5,250	1	0	1	4	4
Sledding	1/8,000	1	0	1	3	3
Bank Fishing	1/5,250	2	0	2	4	4
Modular Play Equipment	1/1,750	7	4	11	12	12
Picnic Shelter	1/1,750	10	0	10	12	13
Trails (miles)	.16/1,000	5.79	0	5.79	3.29	3.63
Horseshoe Pit	1/5,225	0	0	0	4	4
Restrooms	–	5	0	5		
Skatepark	–	1	0	1		
Archery range	–	1	0	1		
Bandshell	–	1	0	1		
Pickleball Courts	–	4	0	4		

*2020 Recommended Acres based on an estimated population of 20,590

**2025 Projected Recommended Acres based on a projected population of 22,660

Exhibit B: Menomonee River Land Ownership Map

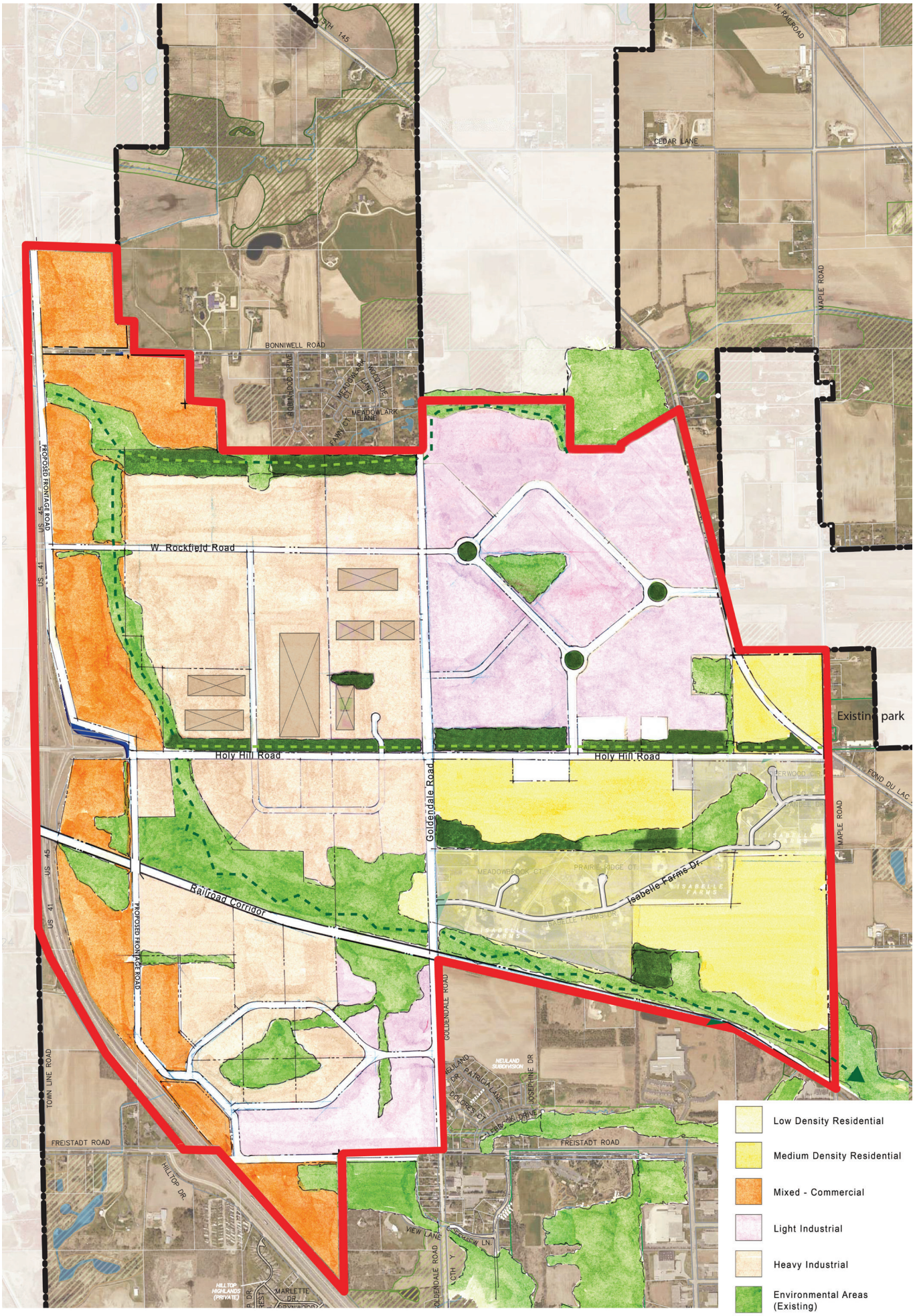


* See following page for property owner listing

Table B: Menomonee River Land Ownership

Map ID	Tax Key	Municipality	Owner Name	Owner Address	Owner City	Owner State	Owner ZIP	Parcel Address
1	GTNV_333999	VILLAGE OF GERMANTOWN	MARSHALL PEEBLES	PO BOX 565	BUTLER	WI	53007-0000	N96W18058 COUNTY LINE RD
2	GTNV_333998	VILLAGE OF GERMANTOWN	MFF MORTGAGE BORROWER 18 LLC	512 LAUREL ST	BRAINERD	MN	56401-	N96W18200 COUNTY LINE RD
3	GTNV_333968	VILLAGE OF GERMANTOWN	L&D INVESTMENT CO	5400 S 27TH ST	MILWAUKEE	WI	53221-0000	W184N9676 APPLETON AVE
4	GTNV_333963	VILLAGE OF GERMANTOWN	MENARD INC	4777 MENARD DR	EAU CLAIRE	WI	54703-0000	W186N9754 APPLETON AVE
5	GTNV_333964	VILLAGE OF GERMANTOWN	WAUWATOSA SAVINGS BANK	11200 W PLANK CT	WAUWATOSA	WI	53226-3250	W188N9820 APPLETON AVE
6	GTNV_324959	VILLAGE OF GERMANTOWN	GT REAL ESTATE OF	1451 S 108TH ST	WEST ALLIS	WI	53214-0000	W188N9875 MAPLE RD
7	GTNV_321976	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	N112W17001 MEQUON RD	GERMANTOWN	WI	53022-	MAPLE RD
8	GTNV_332995	VILLAGE OF GERMANTOWN	KARL O BUEHRER	W188N10050 MAPLE RD	GERMANTOWN	WI	53022-0000	MAPLE RD
9	GTNV_332996	VILLAGE OF GERMANTOWN	KARL O BUEHRER	W188N10050 MAPLE RD	GERMANTOWN	WI	53022-0000	MAPLE RD
10	GTNV_332994	VILLAGE OF GERMANTOWN	KARL O BUEHRER	W188N10050 MAPLE RD	GERMANTOWN	WI	53022-0000	W188N10050 MAPLE RD
11	GTNV_332993	VILLAGE OF GERMANTOWN	JIMMY LEWIS POTEET	W188N10106 MAPLE RD	GERMANTOWN	WI	53022-0000	W188N10106 MAPLE RD
12	GTNV_332992	VILLAGE OF GERMANTOWN	KEVIN J MOLES, BETTY MOLES	345 PARKER CIR	LAWRENCE	KS	66049-0000	MAPLE RD
13	GTNV_332991	VILLAGE OF GERMANTOWN	KARL PHILLIP STANGEL, CAROL MCCARTY	43 HARRISON AVE	HIGHLAND PARK	NJ	08904-0000	MAPLE RD
14	GTNV_321972	VILLAGE OF GERMANTOWN	BV RYAN WILLOW CREEK I OWNER LLC	533 S THIRD ST STE 100	MINNEAPOLLIS	MN	55415-	N102W19300 WILLOW CREEK WAY
15	GTNV_321975	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	N112W17001 MEQUON RD	GERMANTOWN	WI	53022-	MAPLE RD
16	GTNV_294994	VILLAGE OF GERMANTOWN	STATE OF WISCONSIN	141 NW BARSTOW ST	WAUKESHA	WI	53188-0000	LANNON RD
17	GTNV_294995	VILLAGE OF GERMANTOWN	STATE OF WISCONSIN	141 NW BARSTOW ST	WAUKESHA	WI	53188-0000	LANNON RD
18	GTNV_294985	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	N112W17001 MEQUON RD	GERMANTOWN	WI	53022-	MAPLE RD
19	GTNV_294999	VILLAGE OF GERMANTOWN	U S HIGHWAY 41	PO BOX 798	WAUKESHA	WI	53187-0798	W195N10653 LANNON RD
20	GTNV_282984	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	P O BOX 337	GERMANTOWN	WI	53022-0000	N108W18500 LILAC LN
21	GTNV_282988	VILLAGE OF GERMANTOWN	APEX HOTEL INVESTMENTS LLC	311 PRESERVE WAY	COLGATE	WI	53017-	W188N11020 MAPLE RD
