#

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

MEETING:	**PLAN COMMISSION (SPECIAL MEETING)**
DATE AND TIME:	**Monday, August 22, 2022 6:30 p.m.**
LOCATION:	**Germantown Village Hall Board Room, N112 W17001 Mequon Road**#

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #: 2555 410 5426 Password: nS3P9vcb2nH 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=md94eaec66d0ce1742ae1a859d9a8bfe7

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. **APPROVAL OF MINUTES**: August 8, 2022

IV. **NEW BUSINESS**

A. Village of Germantown Draft 2050 Comprehensive Plan
   1. Review & Discuss List of Potential Revisions to the Draft 2050 Comprehensive Plan Document Prepared by Staff **(DISCUSSION & ACTION)**
   2. Review & Discuss Other Potential Revisions to the Draft 2050 Comprehensive Plan Document Recommended by the Plan Commission **(DISCUSSION & ACTION)**
   3. Plan Commission Resolution No. 02-2022 to Adopt the Village of Germantown 2050 Comprehensive Plan **(DISCUSSION & ACTION)**

V. **ANNOUNCEMENTS**

VI. **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.

#

PLAN COMMISSION MINUTES
August 8, 2022

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

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Tony Laszewski, Peter Nilles, Bob Williams, Bill Shadid and Josh Tarantino were present. Also present were Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

- Melanie Smythe, N140 W17938 Cedar Lane, requested her suggestions from the 2025 meeting be incorporated into the minutes, future land use section is not complete, neighborhood meetings should be publicly scheduled.
- Scott Hefle, W159 N10514 Old Farm Road, had several comments, said cannot approve the 2050 plan until we know the answer to the referendum, the 2021 books are not complete, utility billing is not fixed, 2023 budget, fix channel 25.
- Trustee Jan Miller, W151N10297 Windsong Circle W, Trustee Miller read from a prepared statement that was handed out and discussed several issues, she said there was no summary of comments, no excel spreadsheet, she wants Willow Creek industrial park taken out of the plan and single-family homes put in, data is inconsistent with Village Center.
- Katie Kautz, N135 W20647 Meadowlark Lane, spoke on the history of Holy Hill area, 2050 plan needs to be amended now, should be based on public comments.
- Judy Kautz, N135 W20647 Meadowlark Lane, agreed with Katie Kautz comments.

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the Minutes from July 11, 2022 and July 25, 2022 separately.

Commissioner Nilles said he was not at the July 11th meeting and would abstain from voting. He would prefer the minutes were approved separately.

MOTION Baum second Shadid to Approve the minutes from July 11, 2022.
MOTION carried. (Nilles abstained)

MOTION Baum second Shadid to Approve the minutes from July 25, 2022.
MOTION carried (Laszewski abstained)

Melanie Smythe asked if her comments will be inserted into the minutes. Chairman Wolter said they would if she sent them to Lori.

Riteway Bus Service – W196 N13704 Fond du Lac Avenue – The property owner is seeking approval of a 2020 Land Use Plan Map Amendment from Agricultural & Conservation Residential to Rural Residential, a Rezoning from A-1 Agricultural to A-2 Agricultural and Rs-2 Single Family Residential and a 3-lot Certified Survey Map. Associate Planner Zandt summarized the proposal.

Public Hearing opened at 7:12 pm.
Public Hearing closed at 7:13 pm.

DRAFT

MOTION Baum second Laszewski to Approve the proposed 2020 Land Use Plan (LUP) map amendment to change proposed Lot 3 (2.66 acres) from "Agricultural/ Conservation Residential" to "Rural Residential" as proposed.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve rezoning proposed Lot 2 (15.248 acres) from A-1: Agricultural to A-2: Agricultural, and proposed Lot 3 from A-1: Agricultural to Rs-2: Single-family Residential as proposed.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the proposed 3-lot Certified Survey Map (CSM) for the 78-acre Riteway Bus Service Inc. property located at W196 N13704 Fond du Lac Avenue/STH145 with the following conditions:

1. ***All technical issues and plan corrections identified by the Village engineering consultant mem dated July 22, 2022 shall be addressed and reflected in revised CSM submitted and approved by Village Staff prior to recording.***

MOTION carried unanimously.

Neumann Development agent for Wrenwood North LLC – Located south of Freistadt Road and West of Pleasant View Road The request is for approval of a Final Subdivision Plat and monument signage for Phase 1 in the Wrenwood North Subdivision. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the Wrenwood North Final Subdivision Plat (Phase 1) as proposed subject to the following conditions:

1. ***The Development Agreement for Wrenwood North shall be approved by the Village prior to review And approval of the final plat by the Village Board.***
2. ***The Developer shall ensure the following items are addressed/completed to the satisfaction of the Public Works Department prior to the acceptance of all public improvements:***
    a. ***Complete and submit "as-built" data for the stormwater pond recertification***
    b. ***Complete clean-up/restoration of all road ditches and drainage easements***
    c. ***Complete final asphalt lift and road shouldering (as provided in the Developer's Agreement)***
    d. ***Complete all public water & sanitary sewer station improvements***
    e. ***Complete all common area street tree and landscaping improvements***
3. ***All technical issues and corrections identified by the Village Surveyor (see July 22, 2022 memo) shall be addressed and reflected in the revised plat submitted and approved by Village Staff prior to the recording of the final plat.***
4. ***The Developer shall submit the proposed subdivision deed restrictions and covenants to the Village Attorney for review and approval prior to Village Board approval of the final plat.***
5. ***The issue raised by the WI Department of Administration (DOA) shall be corrected on a revised plat prior to recording.***

DRAFT

6. ***The following corrections shall be made and included in a revised plat prior to recording:***
    a. ***Lot 18 extends approximately 10' over/into a 50' wide pipeline easement located adjacent to the 100' railroad right-of-way. No reason is given for why it is proposed to plat a portion of this lot into the pipeline easement (shown on the preliminary plat as being part of Outlot 1). In staff's opinion, a portion of Lot 18 in the pipeline easement only creates an unnecessary complication for the lot owner who would need to obtain permission for any development or other activity in that area. Since removing this 10' wide area from the pipeline easement would not reduce the lot size below the minimum 15,000 sqft requirement, staff recommends reducing the size/shape of Lot 18, so it does not encroach into the 50' pipeline easement.***
    b. ***The preliminary plat requires a 25' wide landscape easement along Freistadt Road across Lot Nos. 1 & 37. The final plat indicates an easement of only 20 feet. The easement area is intended for the planting of landscaping as part of the overall common area landscape plan.***
7. ***The common area and street tree landscaping plan shall be submitted for review and approval by the Village Forester and prior to recording the final plat.***
8. ***Electrical permits shall be required from Inspection Services prior to the installation of any new electrical components for the monument signs.***
9. ***The monument sign lighting needs to be shielded with landscaping, side shields or other measures to ensure no glare is visible from Freistadt Road.***

Commissioner Williams questioned the number of open items related to the plat and asked what the benefit was to approving the plat now or waiting for the developer to complete the open items. Associate Planner Zandt said staff also had concerns with the open items, but the Village Attorney recommended the plat move forward because the items can be conditionally approved by the Village. The plat cannot be recorded until all the items have been completed. She said the developer is working through the process of getting the developers agreement approved. Commissioner Laszewski asked if approval of a developer agreement was normally something in place before dirt starts moving around and what happens if there is a dispute. Associate Planner Zandt said it was her understanding they relied on the existing developers agreement from the south and are working through the process of getting the developers agreement approved as soon as possible.

Kevin Anderson, Neumann Development, confirmed they are working with Director Ratayczak and that the development agreement is on the Public Works agenda Wednesday and Village Board agenda Monday. He said when the final plat is approved there are some items to complete, signatures and recordable copies from the State. Everything would be taken care of before it is recorded. He commented on the conditions:

- #2(a):Staff recommendation is correct, but staff report is inconsistent.
- #4: The declaration has been submitted to the Village Attorney.
- #5; The dedicated ROW– is an undivided outlot that will be dedicated to the Village for a future road. It will not be included on any lots. Neumann is not in control of that right-of-way there is nothing they can fix. They propose to leave it and will landscape it or leave it as a landscape easement.
- #6: They will remove the 10-foot overlap easement from Lot 18 and will make the correction in item b.

DRAFT

- #7: The landscape plan was included in the PDD when it was approved for Wrenwood South and after homes were built the street trees were planted. Request this should not be a condition of final plat but for final acceptance.

Commissioner Williams commented on the 16.5-foot right-of-way and indicated there was discussion that there needed to be an agreement entered into with the adjacent property owner completed prior to approval of the final plat, but that is not one of the conditions listed. Chairman Wolter said there was a property owner that came forward and stressed a need to have that in place because there was a need for a fence line. Mr. Anderson said they tried to speak to the property owner and have agreed to do a minor berm and some landscaping but ultimately it is a right-of-way and their lots would stop 16.5 from her property line. When the plat for phase two comes forward that 16.5 feet will be dedicated to the Village of Germantown unless something changes. Chairman Wolter explained all of the conditions need to be met before the final plat can be recorded. Mr. Anderson said there is not an agreement to be had with the property owner because it is a right-of-way that will be dedicated to the Village. As a developer he has to give the land to the Village.

MOTION to Amend Baum second Shadid to revise Condition #7 from "prior to recording the final plat" to "prior to the acceptance of the improvements".

MOTION to Amend carried unanimously.

Discussion followed on the 16.5-foot right-of-way. Associate Planner Zandt explained the right-of-way land was not added as condition of approval because it is land to be dedicated to the Village. She said there is time to figure that issue out as this plat is for development of the west 46 lots and we will make sure it is figured out prior to the final plat for the eastern portion.

MOTION carried unanimously.

MOTION Baum second Tarantino to Approve the signage as presented.

MOTION carried unanimously.

BSC Wisconsin d/b/a Big Sky Country Bar & Grill – W204 N11498 Goldendale Road. The property owner is seeking approval of site plans for a new outdoor patio. Associate Planner Zandt summarized the proposal.

Dennis Myers, N115 W20309 Woodland Drive, said he had no problems with the proposal and agrees with the conditions.

MOTION Baum second Shadid to Approve the site plan application and proposed plans to add an outdoor patio onto the northeast corner of the building for the existing Big Sky Country Bar & Grill located at W204N11498 Goldendale Road subject to the following conditions:

1. ***The owner/operator shall present and discuss the outdoor patio plans with the Building Inspector and Fire Chief to identify the need for commercial plan review to ensure compliance with all commercial building, ADA and fire safety codes and requirements.***
2. ***Building permits are required for any/all interior and exterior renovations (construction, electrical and/or plumbing). State-approved building plans may be required as part of a building permit application. Contact Inspection Services for information about building***

DRAFT

permit applications at 262-346-4460.