22	GTNV_282989	VILLAGE OF GERMANTOWN	WILLOW VIEW INVESTMENTS LLC	311 PRESERVE WAY	COLGATE	WI	53017-	N111W18611 MEQUON RD
23	GTNV_282995	VILLAGE OF GERMANTOWN	JOHN G WEIDMANN, KIM M WEIDMANN	N112W18025 MEQUON RD	GERMANTOWN	WI	53022-0000	N112W18025 MEQUON RD
24	GTNV_282994	VILLAGE OF GERMANTOWN	JOHN G WEIDMANN, KIM M WEIDMANN	N112W18025 MEQUON RD	GERMANTOWN	WI	53022-0000	RIVER LN
25	GTNV_213961	VILLAGE OF GERMANTOWN	GERMANTOWN SCHOOL DISTRICT	N104W13840 DONGES BAY RD	GERMANTOWN	WI	53022-	W180N11501 RIVER LN
26	GTNV_214988	VILLAGE OF GERMANTOWN	PHW GERMANTOWN INC	2845 HAMLIN AVE NORTH	ROSEVILLE	MN	55113-	N112W17500 MEQUON RD
27	GTNV_211979	VILLAGE OF GERMANTOWN	ROMANO & SCHMIDT LLC	PO BOX 226	GERMANTOWN	WI	53022-	MEQUON RD
28	GTNV_214001	VILLAGE OF GERMANTOWN	JOHN R CASANOVA, ANNA M CASANOVA	W177N11586 BLACKSTONE CIR	GERMANTOWN	WI	53022-	W177N11586 BLACKSTONE CIR
29	GTNV_211034	VILLAGE OF GERMANTOWN	LUCAS W PLESE, JENNIFER S PLESE	W177N11606 BLACKSTONE CIR	GERMANTOWN	WI	53022-	W177N11606 BLACKSTONE CIR
30	GTNV_211999	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	N122W17177 FOND DU LAC AVE	GERMANTOWN	WI	53022-0000	N116W17230 MAIN ST
31	GTNV_224999	VILLAGE OF GERMANTOWN	STATE OF WISCONSIN		WAUKESHA	WI	53188-0000	
32	GTNV_222980	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-0000	FOND DU LAC AVE
33	GTNV_222981	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	N122W17177 W FOND DU LAC AVE	GERMANTOWN	WI	53022-0000	MAIN ST
34	GTNV_153971	VILLAGE OF GERMANTOWN	ALLAN E DOBBERFUHL	W169N12143 FOND DU LAC AVE	GERMANTOWN	WI	53022-0000	W169N12143 FOND DU LAC AVE
35	GTNV_153999	VILLAGE OF GERMANTOWN	WASHINGTON COUNTY	432 E WASHINGTON ST	WEST BEND	WI	53095-7986	
36	GTNV_153997	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-1440	CENTURY LN
37	GTNV_153996	VILLAGE OF GERMANTOWN	EVERETT D HOWARD, BONNIE L HOWARD	W168N12172 CENTURY LN	GERMANTOWN	WI	53022-0000	W168N12172 CENTURY LN
38	GTNV_153995	VILLAGE OF GERMANTOWN	MARK S REINERT, JENNIFER A REINERT ET AL	W168N12196 CENTURY LN	GERMANTOWN	WI	53022-0000	W168N12184 CENTURY LN
39	GTNV_153979	VILLAGE OF GERMANTOWN	LITTLE ACRES LLC	W168N12276 CENTURY LN	GERMANTOWN	WI	53022-0000	W168N12276 CENTURY LN
40	GTNV_153972	VILLAGE OF GERMANTOWN	CRAIG D OSTOVICH, DIANA JO OSTOVICH	W168N12338 CENTURY LN	GERMANTOWN	WI	53022-0000	W168N12338 CENTURY LN
41	GTNV_153977	VILLAGE OF GERMANTOWN	DAVID C KONTZ	W168N12340 CENTURY LN	GERMANTOWN	WI	53022-	W168N12340 CENTURY LN
42	GTNV_152988	VILLAGE OF GERMANTOWN	JAN A LUCAS, MILWAUKEE METROPOLITAN SEWERAGE	503 S COMANCHE LN	WAUKESHA	WI	53188-0000	CENTURY LN
43	GTNV_152998	VILLAGE OF GERMANTOWN	MAHMOOD MIRHOSEINI REVOCABLE TRUST	N124W16826 LOVERS LN	GERMANTOWN	WI	53022-	N124W16826 LOVERS LN
44	GTNV_152995	VILLAGE OF GERMANTOWN	JILL CAYTON	N124W17116 LOVERS LN	GERMANTOWN	WI	53022-	CTY HWY G
45	GTNV_154999	VILLAGE OF GERMANTOWN	FOX VALLEY & WESTERN LTD	ONE O'HARE CENTRE STE 9000	ROSEMONT	IL	60017-0000	
46	GTNV_143988	VILLAGE OF GERMANTOWN	FRANK M LAUFER, CHERYL S LAUFER	W148N12345 PLEASANT VIEW DR	GERMANTOWN	WI	53022-0000	W148N12345 PLEASANT VIEW DR
47	GTNV_143980	VILLAGE OF GERMANTOWN	MICHELE A MOSS, STEVEN J MOSS	W148N12353 PLEASANT VIEW DR	GERMANTOWN	WI	53022-	W148N12353 PLEASANT VIEW DR
48	GTNV_143981	VILLAGE OF GERMANTOWN	CHARLES R NICKEL, REBEKAH S NICKEL	W148N12337 PLEASANT VIEW DR	GERMANTOWN	WI	53022-	W148N12337 PLEASANT VIEW DR