3. ***The outdoor patio shall be enclosed with a privacy fence and/or partition panels for controlling access and mitigating potential noise impacts. Said enclosure should be at least eight (8) feet in height and include at least one (1) access doorway or gate for emergency access purposes (or regular access if proposed a spart of the operation). Detailed plans and specifications for the enclosure shall be submitted to the Village Planner and Building inspector for review and approval prior to issuance of a building permit.***
4. ***The owner/operator shall provide site drawings as requested in the June 1, 2022 review memo for the Village Engineer. Said plans shall be prepared by a licensed engineer. These drawings shall be submitted to Village Staff for review and approval by the Village Engineer.***
5. ***Use of the outdoor patio for alcohol beverages and live and/or recorded entertainment and music is subject to approval of an outdoor premise extension to the existing liquor license by the Public Safety Committee and Village Board. Contact the Village Clerk for more information at 262-250-4740.***
6. ***Sign permits are required for all new temporary or permanent exterior signs. Contact staff in the Planning & Zoning Department for details.***

Commissioner Shadid asked when Plan Commission would see plans. Chairman Wolter said there weren't enough details on placement, screening, moving the a/c, and grease pit. It was only a conceptual idea.

MOTION to Amend Baum second Shadid to add condition #7 that actual plans be brought forward to review.

Chairman Wolter said noise is a concern and within 6 months we will get noise complaints.

MOTION Laszewski second Baum to Table until we have plans to review.

MOTION carried unanimously.

Capstone 41 Business Park – N128 W21077 Holy Hill Road Mike Faber, agent for the property owner, is requesting approval of monument, wall and on-site directional signs for Building #1 in the 52.5-acre business park located within the Holy Hill Gateway District. Associate Planner Zandt summarized the proposal.

Discussion followed on the location of the address on the building. He said anyone looking for the address will look for the west coordinate numbers and most drivers will use google maps for distinction of which building to go to. He explained the dominant tenant for each building will be identified on the monument sign and on the building.

MOTION Baum second Tarantino to Approve the proposed monument and wall sign for the Building #1 in the Capstone 41 Business Park located at Holy Hill Road subject to the following conditions:

1. ***The sign base for the monument sign shall be revised to be comprised of masonry that is compatible with the exterior wall material of the primary building.***

DRAFT

2. ***The minimum setback for the monument sign from the nearest property line shall be 5'11".***
3. ***The on-site directional signs shall be installed at a height not to exceed four (4) feet in height.***
4. ***Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***

Discussion continued on the directional signs. Mr. Faber indicated an additional sign will be needed.

MOTION to Amend Baum second Shadid to add Conditional #5 that staff Approve a signage layout with "Do not exit" signs on the north end of the truck dock area.

MOTION to Amend carried unanimously.
MOTION to Approve as Amended carried unanimously.

Mary Best – W181 N12556 Fond du Lac Avenue. Zoning permit to allow installation of a 6-foot fence in the front yard. Associate Planner Zandt summarized the proposal.

Discussion followed. Mary Best explained the purpose of the fence is to shield the house from the road and noise and to protect her great grandchildren.

MOTION Baum Second Shadid to Approve the proposed installation of a 6' high privacy fence along the west (Fond du Lac Avenue/STH 145) property line for the 1.5-acre residential parcel located at W181 N12556 Fond du Lac Avenue.

Commissioner Shadid asked if the State would have a concern with the fence. Trustee Baum did not want to set a precedence for everyone along Fond du Lac Avenue. Associate Planner Zandt commented that a 4-foot fence is allowed in a front yard. Commissioner Laszewski commented that because of the elevation the fence will be tall. Ms. Best said she also wants to use movable temporary fencing panels for her dogs. Chairman Wolter stated he doesn't like fences in a front yard, but he understands why Ms. Best is requesting one.

MOTION carried 4-3 (Baum, Laszewski, Williams).

Plan Commission Resolution No. 02-2022 recommending possible revisions to and adoption of the Draft 2050 Comprehensive Plan. Associate Planner Zandt said the list of potential revisions was not available, but there could be discussion on any ideas heard from the public input sessions. She informed the Commission of a special Plan Commission on August 22nd. Chairman Wolter stated Plan Commission could propose some changes tonight and further revisions and discussion at the next meeting. Associate Planner Zandt explained the meetings to define the future land use of each neighborhood is part of the implementation plan and could be addressed following adoption of the 2050 Plan. Trustee Baum said there are some general things he would like to see changed but he didn't want to get into creating a plan for Holy Hill Road north of Rockfield Road. Associate Planner Zandt explained that could be discussed as part of the recommendation to the Village Board. Trustee Baum explained his plan was to go through the individual area matrix table to review desirable and undesirable uses. Discussion followed on each Neighborhood, District and Corridor of the Plan.

- Sunberry Tree Tops Neighborhood – no changes proposed

DRAFT

- Spassland Neighborhood – no changes proposed
- Alt Bauer Neighborhood – no changes proposed
- Kinderberg Neighborhood – no changes proposed
- South Country Aire Neighborhood – no changes proposed
- Prairie Glen Neighborhood – no changes proposed
- Friedenfeld Neighborhood –

MOTION Baum second Shadid to move residential 2 and 4 family from unacceptable to allowable
MOTION carried unanimously.

- Woodland Ponds/Harvest Hills Neighborhood – no changes proposed
- Country Aire Neighborhood – no changes proposed
- MacArthur/Kennedy Neighborhood – no changes proposed
- Blackstone Creek Neighborhood – no changes proposed
- Goldenthal/Homestead Hollow Neighborhood – no changes proposed
- Amy Belle Neighborhood – no changes proposed
- Willow Creek/Weidenbach Neighborhood – no changes proposed
- Meeker Hill Neighborhood – no changes proposed
- Woodside Neighborhood – no changes proposed
- Isabelle Farms Neighborhood – Implementation meeting needed, current uses accepted
- Lovers Lane Neighborhood – former DPW site should be institutional for possible police station, should be allowable.

MOTION Baum second Tarantino to change institutional use to desirable.
Commissioner Laszewski said the rest of the district would be a bullseye for all the other stuff.
MOTION FAILED 2 to 4 (Wolter, Laszewski, Nilles, Williams, Shadid).

- Dheinsville Neighborhood – no changes proposed
- Willow Creek Business Park District – implementation meeting needed, current uses accepted.
- Germantown Business Park District– no changes proposed
- Germantown Industrial Park District – no changes proposed
- Holy Hill Gateway District – implementation meeting needed, will accept current uses. Heard residential is preferred on north side of Rockfield, small commercial with a buffer. Area needs a master plan, work with the residents. Need meeting to discuss area west of Woodside neighborhood.

MOTION Baum second Laszewski to change the purple handle to green taking rural preservation down to purple east of the Woodside neighborhood.
MOTION carried unanimously.

- Omega Hills Industrial Park – no changes proposed
- Village Center District – implementation meeting needed, accept current uses
- County Line Road District – no changes proposed
- Freistadt District –

MOTION Baum second Laszewski to change the triangle west of 41/45 down to Meeker Hill as residential.
MOTION carried unanimously.

- Rural Preservation District – implementation meeting needed, better definition of conservation subdivision, accept current uses
- Schoen Laufen Menomonee River District – no changes proposed
- Lannon Mequon Road Corridor – no changes proposed
- Victory Center Corridor – no changes proposed

MOTION Baum second Shadid to Postpone action until 8-22-22.

Commissioner Nilles questioned if the implementation plan will take effect before or after the resolution is approved. Chairman Wolter said the Village Planner has indicated after, but the Plan Commission can

DRAFT

decide when. Trustee Baum stated the Plan will change over the next 30 years but we can accept the land uses in an area.

Scott Hefle commented the only discussion is on land use and asked why we are in a hurry. He thinks it is not a good plan adding he would like to have the meetings with the neighborhoods. He said we don't know what people are looking for and feels their perception of what we want development wise has changed because of Covid. Chairman Wolter stated there was a specific meeting for the rural area where property owners were invited to discuss plans for the future. Discussion continued.

Katie Kautz asked if the land use was approved tonight and the neighborhood meetings are held afterward, how hard is it to change the land use. She would rather have the meetings first before the Plan is approved. Chairman Wolter explained a public hearing would be held and then on to Village Board to amend the Land Use Plan. He said the Plan Commission makes a recommendation to the Village Board for their review and approval.

MOTION to Postpone carried unanimously.

Jacob & Katherine Cervantes – N120 W13537 Freistadt Road. Conditional Use Permit application to raise horses and chickens.
Public Hearing & Action was postponed to 9-12-22.

Mary Best – W181 N12556 Fond du Lac Avenue. Application to rezone a portion of the property from A-1: Agricultural District to the Rs-4 Single-family Residential District and Certified Survey Map application to legally record a lot line adjustment
Public Hearing & Action was postponed to 9-12-22

Fiduciary Real Estate Development and the Dickman Company, agents for the property owners of 89 acres located in the northeast quadrant of the Lannon Road/CTH Y @ County Line Road intersection for a 2020 Land Use Plan Map Amendment, Rezoning portions of the property from A-1 Agricultural to the M-1 Limited Industrial District, Rs-5 Single family Residential and Rm-3 Residential Multi family District and the possible creation of a Planned Development District for a residential and industrial mixed use development.
Public Hearing & Action Cancelled due to Application being Withdrawn.

ANNOUNCEMENTS: Trustee Jan Miller announced the 4th of July celebration will be held on August 13th starting at 4:00 pm and will include fireworks.

ADJOURNMENT: There being no further business the meeting was adjourned at 10:16 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

DRAFT

RESOLUTION NO. 02-2022

A RESOLUTION TO RECOMMEND ADOPTION OF THE "VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN" FOR THE VILLAGE OFGERMANTOWN, WISCONSIN

WHEREAS, the Village of Germantown, Wisconsin, pursuant to Sections 61.35, 62.23(2) and (3), and 66.1001(4)(b) Wisconsin Statutes, adopted Ordinance No. 03-2004 adopting a comprehensive plan on October 4, 2004; and

WHEREAS, the Village of Germantown is hereby updating the comprehensive plan to incorporate updated population projections, land use and development trends, and other community data, review land development trends and revise existing and future land use maps, and update policies to guide future development, environmental and historical protection, and conservation, and extend the planning period through the Year 2050 as set forth in the "Village of Germantown 2050 Comprehensive Plan"; and

WHEREAS, the Village Plan Commission has determined that the updated "Village of Germantown 2050 Comprehensive Plan" addresses all the required elements specified in Section 66.1001(2) Wisconsin Statutes, and that the plan is internally consistent; and

WHEREAS, the Village has held a duly noticed public hearing on the proposed "Village of Germantown 2050 Comprehensive Plan" following the procedures in Section 66.1001(4)(d) Wisconsin Statutes, and the "Community Engagement Plan" public participation procedures adopted by the Village Board under Resolution No. 48-2019; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) Wisconsin Statutes, the Village of Germantown Plan Commission hereby recommends that the Village Board enact an ordinance to adopt the "Village of Germantown 2050 Comprehensive Plan" as an update of the Village of Germantown comprehensive plan.

Adopted by the Village of Germantown Plan Commission this ____ day of _____, 2022.

_____
Dean Wolter, Village President/Plan Commission Chairperson

ATTEST:

_____
Laura Johnson, Plan Commission Secretary

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

Table A - "MINOR" Revisions to Address: Internal Consistency, Improve & Update Content, Clarify Intent, Data Accuracy, Formatting, & Grammar

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
1	N/A	Appendix	Compile summary of public comments into Appendix; 2019 Community Survey, Social Pinpoint Map, Visual Preference Survey, Workshop Polling & Mapping in an Appendix	Public Comment at Public Hearing				
2	4	Table of Contents	Replace Holy Hill picture with photo within Village	Public Comment at Workshop				
3	5	Table of Contents	Add page numbers for each Neighborhood, District & Corridor to improve "wayfinding" through document, or, re-sort alphabetically within category f "Neighborhoods", "Districts" and "Corridors"	Public Comment at Public Hearing				
4	7	Introduction & How-to: How to Use Plan	Revise Elected Official paragraph to include "school district facility planning, strategic goal setting, capital facility and annual budgeting".	Public Comment at Public Hearing				
5	8	Introduction & How-to: Planning Process	Remove word "Center," from Visual Preference Survey bullet point (should be "Village" not "Village Center")	Staff				
6	10	Introduction & How-to: Community Feedback	Verify correct number of visual preference survey responses: 84 or 79	Staff				
7	11	Introduction & How To: Key Terms	add additional terms: Traditional Neighborhood Design (TND); Green Infrastructure; Next Generation Housing (referenced on p.145 and in implementation)	Public Comment at Workshop				
8	14	History & Community Profile	Change sub-headings to "1830-1960" & "1960-1970"	Staff				
9	14	History & Community Profile	Revise inconsistent use of Interstate 41 (I-41). Remove references to USH 41 or US 41/45 or HWY 41/45	Public Comment at Open House				
10	16	History & Community Profile: At a Glance	Use consistent average household size statistics in text & Table 2.4 (use single source from US Census Bureau) on pgs. 16-19 and throughout document	Public Comment at Public Hearing				
11	19	Community Profile: Population & Household Projections	Verify and revise inconsistent Household Projections cited pgs. 19, 27 and throughout document	Public Comment at Public Hearing				
12	20	Community Profile: Population & Household Projections	Revise to include any Germantown School District student projections (numbers & students per HH); include link or reference to any available growth or long-range plan	Public Comment at Open House				
13	22	Community Profile: Population & Household Projections	Show consistent median household income statistic in Table 2.10 & text p.145	Trustee Comment at Public Hearing				
14	25	Density in Germantown	remove highlighting from "page 140" text last paragraph	Public Comment at Open House				
15	31	Regional Context & Intergovernmental Cooperation	Add hyperlinks to referenced plans p.31 and throughout document (if possible)	Public Comment at Open House				
16	37	Neighborhoods, Districts, Corridors	Delete phrase "Vision 2050" and revise paragraph to clarify Village Plan Commission intent to update land use plan in 2050 Plan	Staff				
17	39	Neighborhoods, Districts, Corridors	Update Existing Land Use Map & land use statistics on p. 38 to reflect most current data available (some industrial & residential development not shown)	Public Comment at Open House				

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

Table A - "MINOR" Revisions to Address: Internal Consistency, Improve & Update Content, Clarify Intent, Data Accuracy, Formatting, & Grammar

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
18	42	Future Land Use Table 5.1	Revise Future Land Use table shown in all Neighborhood sections to include the same "notes" from bottom of Table 5.1 for consistency	Public Comment at Open House				
19	46	Neighborhoods, Districts, Corridors	Delete words "cater to" in Overlays paragraph	Staff				
20	46	Neighborhoods, Districts, Corridors	Improve wayfinding by either adding page numbers for each neighborhood, district, and corridor or revise list to alphabetical	Staff				
21	52	Spassland Neighborhood	Revise statement in Environmental section under Special Features to include additional environmental corridor in northwest adjacent to Schoen Laufen District	Staff				
22	59	South Country Aire Neighborhood	Add Maximum Density for non-sewered areas: 1.0 unit/acre	Staff				
23	61	Prairie Glen Neighborhood	Add Maximum Density for non-sewered areas: 1.0 unit/acre					
24	62	Friedenfeld Neighborhood	Revise last sentence first paragraph under General Character section to change "and zoned A-1: Agricultural" to "and in agricultural use".	Staff				
25	67	Country Aire Neighborhood	Add Maximum Density for non-sewered areas: 1.0 unit/acre	Staff				
26	68	MacArthur Neighborhood	Revise language in "Transportation" and "Environmental" under Special Features section to accurately reflect neighborhood boundary	Staff				
27	72	Goldenthal-Homestead Hollow Neighborhood	Revise inconsistent use of "Goldendale" vs. Goldenthal"	Public Comment at Open House				
28	73	Goldenthal-Homestead Hollow Neighborhood	Add Maximum Density for non-sewered areas: 1.0 unit/acre	Staff				
29	74	Amy Belle Neighborhood	Revise reference from "two" to "one" commercially-zoned properties in last paragraph under General Character section	Staff				
30	76	Willow Creek-Weidenbach Neighborhood	Revise language to include reference to all environmental corridors in neighborhood	Staff				
31	78	Meeker Hill Neighborhood	Revise inconsistent use of "Meeker Hill" vs. just "Meeker"	Staff				
32	80	Woodside Neighborhood	Revise reference from "Gateway Corporate Park" to "Holy Hill Gateway" in Transportation section and revise language from "Planned" to "Potential Sewer Service Area" in Utility section under Special Features	Staff				
33	82	Isabelle Farms Neighborhood	Revise language from "Planned" to "Potential Sewer Service Area" in Utility Section under Special Features	Staff				
34	83	Isabelle Farms Neighborhood	Change Traditional Neighborhood Site Design from "D" to "A" in Future Land Use Table	Staff				
35	84	Lovers Lane Neighborhood	Revise language in Transportation section under special Features to correctly describe neighborhood boundaries (revised from original)	Staff				
36	85	Lovers Lane Neighborhood	Revise label for Future Land Use Table from "Isabelle Farms" to "Lovers Lane"	Public Comment at Open House				

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

Table A - "MINOR" Revisions to Address: Internal Consistency, Improve & Update Content, Clarify Intent, Data Accuracy, Formatting, & Grammar

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
37	86	Dheinsville Neighborhood	Revise statements in General Character paragraph to accurately reflect commercial properties and other features located in this neighborhood since boundary changed from original; modify language from "Planned" to "Potential Sewer Service Area" under Special Features section	Staff				
38	88	Neighborhood, District & Corridor Section Labels	Revise word "District" to all CAPITAL LETTERS to match other "NEIGHBORHOOD" AND "CORRIDOR" sections for consistency; includes pgs. 88, 92, 94, 96, 98, 100, 102, 104 & 106	Commissioner Comment at Open House				
39	88	Willow Creek Business Park District	Revise statements in Utility section under Special features to accurately state that all land is in the current Sewer Service Area but not all is served; remove reference to mixed-use development proposal (by Fiduciary & Dickman) on p.89 since application is withdrawn	Staff				
40	90	Germantown Business Park District	Revise statements in Special Features section to accurately reflect neighborhood boundary changes	Staff				
41	94	Holy Hill Gateway District	Revise statement in Transportation section under special Features to accurately describe district boundary changes (revised since original); also clarify revise statement which areas are in Sewer Service Area	Staff				
42	102	Freistadt District	Revise statement in Utility section in Special Features to accurately describe district is not in Sewer Service Area but in "Potential Sewer Service Area" given existing water & sewer facilities abutting the district, and, the pending extension of facilities to the V. of Richfield; revise General Character & Preferred Future Land Use sections to include both single-family and multi-family residential uses to match the table	Staff				
43	104	Rural Preservation District	revise statement in Transportation section under Special Features to accurately reflect neighborhood boundary changes; correct misspelling of "non-farm" p.105	Staff				
44	109	Lannon-Mequon Road Corridor	make language regarding single-family development consistent w/ text and table; change "U" in table to "A"	Staff				
45	110	Victory Center Corridor	Revise statement under General Character to include Kuhberg Center coffee shop	Public Comment at Open House				
46	112	Zoning Guide for Future Land Use: Matrix	Revise value listed for "Residential Multifamily/Senior to "i" for RD-2 Zoning District	Staff				
47	114	Zoning Guide for Future Land Use: Existing Zoning Map	Revise or Replace 2019 Zoning Map with most current	Staff				
48	117	Economic Development: Economic Base	revise/Update tax base statistics from 2016 to most current	Public Comment at Open House				
49	118	Economic Development: Employment by Industry	Revise labels for and clarify difference between Tables 6.1 and 6.2 on p. 119 in text (delete one if redundant)	Commissioner Comment at Open House				

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

Table A - "MINOR" Revisions to Address: Internal Consistency, Improve & Update Content, Clarify Intent, Data Accuracy, Formatting, & Grammar

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
50	119	Economic Development: Employment by Industry	Revise and/or add statement regarding largest Industry sectors in Germantown to identify specific businesses within the largest sub-categories of "Service" and "Manufacturing"	Public Comment at Open House				
51	122	Economic Development: Policies & Programs	Correct spelling of "Policies" in sub-heading (not "Polices")	Staff				
52	122	Economic Development: Policies & Programs SWOT Analysis	Revise "high electric rates" bullet point in Table 6.4 to "high utility costs" to reflect increasing costs of natural gas; move "high housing values" from Weakness to Strength and rephrase "high housing sales prices" to "high housing costs"	Public Comment at Open House				
53	122	Economic Development: Policies & Programs	Revise this section to include a list or table of all Village TID's with current status and include references to this table where necessary; include summary of Village's TID capacity; include explanation of TIF financing (possibly expand definition on page 11 or add to appendix)	Public Comment at Public Hearing				
54	123	Economic Development: Policies & Programs	Revise "First Bank Financial Centre" to "Bank Five Nine" in par 5	Public Comment at Public Hearing				
55	136	Economic Development Figure 6.6	Revise to include entire length of frontage road along I-41 north of Holy Hill Road (turn on map layer?)	Public Comment at Open House				
56	142	Housing: Rates and Demand for Residential Development	Verify accuracy of SEWRPC projection of 4000 new households by 2050 & verify accuracy of statistics for residential DU permits	Public Comment at Open House				
57	155	Agricultural, Cultural, & Natural Resources	Revise Diagram 1 to reflect final boundary of Rural Preservation District	Public Comment at Open House				
58	156	Preservation of Rural Character	Change "In" to "It" (first word second paragraph p.156)	Staff				
59	165	Green Infrastructure	Fix overlapping text with image	Public Comment at Open House				
60	167	Sanitary Sewer System	Revise to add word "facilities" to first sentence of Sanitary Sewer System paragraph	Public Comment at Open House				
61	167	Utilities & Community Facilities: Sanitary Sewer System	Revised Utilities section to include maps of the current and potential Sewer Service Area (SSA) as presented and discussed at the Rural Preservation Workshop; include references where necessary (including p.44 and 155-156)	Public Comment at Open House				
62	173	Village Community Services: Public Library	Supplement information to update status of developing 5-year strategic plan and library expansion	Public Comment at Public Hearing				
63	175	Public Safety Facilities	Supplement information in include number and reasons for current staffing shortages reported by Police & Fire Department Chiefs at Public Safety Committee	Public Comment at Public Hearing				
64	176	Educational Facilities: Public Schools	Verify with Germantown School District and include statement regarding the apparent concern that the district does not have adequate facility capacity to accommodate additional students (verify at what levels if possible) and, as a result, does not support future residential development of single-family and multi-family residential dwelling units in the Village	Public Comment at Public Hearing				

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

Table A - "MINOR" Revisions to Address: Internal Consistency, Improve & Update Content, Clarify Intent, Data Accuracy, Formatting, & Grammar