49	GTNV_143982	VILLAGE OF GERMANTOWN	ROBERT M SNOW, LORI A SNOW	W148N12301 PLEASANT VIEW DR	GERMANTOWN	WI	53022-	W148N12301 PLEASANT VIEW DR
50	GTNV_143990	VILLAGE OF GERMANTOWN	FRANK BLAU	W148N12297 PLEASANT VIEW DR	GERMANTOWN	WI	53022-0000	W148N12297 PLEASANT VIEW DR
51	GTNV_144987	VILLAGE OF GERMANTOWN	JOSEPH P CARRUTH, NANCY J CARRUTH	W148N12340 PLEASANT VIEW DR	GERMANTOWN	WI	53022-	W148N12340 PLEASANT VIEW DR
52	GTNV_141998	VILLAGE OF GERMANTOWN	ROBERT LANGRECK, BETTY LANGRECK	W148N12470 PLEASANT VIEW DR	GERMANTOWN	WI	53022-0000	W148N12470 PLEASANT VIEW DR
53	GTNV_141991	VILLAGE OF GERMANTOWN	DEAN A KIND, JULIE B KIND	PO BOX 436	GERMANTOWN	WI	53022-0000	W148N12534 PLEASANT VIEW DR
54	GTNV_141999	VILLAGE OF GERMANTOWN	JOHN E PERRY, BRENDA L PERRY	N124W14106 LOVERS LN	GERMANTOWN	WI	53022-	LOVERS LN
55	GTNV_141995	VILLAGE OF GERMANTOWN	SCOTT W SOMMER, GEORGENE D SOMMER	W148N12696 PLEASANT VIEW DR	GERMANTOWN	WI	53022-0000	PLEASANT VIEW DR
56	GTNV_114999	VILLAGE OF GERMANTOWN	SCOTT W SOMMER	W148N12696 PLEASANT VIEW DR	GERMANTOWN	WI	53022-0000	PLEASANT VIEW DR
57	GTNV_114997	VILLAGE OF GERMANTOWN	RICHARD GERSCHKE TRUST	6305 W SPENCER PL	MILWAUKEE	WI	53218-	PLEASANT VIEW DR
58	GTNV_123998	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-1446	HIGHLAND RD
59	GTNV_123999	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-1446	HIGHLAND RD
60	GTNV_114995	VILLAGE OF GERMANTOWN	RICHARD GERSCHKE TRUST	6305 W SPENCER PL	MILWAUKEE	WI	53218-	W148N13004 PLEASANT VIEW DR
61	GTNV_114993	VILLAGE OF GERMANTOWN	RICHARD GERSCHKE TRUST	6305 W SPENCER PL	MILWAUKEE	WI	53218-	PLEASANT VIEW DR
62	GTNV_111999	VILLAGE OF GERMANTOWN	WALTER J WOLF, GARY J WOLF ET AL	1931 FIELDCLIFFE DR	RICHFIELD	WI	53076-	PLEASANT VIEW DR
63	GTNV_114992	VILLAGE OF GERMANTOWN	ARLENE WOLF, ARLENE KOHL ET AL	3367 MOUNT LN	HUBERTUS	WI	53033-	PLEASANT VIEW DR
64	GTNV_123997	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	N122W17177 FOND DU LAC AVE	GERMANTOWN	WI	53022-0000	HIGHLAND RD
65	GTNV_123996	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	N122W17177 FOND DU LAC AVE	GERMANTOWN	WI	53022-0000	HIGHLAND RD
66	GTNV_124998	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-1446	HIGHLAND RD
67	GTNV_111988	VILLAGE OF GERMANTOWN	DON W DUSSAULT	2159 S 80TH ST	WEST ALLIS	WI	53219-0000	PLEASANT VIEW DR
68	GTNV_111998	VILLAGE OF GERMANTOWN	WALTER J WOLF, GARY J WOLF ET AL	1931 FIELDCLIFFE DR	RICHFIELD	WI	53076-	BONNIWELL RD
69	GTNV_122995	VILLAGE OF GERMANTOWN	DANIEL LIEDTKE	N136W13835 BONNIWELL RD	GERMANTOWN	WI	53022-	N136W13835 BONNIWELL RD
70	GTNV_122999	VILLAGE OF GERMANTOWN	VILLAGE OF GERMANTOWN	N122W17177 FOND DU LAC AVE	GERMANTOWN	WI	53022-0000	N136W13801 BONNIWELL RD
71	GTNV_121998	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-1446	WASAUKEE RD
72	GTNV_122993	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 WEST SEEBOTH ST	MILWAUKEE	WI	53204-1446	
73	GTNV_013997	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-0000	COUNTRY AIRE DR
74	GTNV_013998	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-0000	COUNTRY AIRE DR
75	GTNV_013985	VILLAGE OF GERMANTOWN	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	260 W SEEBOTH ST	MILWAUKEE	WI	53204-0000	COUNTRY AIRE DR