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
65	176	Educational Facilities: Public Schools	Verify existence of and add reference to any Germantown School District 5-year or other long-range facility plans	Public Comment at Public Hearing				
66	181	Implementation Plan: Plan review and Amendment	Revise this section to include statement that Wis Stat 66.1001(2)(I) requires comprehensive plan update every 10 years; include statement that "Village will conduct annual review of 2050 Plan including an assessment of progress made toward achieving the Implementation Plan objectives and action steps. The Village will make amendments to the 2050 Plan on an annual basis or when deemed necessary".	Public Comment at Public Hearing & Staff				
67	184	Implementation Plan: Housing	Revise label under Housing from "Action Plan, and Measures of Success" to "Objectives, and Potential Action Steps" to be consistent with other sections	Public Comment at Open House				
68	184	Implementation Plan: Housing	Add "Germantown School District" to Key Leadership list on pgs. 184, 186, 192 & 194	Public Comment at Public Hearing				
69	189	Implementation Plan: Agricultural, Cultural, & Natural Resources	Revise label of table to "Agricultural, Cultural, and Natural Resources" consistent with section title	Public Comment at Open House				
70	189	Implementation Plan: Agricultural, Cultural, & Natural Resources	Revise Objective 4 Action F to remove "and mandate when necessary"	Public Comment at Public Hearing				
71	191	Implementation Plan: Utilities & Community Facilities	Revise/clarify Objective 7 Action Step "I" by adding words "…including, wind energy, solar energy, and electrical vehicle charging stations".	Public Comment at Public Hearing				
72	193	Implementation Plan: Economic Development	Revise Objective 4 Action G to clarify that investigation into business grants includes "alternative financing mechanisms other than Tax Increment Financing (TIF)"	Public Comment at Public Hearing				
73	193	Implementation Plan: Economic Development	Revise Objective 3 Action E to change priority from "5-10 years" to "1-3 years"; include "and corridors"; include "and Germanic Theme design requirements and guidelines".	Staff				
74	193	Implementation Plan: Economic Development	Revise priority of Objective 5 and associated Action Steps from "Short-Term" to "Ongoing"	Public Comment at Open House				
75	195	Implementation Plan: Land Use	Revise Objective 3, Action Item G to clarify that need to develop buffer requirements for all Neighborhoods, Districts & Corridors	Public Comment at Public Hearing				
76	195	Implementation Plan: Land Use	Revise Objective 2 Action D to include "and revise zoning code matrix on page 112 of this Plan as necessary"	Staff				
77	195	Implementation Plan: Land Use	Revise Objective 2 Action E to clarify "higher density" to include "higher density and density incentives"	Commissioner Comment at Open House				
78	195	Implementation Plan: Land Use	Revise "encourage" to "require" in Objective 1 and change priority from "Short-Term" to "Ongoing"	Public Comment at Open House				

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

Table B - "MAJOR" Revisions to Address: Policy Issues, Implementation Actions & Other Significant Components of Plan

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
1	41	Future Land Use Table: Terminology	Revise the definition of "undesirable" term to be more definitive and prohibitive such as: "Undesirable uses should not be encouraged and are not acceptable."	Public Comment at Open House				
2	42	Future Land Use Table	Revise the Future Land Use Table (and all other required profile tables) to include Institutional as an "allowable" use in all NDCs	Commission Discussion				
3	82	Future Land Use: Isabelle Farms Neighborhood	Revise section text, map and table on pgs. 82-83, Table 5.1, Map 5.2 & Map 5.3 to: (1) change northerly 1/2 of 95-ac property owned by Kazmierczak to allow mixed-use commercial and residential uses (within framework of NDC approach this would necessitate removing this area from Isabelle Farms Neighborhood and either adding to abutting Holy Hill-Gateway District or create separate district similar to Freistadt District); alternative approach would be to change the land use preference for "Residential 2 & 4 Family" and "Mixed-Use Commercial/Residential" from "U" to "A" and specify only applicable to northerly 1/2 of this property.	Public Comment at Open House & Public Hearing (Property Owner Request)				PC discussed this proposal as well as previous industrial proposal for 95-acre property given owners opinion that SF residential will NOT develop along south side of Holy Hill Road due to industrial proposed on north side (and despite buffer requirement); PC has indicated past desire to allow only residential uses to serve as buffer between Isabelle Farms subdivision and industrial development
4	88	Future Land Use: Willow Creek Business Park District	Revise section text, map and table on pgs. 88-89, Table 5.1, Map 5.2 & Map 5.3 to: (1) Remove Commercial Node County Line @ Lannon Road; (2) change boundary to remove land abutting Lannon Road & County Line Road from the District and add to Amy Belle Neighborhood to only allow low-density residential uses; or (3) NOT change the boundary but revise list of uses to only allow residential development and specify what parcels should be excluded from the total area deemed acceptable for industrial development to the north (if any).	Public Comment at Workshops, Open House & Public Hearing and Survey				2020 LUP classifications are Industrial & Commercial; reaction to recent development proposal (Dickman & Fiduciary) and other public input has been to only allow residential uses and/or open space at low densities to match Amy Belle neighborhood to west and not allow industrial or commercial development along Lannon & County Line roads
5	94	Future Land Use: Holy Hill Gateway District	Revise section text, map and table on pgs. 94-95, Table 5.1, Map 5.2 & Map 5.3 to: (1) reduce the overall area in the District by NOT expanding the current boundary under the 2020 Plan north of Rockfield Road and east of Goldendale Road (with commensurate expansion of the Rural Preservation District OR the Woodside, Dheinsville and/or Isabelle Farms Neighborhoods and create 200' wide buffer requirement between these residential neighborhoods and the current industrial development south of Rockfield Road and west of Goldendale Road)	Public Comment at Workshops, Open House & Public Hearing and Survey				
6	95	Future Land Use: Holy Hill Gateway District	Revise/reduce maximum density from 25 units/acre to something less to NOT support high density single-family or multi-family residential development; change preference for single-family uses from "U" to "A" to accommodate Next Generation Housing (NGH) initiative	Public Comment via Community Survey				As shown in Fig 6.6 on p.136, high-density residential is intended along I-41 both north & south of Holy Hill Road interchange as part of a planned mixed-use commercial/residential development (e.g. Whitestone Station)
7	99	Future Land Use: Village Center District	Revise/reduce maximum density from 25 units/acre to something less to NOT support high density single-family or multi-family residential development; change preference for single-family uses from "U" to "A" to accommodate Next Generation Housing (NGH) initiative	Public Comment via Community Survey				
8	103	Future Land Use: Freistadt District	Revise/reduce maximum density from 25 units/acre to something less to NOT support high density single-family or multi-family residential development	Public Comment via Community Survey				As shown in Fig 6.6 on p.136, high-density residential is intended along I-41 both north & south of Holy Hill Road interchange as part of a planned mixed-use commercial/residential development (e.g. Whitestone Station)

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
9	105	Future Land Use: Rural Preservation District	Revise/add policy statement in this section and also p. 156 (Preserving of Rural Character) to address if and to what extent existing "non-conforming" undeveloped parcels can be divided into additional, smaller non-farm parcels if already less than the minimum parcel size requirement (currently proposed to be 20 acres)	Public Comment at Workshop & Open House				This issue will be addressed through and at the time the Zoning Code is revised to implement the Rural Preservation District development policies; however, any guidance the PC wants to make in the form of a policy statement to include in the Plan may be desirable; EXAMPLE: the PC might consider including a policy statement that would allow existing parcels greater than 10 acres the ability to be divided at least once (into at least 2 parcels not less than 5 acres each) as a transition from the current 2020 Plan "5-acre" policy
10	105	Future Land Use: Rural Preservation District	Revise the section text, map and table on pgs. 104-105, Table 5.1, Map 5.2 & Map 5.3 to change the boundary of the Rural Preservation District to align with the boundary of the current Sewer Service Area (SSA); depending on the relative location & extent of boundary changes, modifications to other adjacent NDC boundaries (in whole or in part) may be required, including: Holy Hill Gateway District, Freistadt District, Dheinsville Neighborhood, Lovers Lane Neighborhood, Isabelle Farms Neighborhood, Meeker Hill Neighborhood, Willow Creek-Weidenbach Neighborhood, Amy Belle Neighborhood, Country Aire Neighborhood	Public Comment at Workshop, Open House, Public Hearing, Community Survey & Interactive Mapping				The revision described is essentially the "full extent" scenario that reflects the general public sentiment that all of the land area outside of the current sewer service area (SSA) should remain that way and only be allowed new development with low-density residential, agricultural/agribusiness, institutional, mineral extraction, hobby farming, and open space uses; the PC needs to decide IF the Rural Preservation District boundary should be revised and, if so, where and what extent.
11	105	Future Land Use: Rural Preservation District	Revise the section text and table on p. 105, Table 5.1 and text on p.157 to: (1) change the proposed minimum twenty (20) acre parcel size & density requirement for new non-farm parcels (currently a minimum 5 acre lot size & density requirement under the 2020 LUP); (2) to change the proposed Conservation Subdivision "incentive" from a density of 1 lot per 5 acres, a minimum lot size of 1 acre and minimum open space requirement of 40%-60%	Public Comment at Workshop, Open House, Public Hearing, Community Survey & Interactive Mapping				At the rural Preservation Workshop, the majority of attendees who participated in the polling and mapping exercises expressed the following: a preference for "conservation subdivision" vs. a traditional neighborhood design; preference for a 1 per 5 acre density in a conservation design subdivision; preference for a 1-2 acre minimum lot size in a conservation subdivision, but a 5-10 acre minimum parcel size for non-farm parcels if not in a subdivision
12	123	Economic Development: Policies and Programs	Revise to add statement that Village should not rely exclusively on TIF as an economic development tool and should continually investigate alternative financing mechanisms to supplement and/or replace the use of TIF/TID's when possible	Public Comment at Workshop, Open House & Public Hearing				
13	181	Implementation Plan: Plan review and Amendment	Revise this section to include statement that Wis Stat 66.1001(2)(I) requires comprehensive plan update every 10 years; include statement that "Village will conduct an annual review of and report on the status of the 2050 Plan including an assessment of progress made toward achieving the Implementation Plan objectives and action steps. The Village will make amendments to the 2050 Plan on an annual basis or when deemed necessary".	Public Comment at Public Hearing & Staff				This revision is intended to satisfy the recommendation for a "scorecard" to measure progress on and success of the Implementation Plan objectives and action steps

Table B - "MAJOR" Revisions to Address: Policy Issues, Implementation Actions & Other Significant Components of Plan