DRAFT December 2020



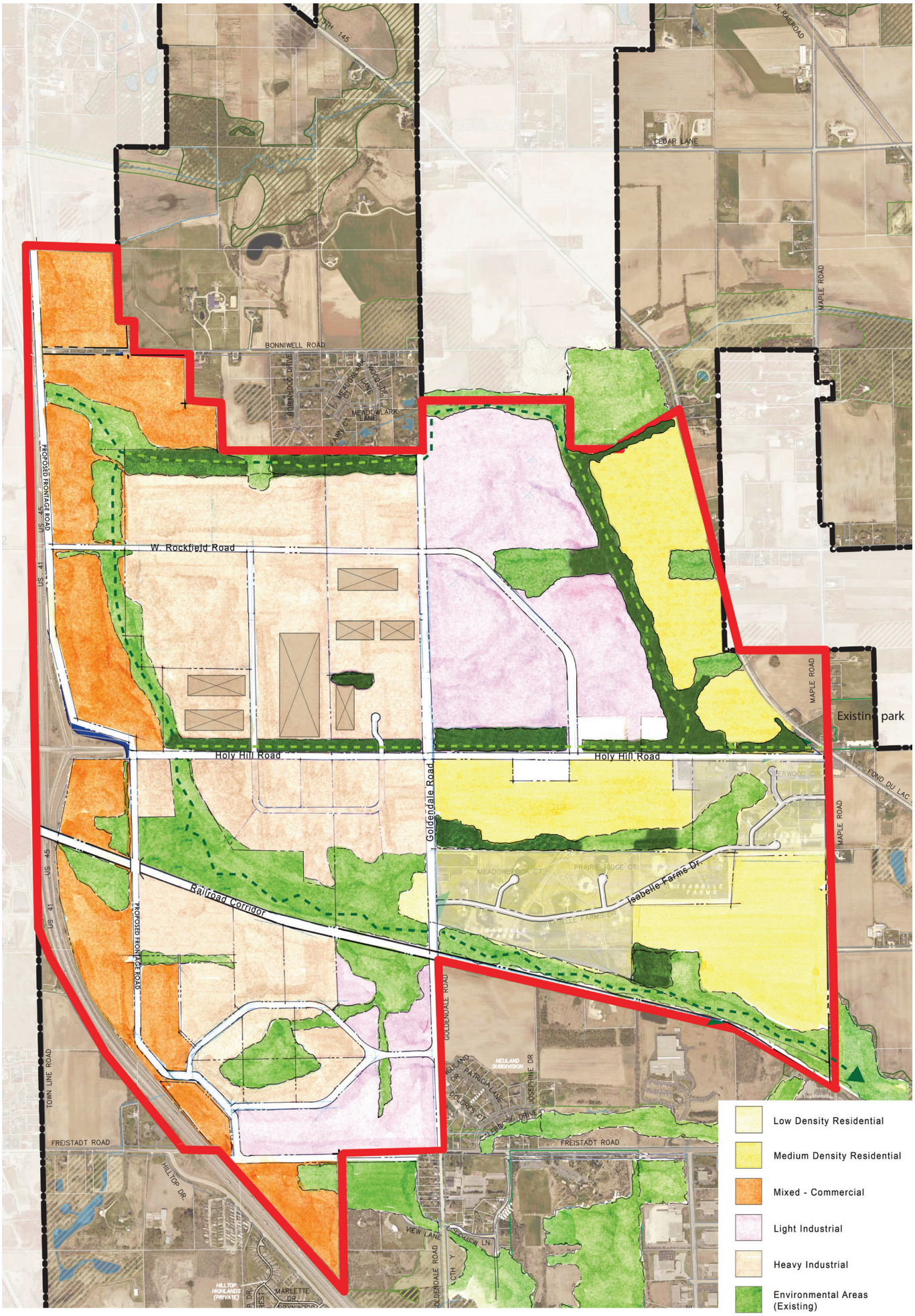
Germantown Proposed Land Use: Holy Hill Alt 1

DRAFT

Scale: 1" = 500'