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
14	181	Implementation Plan: Individual Sections	Revise Implementation Plan to create separate section for "Intergovernmental Cooperation" with objectives and action steps pertaining to intergovernmental cooperation removed/relocated from the other sections	Public Comment at Public Hearing				
15	183	Implementation Plan: How to Read Implementation Plan	Revise the description and all tables in the Implementation Plan to indicate the following time periods for each priority level : "Short-Term" = 1-3 years (vs. 3-5 years); "Intermediate" = 3-5 years (vs. 5-10 years); "Long-Term" = 5-10 years (vs. 10-20 years)	Public Comment at Open House, Public Hearing & Staff				Revision recognizes that Plan will be updated at least every 10 years; at which time all objectives and action steps would be re-evaluated for carry-over into next Plan update (or not)
16	185	Implementation Plan	Revise the description and all tables in the Implementation Plan to indicate the following time periods for each priority level : "Short-Term" = 1-3 years (vs. 3-5 years); "Intermediate" = 3-5 years (vs. 5-10 years); "Long-Term" = 5-10 years (vs. 10-20 years)	Public Comment at Open House				
17	189	Implementation Plan: Agricultural, Cultural, and Natural Resources	Revise Objective 1 Action Step B to clarify that "… including the creation of conservation overlay zoning districts and development regulations to protect designated environmental corridors in the Village".	Public Comment at Open House				New overlay zoning district(s) would be similar to and supplement existing Floodplain Zoning, Shoreland-Wetland Zoning and Historical Site & District Zoning regulations
18	189	Implementation Plan: Agricultural, Cultural & Natural Resources	Revise Objective 5 to add a new Action Step: "In cooperation with local community groups, investigate and identify opportunities to preserve, enhance and promote the Village's German heritage through private and public sector activities, events, and partnerships	Public Comment at Open House & Public Hearing				
19	191	Implementation Plan: Utilities & Community Facilities	Revise Objective 1 to add an Action Step: "Coordinate with key leadership on at least an annual basis to assess current community service, facility and staff needs, capacity and/or levels of service for use in developing and maintaining annual and 5-year capital facility, service and staff planning & budgeting"; Priority "Ongoing"	Public Comment at Open House & Public Hearing				
20	191	Implementation Plan: Utilities & Community Facilities	Revise Objective 1 to add an Action Step: "Investigate the legality, need, and logistics of creating, adopting and implementing an Adequate Public Facilities Ordinance and Concurrency Management System that uses adopted "levels of service" to ensure the approval and timing of new residential and non-residential development is dependent upon the availability of public services and capital facilities, including: schools, roads, storm water, police, fire, parks & recreation, and public administration"; Priority "Short-Term"	Staff (inspired by Public Hearing comment)				
21	191	Implementation Plan: Utilities & Community Facilities	Revise Objective 6 to include "coordination with energy utilities to assess increasing energy demand, facility improvements, and potential alternative energy solutions to ensure peak energy demand can be met".	Public Comment at Open House				
22	191	Implementation Plan: Utilities & Community Facilities	Revise Objective 7 to add Action Step: "Coordinate and share information regarding new development proposals, approved development plans, and both updated housing & population projections with the Germantown School District on at least an annual or other mutually acceptable timeframe"; Priority "Ongoing"	Public Comment at Open House & Public Hearing				
23	193	Implementation Plan: Economic Development	Revise Objective 4 Action F to include "Evaluate the Village's use of TIF (past and current TIDs) including an assessment of both the positive and negative impacts the use of TIF has had on the overall financial health of the Village and other taxing districts"	Public Comment at Workshop, Open House & Public Hearing				

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

Table B - "MAJOR" Revisions to Address: Policy Issues, Implementation Actions & Other Significant Components of Plan

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
24	193	Implementation Plan: Economic Development	Revise Objective 4 (or add a new objective) that specifically states the Village will reduce the use of TIF; Priority "Ongoing"	Public Comment at Workshop, Open House & Public Hearing				
25	195	Implementation Plan: Land Use	Revise Objective 4 and/or add an Action Step that establishes a policy that the Village will not proactively seek annexation of land currently located within the Town of Germantown; Priority "Ongoing"	Public Comment at Public Hearing				
26	195	Implementation Plan: Land Use	Revise Objective 4 to revise statement that "...and coordinate with adjoining municipalities to investigate, implement and support mutually beneficial and cost-effective programs and initiatives that will positively impact the Village of Germantown, e.g. land use, shared services, etc."	Public Comment at Open House & Public Hearing				

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

Table C - ALL Plan Commission Recommended Revisions

Item Number	Page Number	Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
					Accept	Modify	Reject	
1	63	Future Land Use: Friedenfeld Neighborhood	Revise preferred land use table to change Residential: Two to Four Family from "Undesirable" to "Allowable"	Plan Commission	X			Approved on August 8, 2022 PC Meeting
2	78	Future Land Use: Meeker Hill Neighborhood	Revise section text, map and table on pgs. 78-79, Table 5.1, Map 5.2 & Map 5.3 to: Expand Meeker Hill Neighborhood boundary to include area north of Freistadt District & west of I-41	Plan Commission	X			Approved on August 8, 2022 PC Meeting
3	104	Future Land Use: Rural Preservation District	Revise section text, map and table on pgs. 104-105, Table 5.1, Map 5.2 & Map 5.3 to: Expand Rural Preservation District boundary south to align with the south boundary of the Woodside Neighborhood east of Goldendale Road	Plan Commission	X			Approved on August 8, 2022 PC Meeting

2050 COMPREHENSIVE PLAN

Rural Preservation Workshop

April 11, 2022

GERMANTOWN

Planning our future together.

RURAL PRESERVATION WORKSHOP

Welcome

Tonight's Agenda

- Purpose & Format
- 2050 Plan Background & Status
- Public Participation & Engagement Activities
- Farmland Protection vs. Rural Preservation
- 2020 vs. 2050 Plan Approaches to Rural Preservation
- Developing the 2050 "Rural Preservation District" Boundary & Development Policies
- Conservation Subdivision Design
- Wrap-Up

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

Welcome

Mentimeter

- Live interactive polling
- Instant results for all to see
- Share responses anonymously
- Requires Wi-Fi device (phone or tablet)
- Hard copies available

Go to www.menti.com and use the code 4318 7827

Wi-Fi : VGTGuest
Password: VGTGuest

Mentimeter

Go to

www.menti.com

Enter the code

4318 7827

Or use QR code

RURAL PRESERVATION WORKSHOP

GET TO KNOW YOU

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

2050 COMPREHENSIVE PLAN

BACKGROUND & STATUS

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Background

1999 Wis Act 9 "Smart Growth" Law

- Requires local government programs and actions affecting land use to be consistent with an adopted "Comprehensive Plan" beginning January 1, 2010
  - Land division & platting ordinances
  - Zoning ordinances
  - Impact fee ordinances
  - Boundary Agreements
  - Farmland preservation ordinances

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Background

Wis "Smart Growth" Law defines "Comprehensive Plan"

- (9) Required Elements:
  - Issues & Opportunities
  - Housing
  - Transportation
  - Utilities & Community Facilities
  - Agricultural, Natural & Cultural Resources
  - Economic Development
  - Intergovernmental Cooperation
  - Land Use
  - Implementation

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Background

Wis "Smart Growth" Law *vs.* Reality

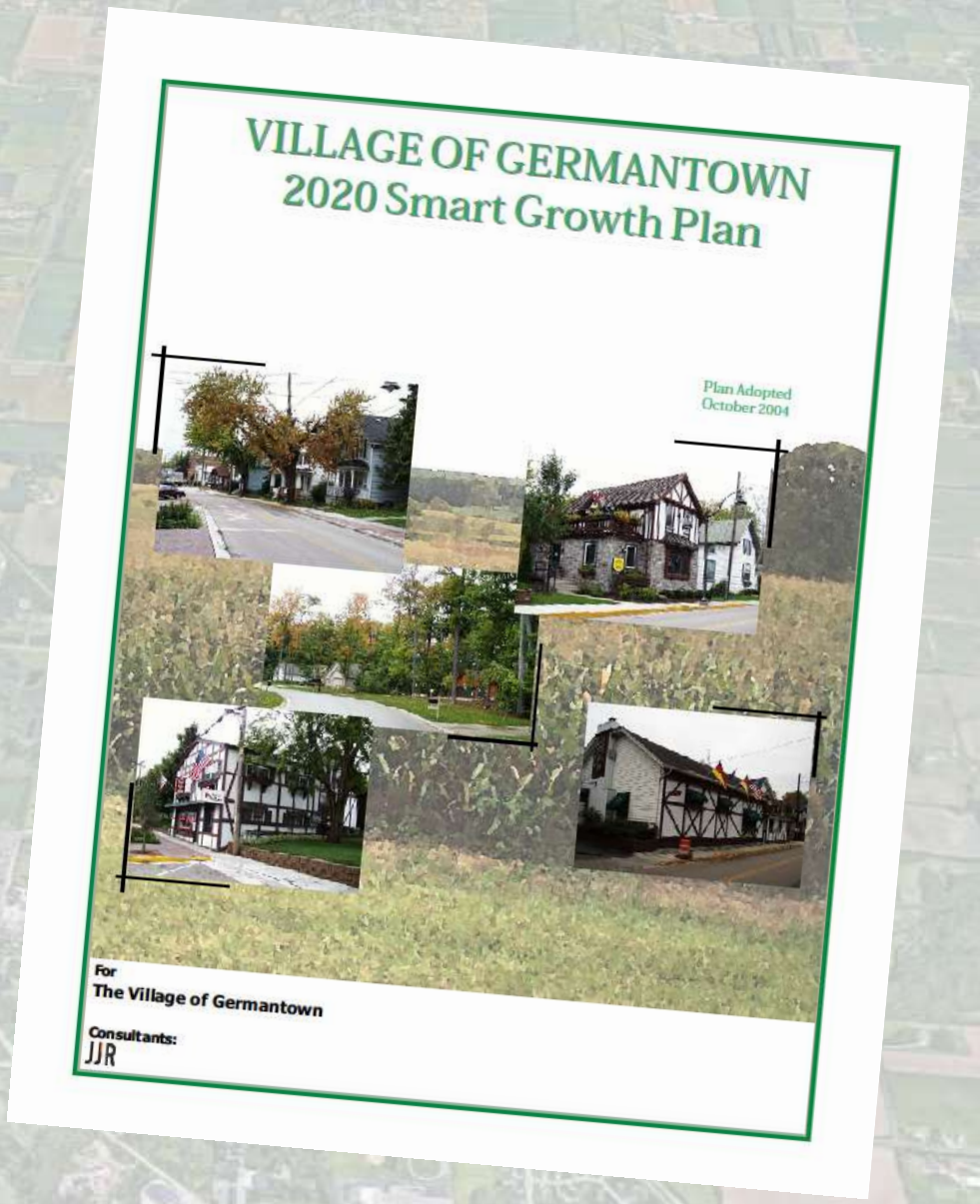
- "Smart Growth" movement has moved on
- Many legislative attempts since 2010 to water down or eliminate comprehensive plan requirements
- Only 80% of counties, cities, villages & towns have adopted a "Smart Growth" comprehensive plan
- Only 28% of those have updated their original plan
  - Updates 8 - 10 years (33%)
  - Updates avg 18.6 years (66%)

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Background

- 2020 “Smart Growth” Plan
  - 3-year effort from Fall 2001 to 2004 *(adopted Oct 2004)*
  - Prepared by JJR Consulting, Chicago IL