January 22, 2021

GRAEF



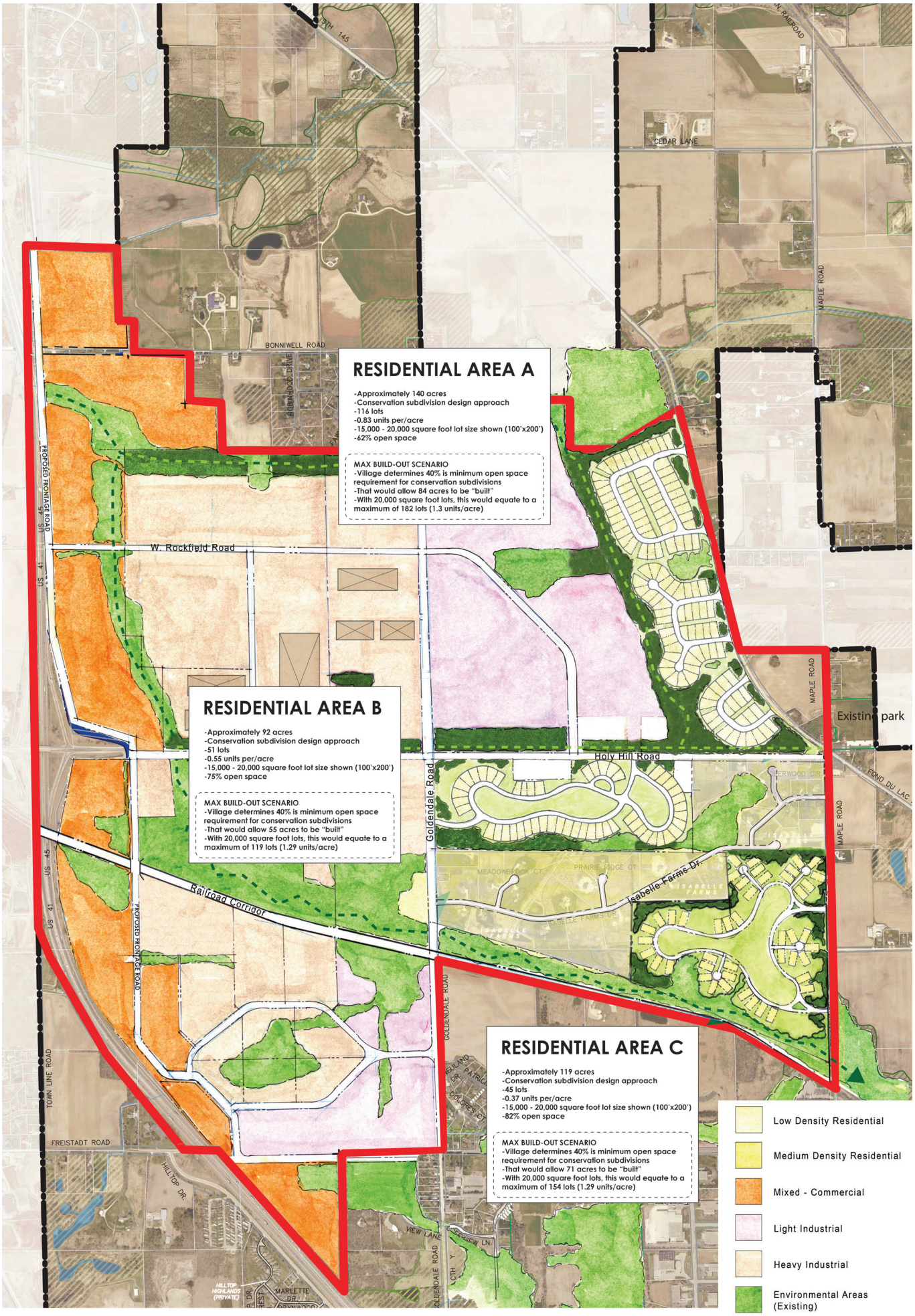
Germantown Proposed Land Use: Holy Hill Alt 2

DRAFT

Scale: 1" = 500'