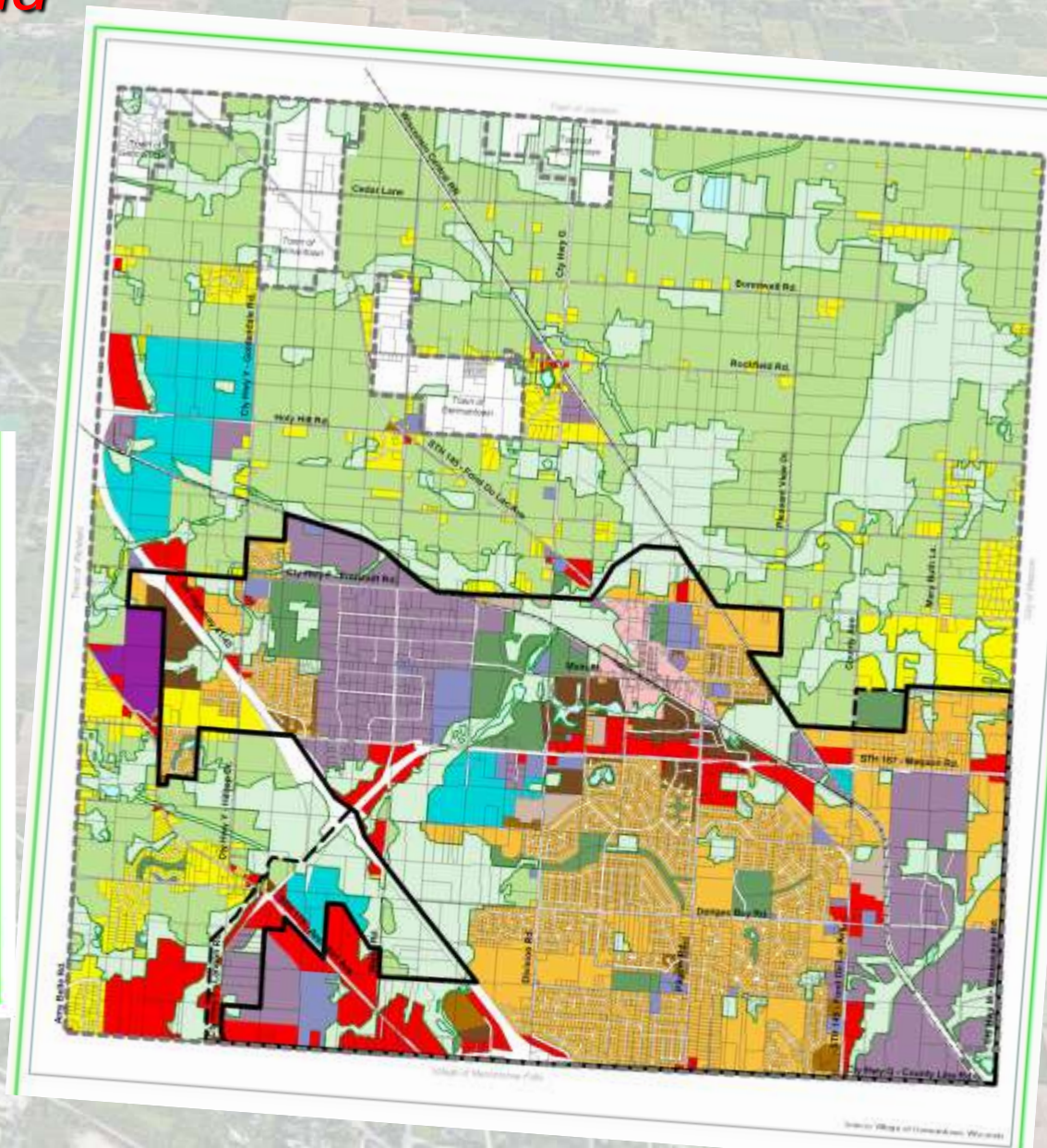


GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Background

- 2020 Future Land Use Plan
  - Map & Policies
  - Most Critical Element



GERMANTOWN 2050
Planning our future together.

2050 COMPREHENSIVE PLAN

Status Report

- 2050 Comprehensive Plan Project
  - Update 2020 Plan (NOT “overhaul”)
  - 15-18 month timetable (Summer 2019 to Winter 2020)
  - Prepared by GRAEF-USA, Milwaukee WI
  - “Smart Growth” compliant plan
  - Adopted Public Participation Plan (PPP)
    - In-person meetings, hearing, workshops & events
    - Village Social Media & Website
    - Community Survey

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Status Report

- COVID Hiatus
  - Time lost: approximately 18-24 months
  - New Timeline *(through July/Aug '22)*
  - Revised Public Participation Options
    - Switch to Virtual vs. In-Person Contact *(Public Meeting #2)*
    - Added Social Pinpoint Community Engagement website Germantown2050.com

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Status Report

- **Remaining Activities *(tentative)***
  - 2050 Plan draft document to Staff *(May)*
  - Review draft 2050 Plan @ Public Meeting #3 *(May 23)*
  - Plan Commission Review draft 2050 Plan *(June)*
  - Joint PC-VB Public Hearing of draft 2050 Plan document-Public Meeting #4 *(July)*
  - Village Board Plan Adoption *(July/Aug)*

GERMANTOWN 2050
Planning our future together.

RURAL PRESERVATION WORKSHOP

2050 COMPREHENSIVE PLAN

PUBLIC PARTICIPATION & ENGAGEMENT

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Public Participation Plan

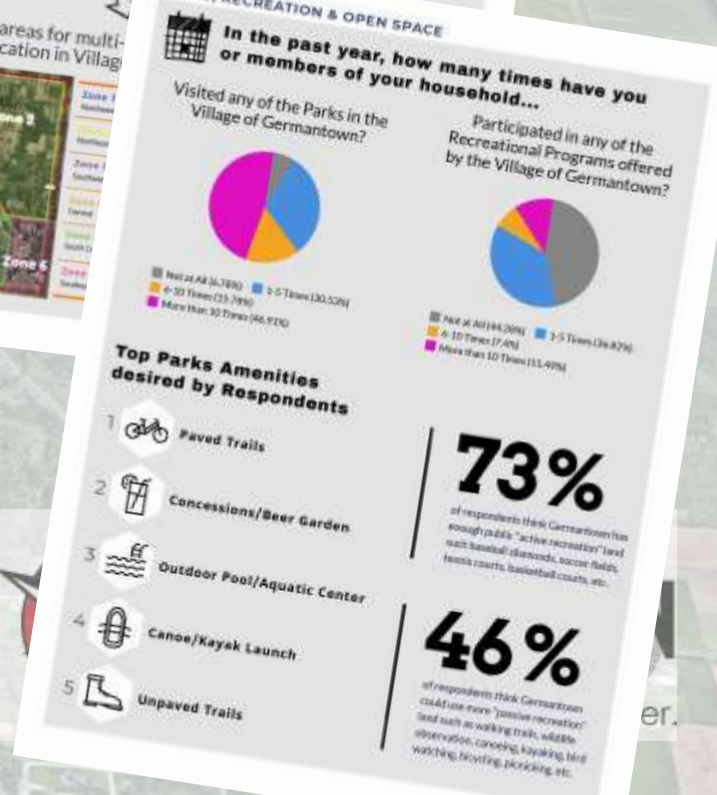
- Public Events, Meetings & Community Engagement
  - Public Meeting #1 Open House (’19)
  - (6) “Pop-Up Tent” Events (‘20-’21)
    - Taste of Germantown, National Night Out
    - Fire Dept Safety Fair, Oktoberfest
  - Park Planning Party Nov ’19
  - Public Meeting #2 Virtual Workshop Mar ’21
  - Germantown2050.com (Social Pinpoint)
    - Interactive Mapping
    - Visual Preference Survey

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Public Participation Plan

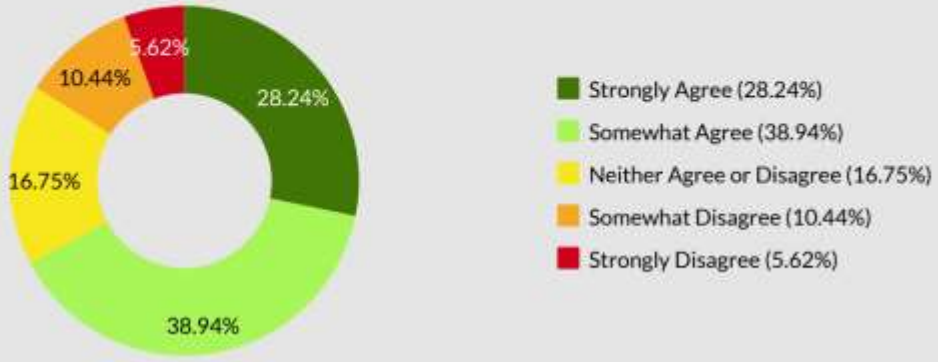
- 2019 Community Survey



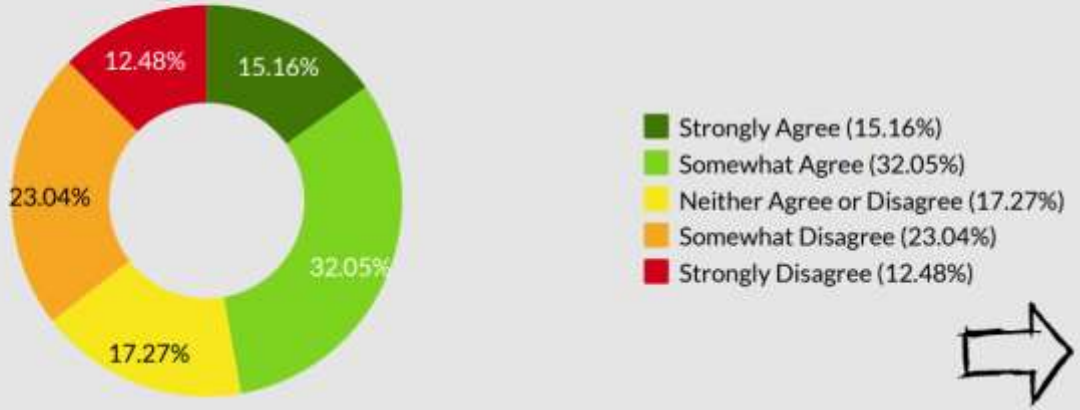
2050 COMPREHENSIVE PLAN

Community Survey

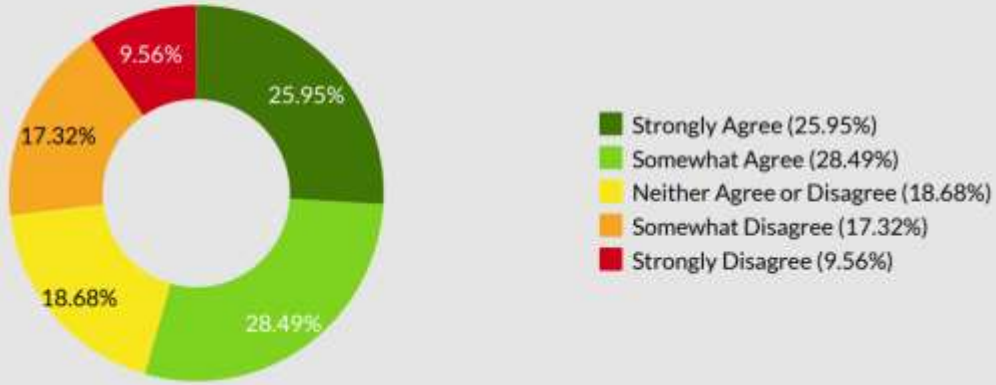
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.



Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.



The Village should protect ALL existing undeveloped farm and other agricultural land from future development.



GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Germantown2050.com

"We need to maintain the farmland and larger SFH out here. No subdivisions or smaller lots. People living out here chose this location to get away from the crowded housing subdivisions and don't want to be chased away from their homes by densely populated acreage."

"The rural feel of our community is quickly disappearing."

"Would like to see more areas being preserved! Germantown residents deserve quiet, peaceful neighborhoods. More of this should be put into the plan. No more industrial/commercial."