January 22, 2021

GRAEF



Germantown Proposed Land Use: Holy Hill Alt 2

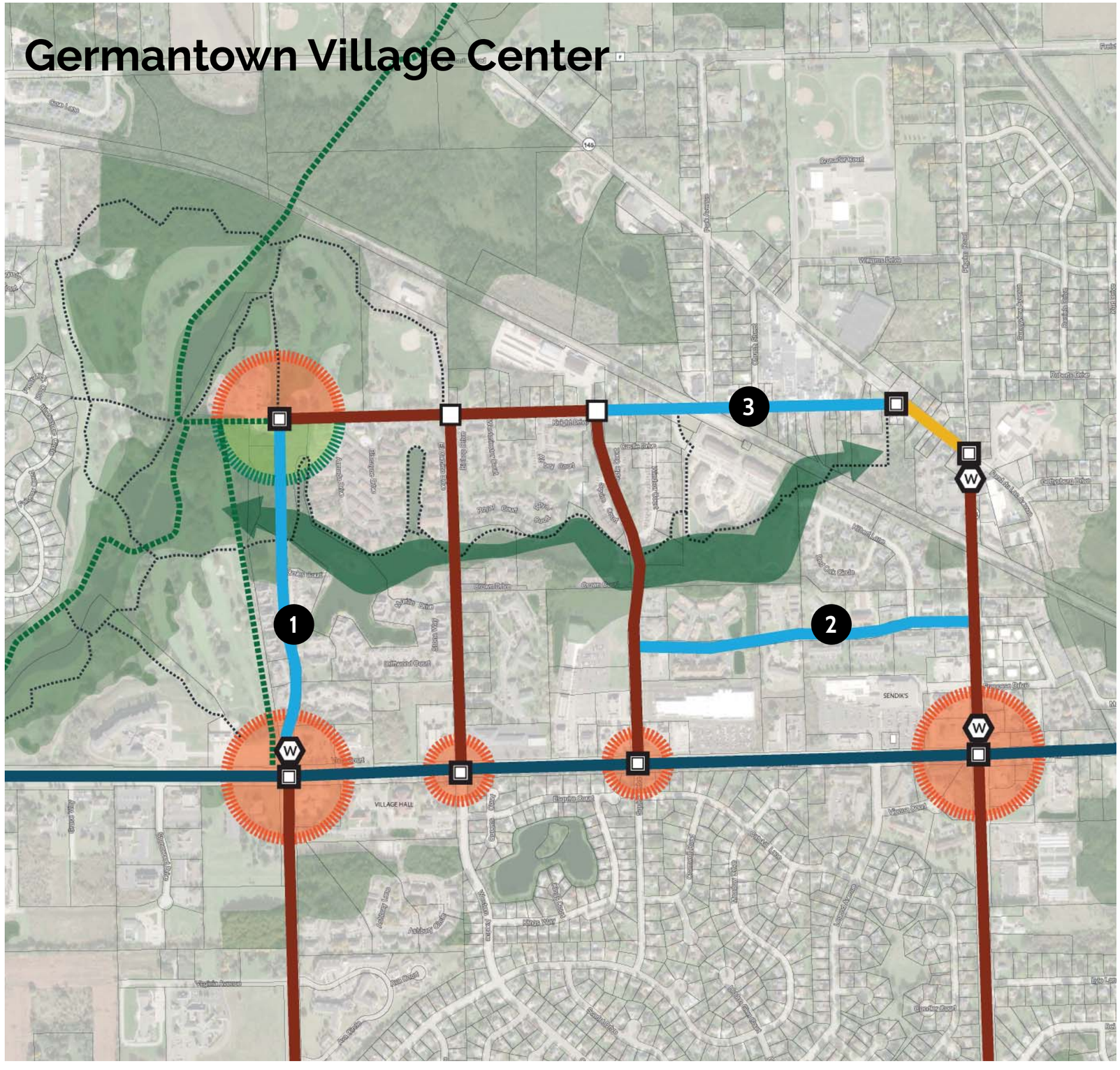
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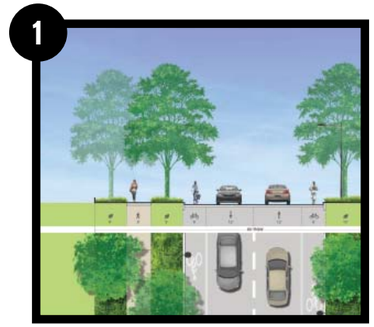
Scale: 1" = 500'

January 22, 2021

GRAEF

Germantown Village Center





Division Road
Painted/striped bike lanes and sidewalk to be added.



Sylvan Cir
Shared lane markings, on street parking with differentiated pavement, and sidewalks to be added.

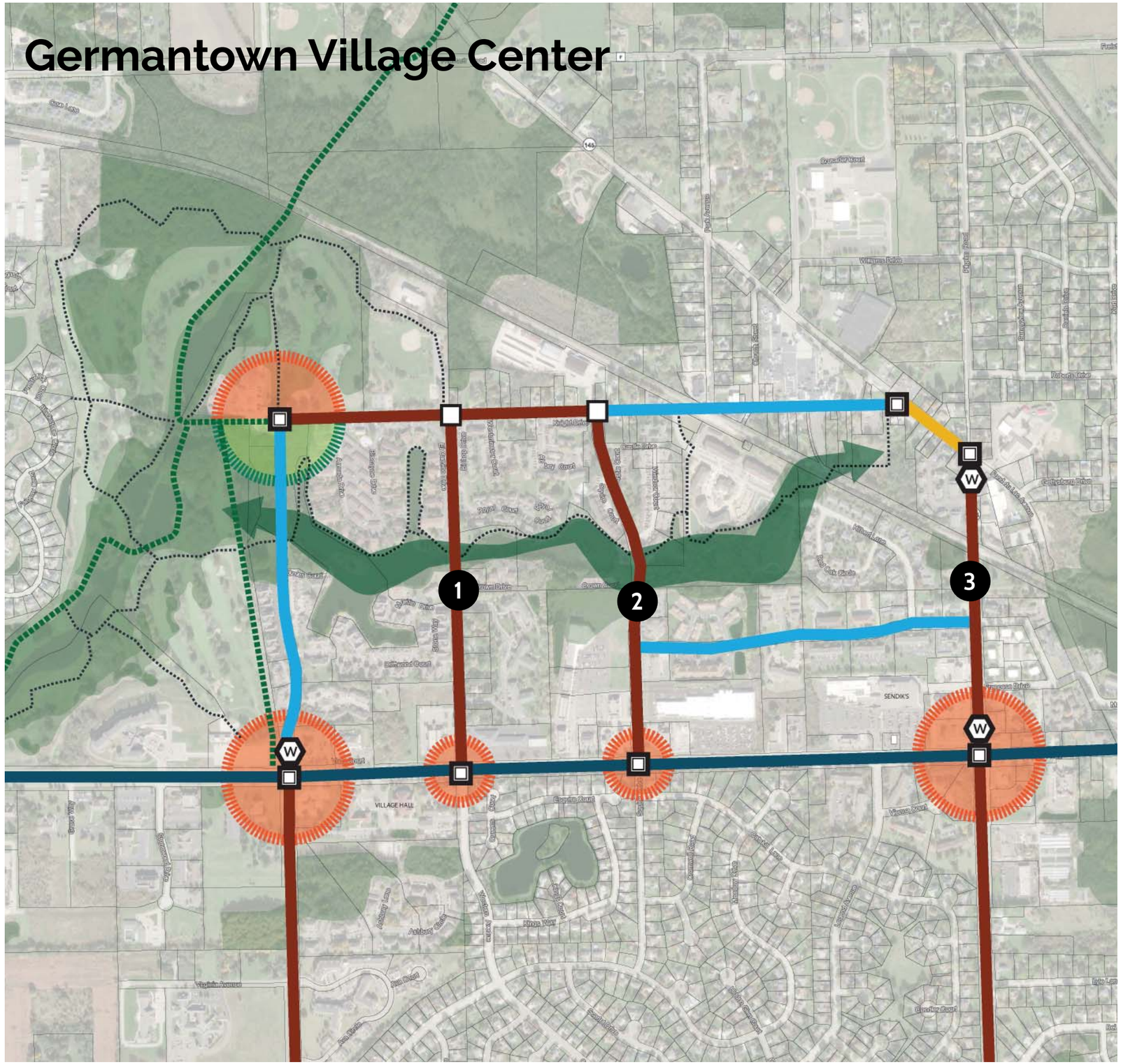


Main Street (Downtown)
Highly designed street with pedestrian focus.