"I like the preservation but having 1 unit per 2.5 acres neighborhoods in the north would be good."

"Germantown needs to have more neighborhoods with medium sized lots, 1-3 acres. Less industrial especially in the northern parts of the Village. Keep the industrial south. Open up more Residential 1-3 acre lots."

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

FARMLAND PROTECTION

WHAT DO YOU KNOW?

GERMANTOWN
Planning our future together.

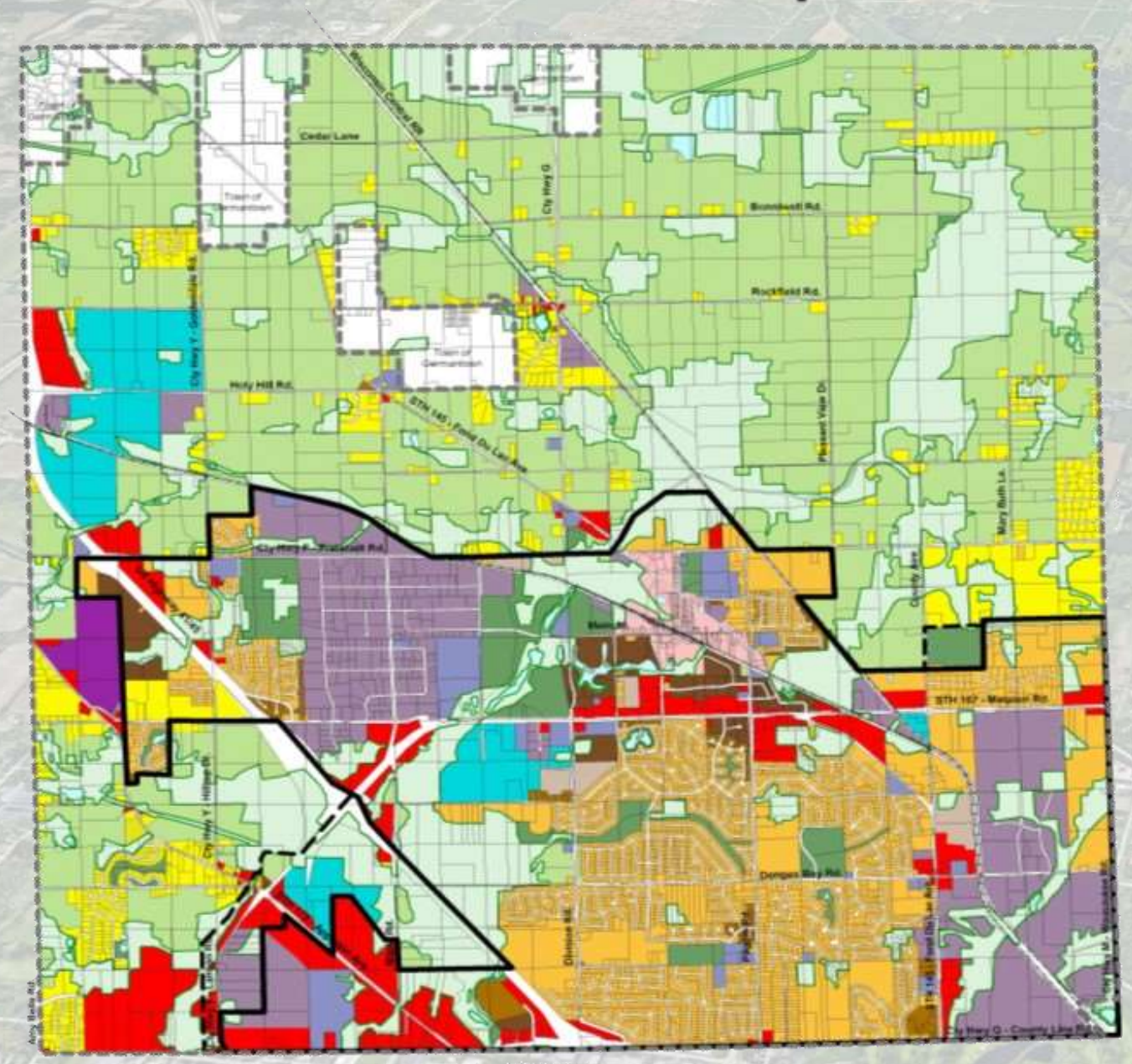
RURAL PRESERVATION WORKSHOP

APPROACH TO FARMLAND PROTECTION & RURAL PRESERVATION

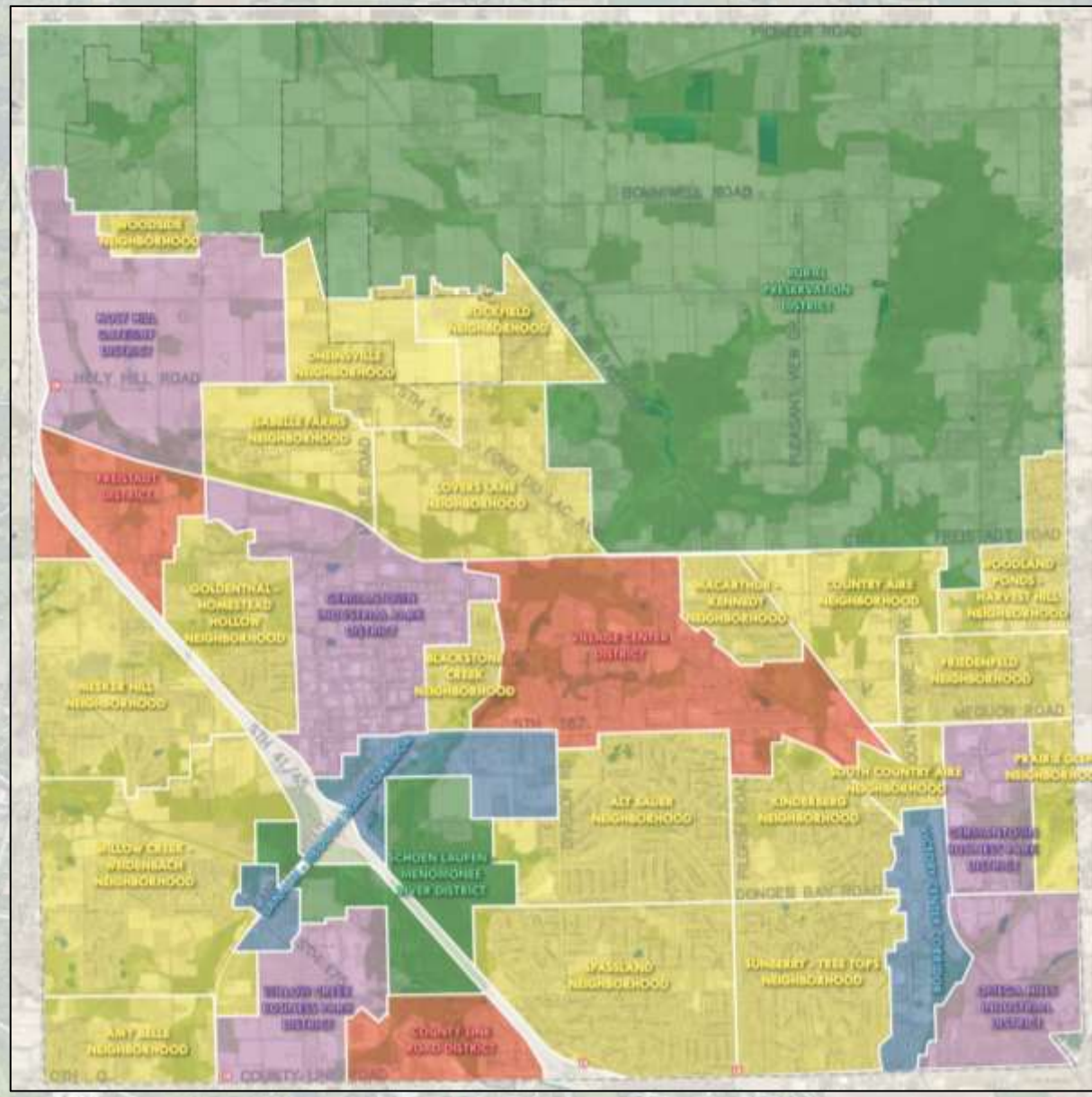
2020 Plan vs. 2050 Plan

GERMANTOWN
Planning our future together.

2020 Land Use Map



2050 Land Use Map

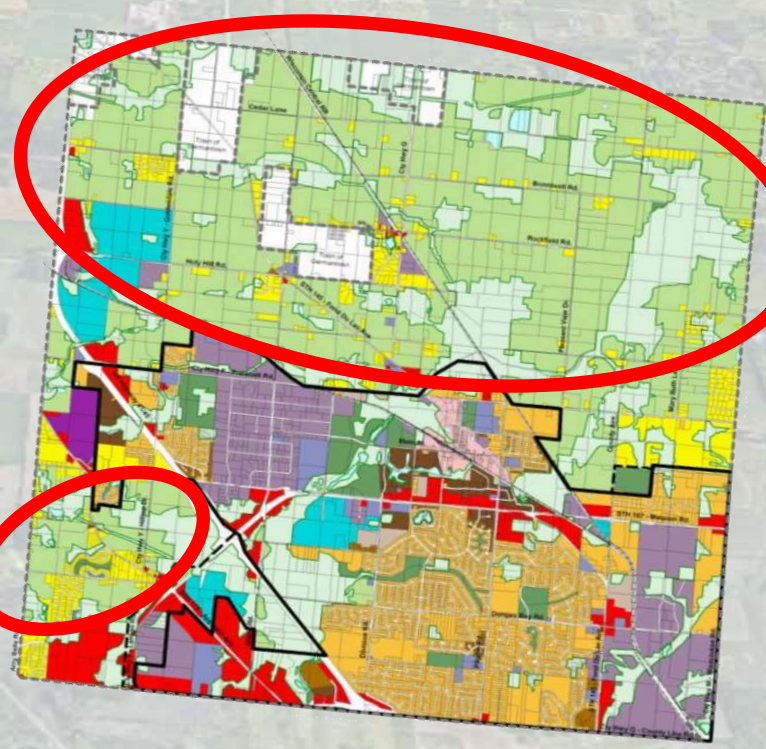


2020 PLAN APPROACH

"Agricultural / Conservation Residential District"

Purpose

- Protect farmland & open space
- Allow ag-compatible land uses only
- Prohibit urban infrastructure
- Recognizes farming trends & increasing pressure for non-farm development
- Allow large-lot / low-density residential non-farm development
- Encourages Conservation Subdivision Design & Planned Development (PDD) Zoning with:
  - Smaller lot size @ same density
  - Private streets



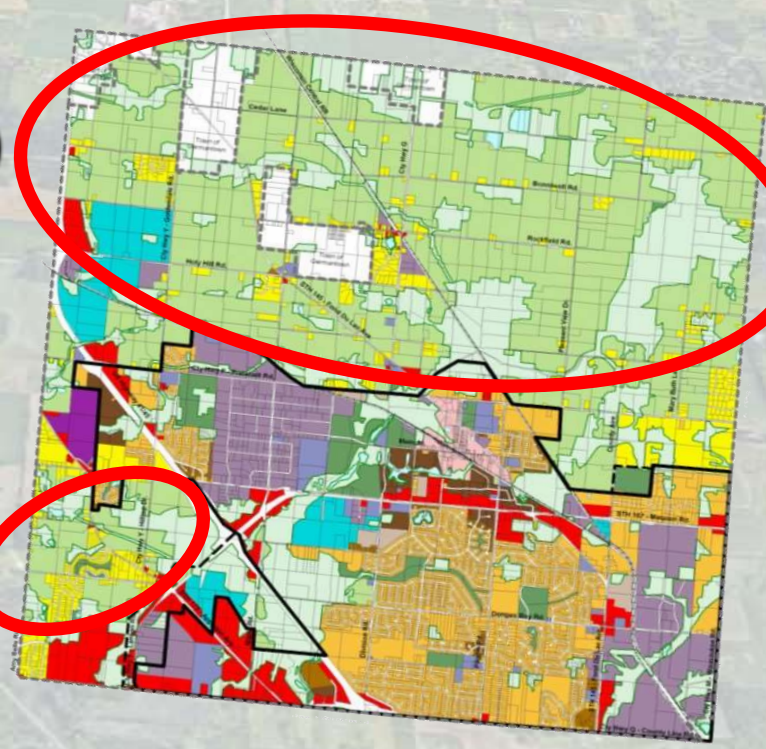
GERMANTOWN
Planning our future together.