- Sidepath
- Separated Bike Lanes or Sidepath
- Paved Shoulder with Sidewalk
- Shared Lane Marking or Bike Lane
- Paved Multi-use Trail
- Secondary Trail (paved & unpaved)
- Major Intersection Improvement/Enhancement
- Minor Intersection Improvement/Enhancement
- Wayfinding/Gateway Signage
- Redevelopment Node

NOTE: All streets shall include sidewalks

Germantown Village Center





Western Ave
Sidepath and sidewalks to be added.



Squire Drive
Sidepath and sidewalks to be added.

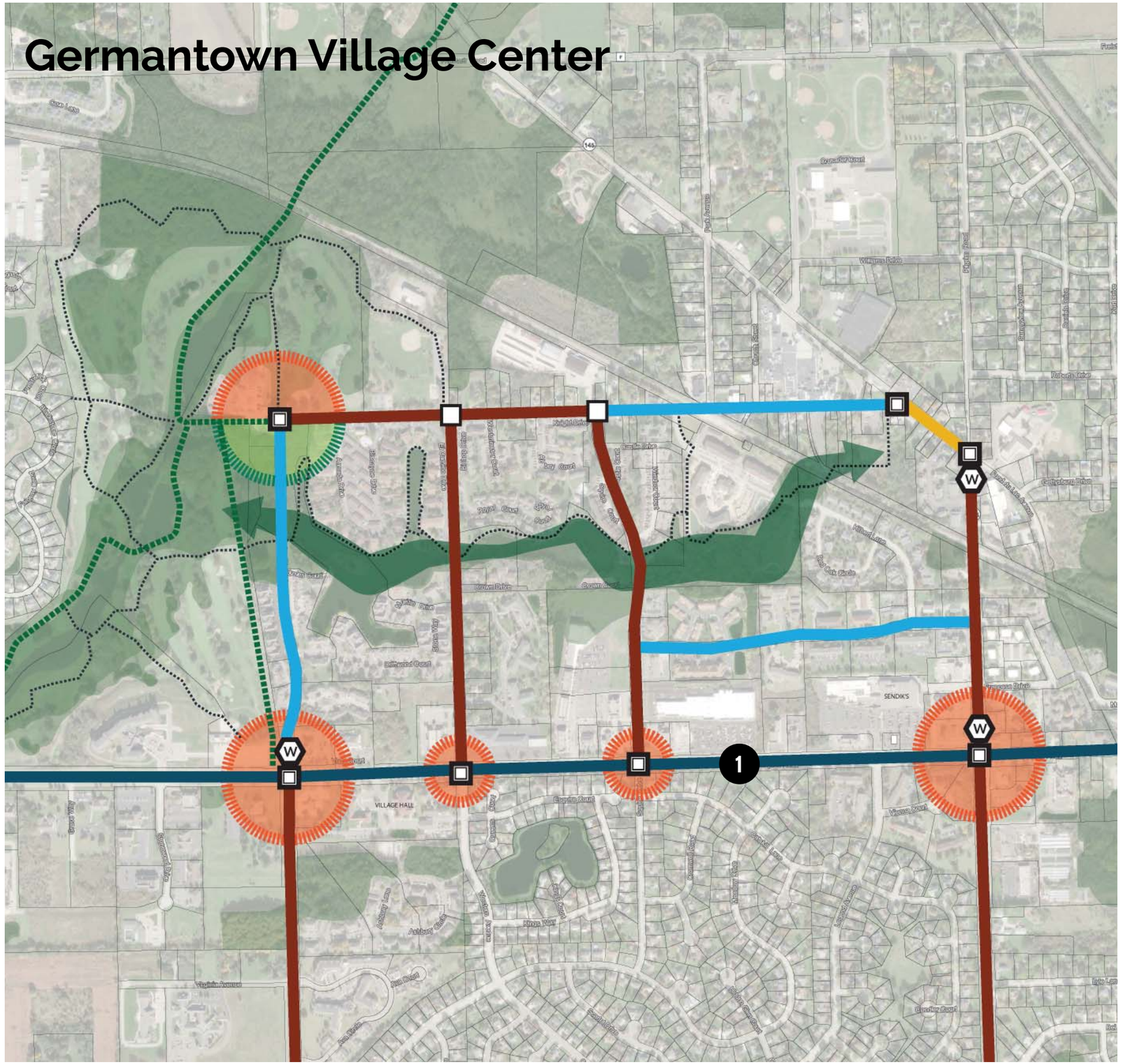
Pilgrim Road
Sidepath and sidewalks to be added.

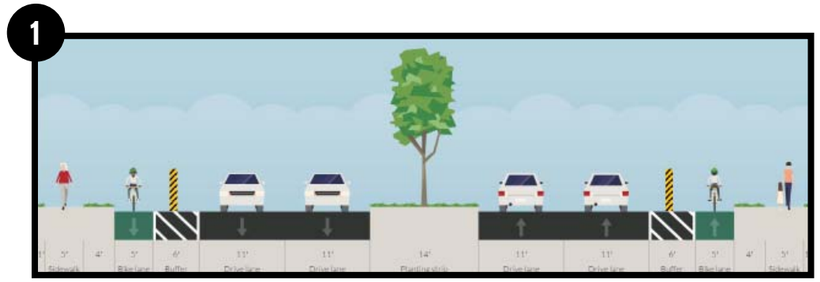
- Sidepath
- Separated Bike Lanes or Sidepath
- Paved Shoulder with Sidewalk
- Shared Lane Marking or Bike Lane
- Paved Multi-use Trail
- Secondary Trail (paved & unpaved)
- Major Intersection Improvement/Enhancement
- Minor Intersection Improvement/Enhancement
- Wayfinding/Gateway Signage
- Redevelopment Node

NOTE: All streets shall include sidewalks

NOTE: Dimensions are for planning purposed only

Germantown Village Center





Mequon Road
On-street, separated (buffered) bike lanes
NOTE: Dimensions not specific to Mequon Road



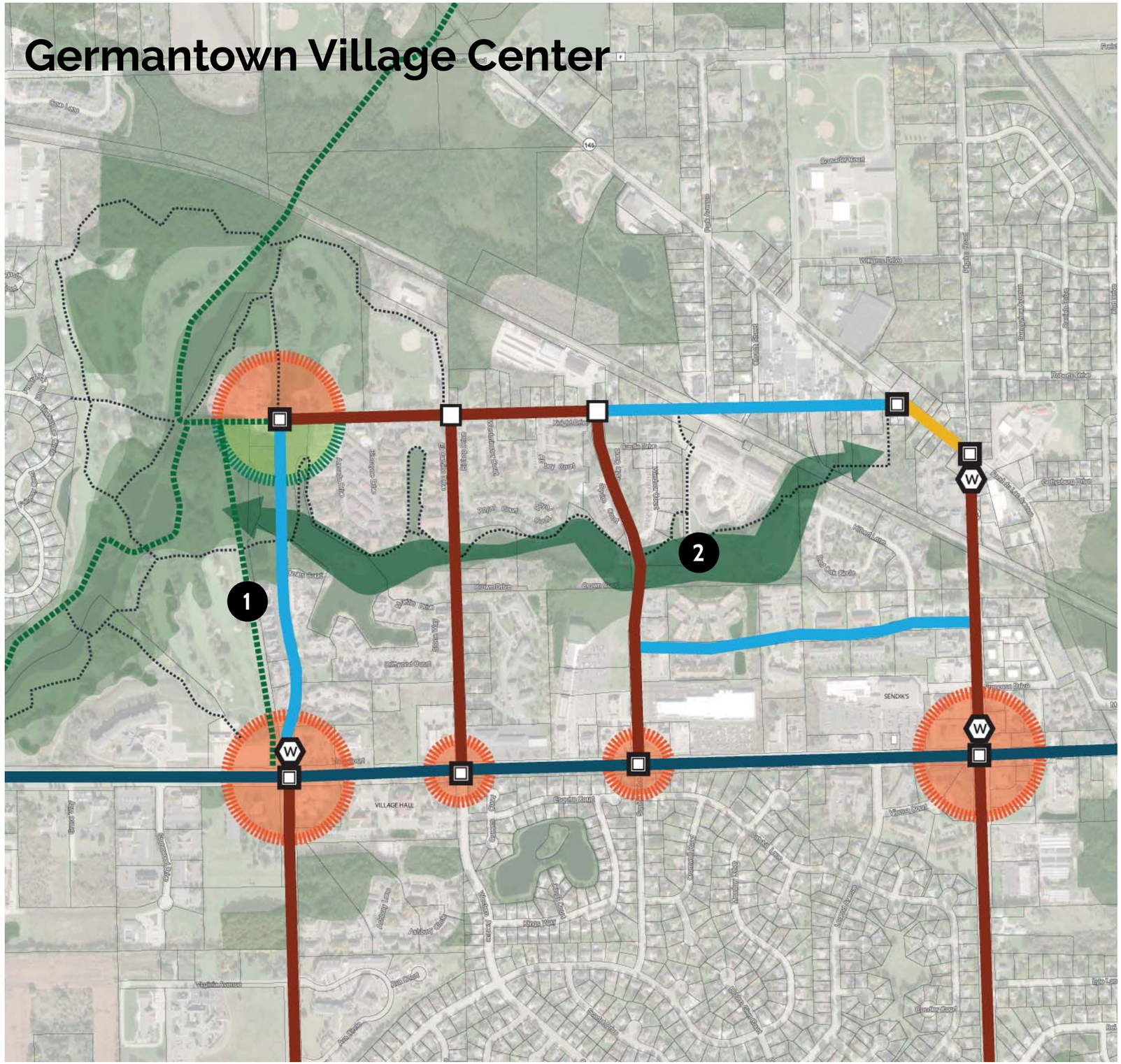


- Sidepath
- Separated Bike Lanes or Sidepath
- Paved Shoulder with Sidewalk
- Shared Lane Marking or Bike Lane
- Paved Multi-use Trail
- Secondary Trail (paved & unpaved)
- Major Intersection Improvement/Enhancement
- Minor Intersection Improvement/Enhancement
- Wayfinding/Gateway Signage
- Redevelopment Node

NOTE: All streets shall include sidewalks

NOTE: Dimensions are for planning purposed only

Germantown Village Center





Allee
Multi-use trail that connects mixed-use development on Mequon Road to park and recreation uses to the north.



Secondary Trails
Combination of paved and unpaved paths that connect existing and new residents to retail and recreation destinations throughout Village Center.

- Sidepath
- Separated Bike Lanes or Sidepath
- Paved Shoulder with Sidewalk
- Shared Lane Marking or Bike Lane
- Paved Multi-use Trail
- Secondary Trail (paved & unpaved)
- Major Intersection Improvement/Enhancement
- Minor Intersection Improvement/Enhancement
- Wayfinding/Gateway Signage
- Redevelopment Node

NOTE: All streets shall include sidewalks

NOTE: Dimensions are for planning purposed only

Germantown Village Center | Blackstone Development Node



Germantown Village Center | Mequon & Pilgrim Development Node