2020 PLAN APPROACH

"Agricultural & Conservation Residential District"

Land Uses

- Agriculture (crops, livestock, orchards, nursery)
- Large-scale & hobby farms
- Agri-business & agri-tourism
- No non-farm industrial or retail commercial
- Non-farm home-based business w/ restrictions
- Non-farm residential (1 option)



Density & Lot Size *(new residential development)*

Only Option: Minor Land Divisions & Subdivisions

- 1 lot / 5-acre density (average # of homes per acre)
- 5-acre minimum lot size

GERMANTOWN
Planning our future together.

2050 COMPREHENSIVE PLAN

Land Use Plan Map & Development Policy Matrix

- "Neighborhoods-Districts-Corridors" (NDC) Concept
  - Map w/ (32) total contiguous areas
  - Land Use / Development Matrix

Germantown 2050 - Comprehensive Plan Update | **Neighborhoods, Districts, & Corridors Land Use Table – Districts & Corridors** (Page One)

Places			Preferred Future Land Uses												SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential Single Family	Residential Two to Four Family	Residential Multi-Family / Senior	Mixed-Use Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (outside Activity Centers)	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Sewered? (Y/N/Partial)	Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre See NOTE 4 for details
District	Mixed-Use	Village Center District	A	u	A	D	D	u	D	A	D	u	u	u	Y	YES	D	A	U	10 units/acre
District	Mixed-Use	County Line Road District	A	u	u	A	A	A	D	A	A	u	D	u	Y	YES	D	U	A	10 units/acre
District	Industrial / Commercial	Willow Creek Business Park District	A	u	u	D	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Industrial / Commercial	Germantown Business Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Industrial / Commercial	Germantown Industrial Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Industrial / Warehousing	Holy Hill Gateway District	A	u	u	D	D	D	A	A	A	u	D	u	N	YES	-	-	-	10 units/acre
District	Industrial / Landfill	Omega Hills Industrial District	A	u	u	u	u	D	A	A	A	A	D	u	Y	YES	-	-	-	-
District	Mixed-Use	Freistadt District	A	A	A	D	D	D	A	A	A	u	D	u	N	YES	-	-	-	10 units/acre
District	Rural / Open Space	Rural Preservation District	A	A	u	u	u	u	u	u	A	A	u	u	P	YES	U	U	D	see NOTE 1
District	Open Space	Schoen Laufen - Menomonee River District	A	u	u	u	u	u	u	u	A	D	u	u	P	YES	-	-	-	-
Corridor	Mixed-Use	Lannon - Mequon Road Corridor	A	u	A	A	A	A	D	A	A	u	A	u	Y	YES	D	U	U	10 units/acre
Corridor	Mixed-Use	Victory Center Corridor	A	u	A	A	A	A	D	A	A	u	A	u	Y	YES	D	U	U	8 units/acre

NOTE 1: 'Rural Preservation' District: 1 unit/ 20 acres (4 or fewer CSM lots); 1 unit/ 5 acres with Conservation Subdivision (5 or greater lots subdivided)

NOTE 2: Neighborhood in SSA (w/ water & sewer): 2.2 units/ acre (4 or fewer CSM lots); 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)

NOTE 3: Neighborhood outside SSA (no water & sewer): 1 unit/ 5 acres (4 or fewer CSM lots); 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

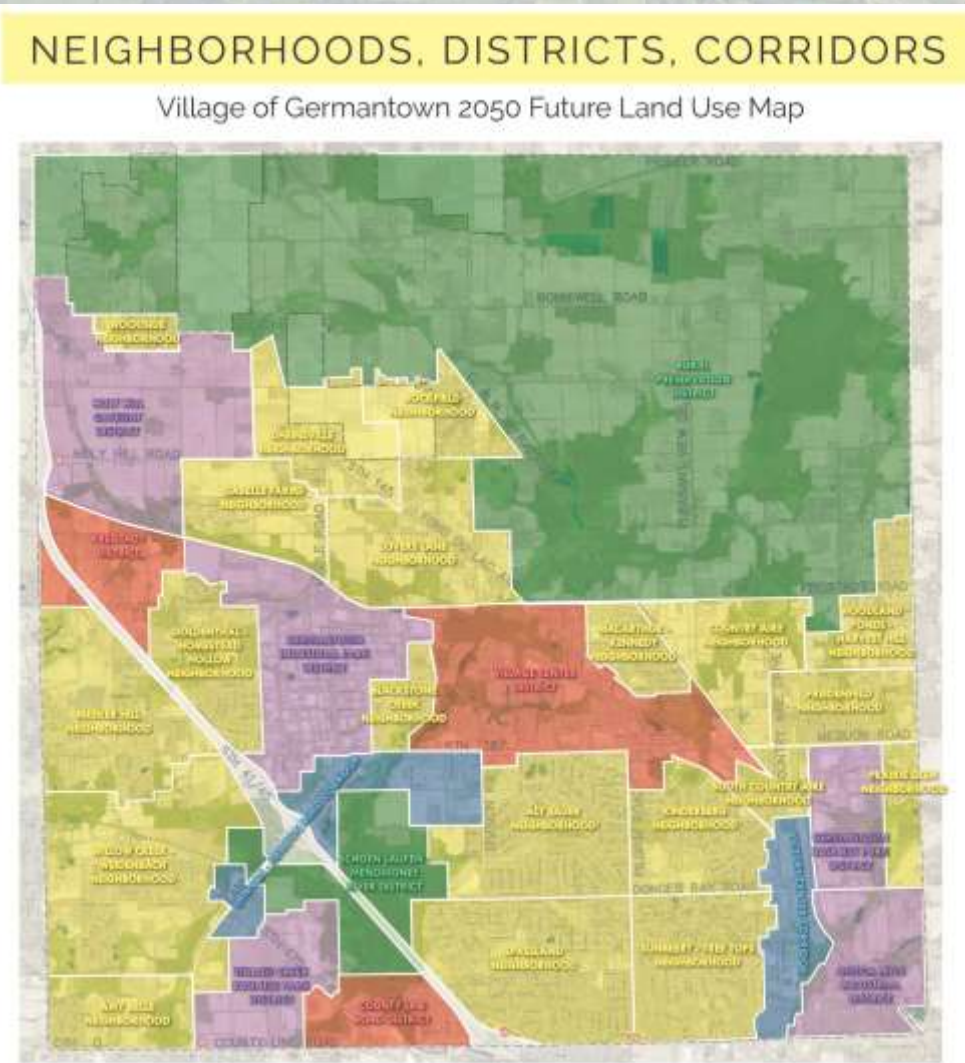
The density listed in this column is the maximum density permitted. However, a lower density may be required on a case by case basis and higher density may be [illegible] pursuant to the Planned Development District section of the Zoning Code.

D = Desirable – These uses should be encouraged and support the desired character of the area.

A = Allowable – These uses are appropriate for the area, but may require additional consideration to fit the vision.

U = Undesirable – Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.

GERMANTOWN 2050 Planning our future together.

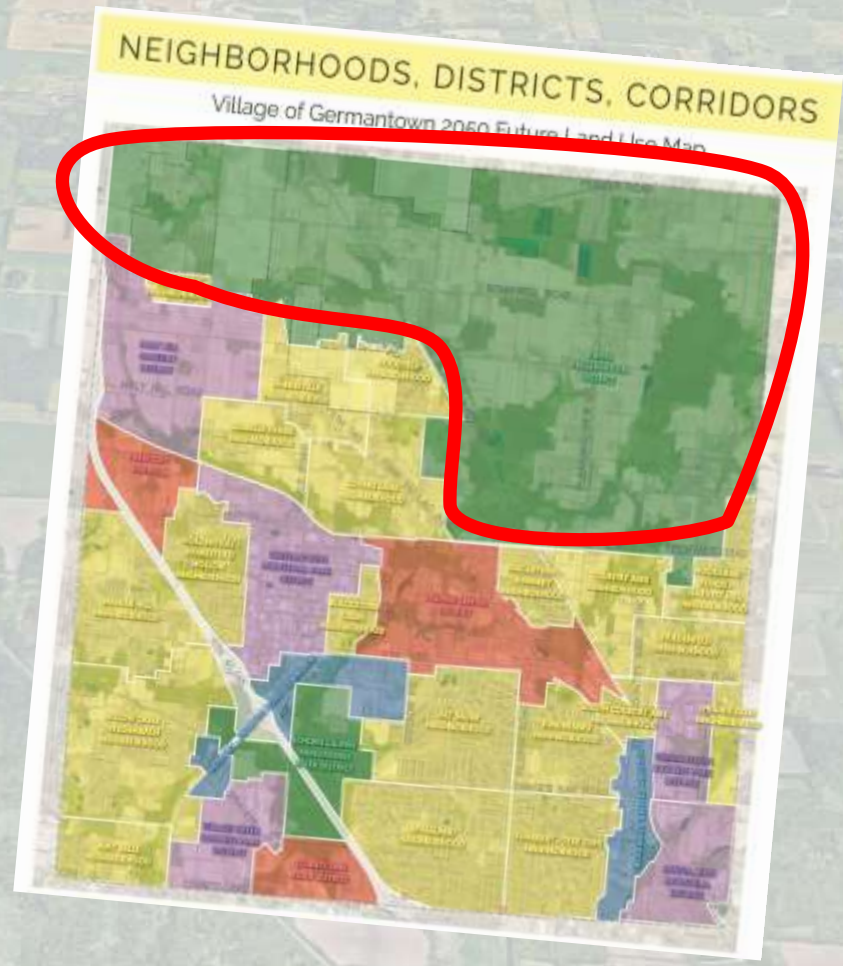


2050 PLAN APPROACH

"Rural Preservation District"

Purpose

- Protect farmland & open space
- Protect "rural character & appearance"
- Allow ag-compatible land uses only
- Prohibit urban infrastructure
- Recognizes continuing farming trends & pressure for non-farm development
- Balances rural preservation w/ private property rights & values
- Recognizes current large-lot / low-density residential development NOT a good strategy
- Requires (vs. encourage) Conservation Subdivision (if dividing 5 lots or more)

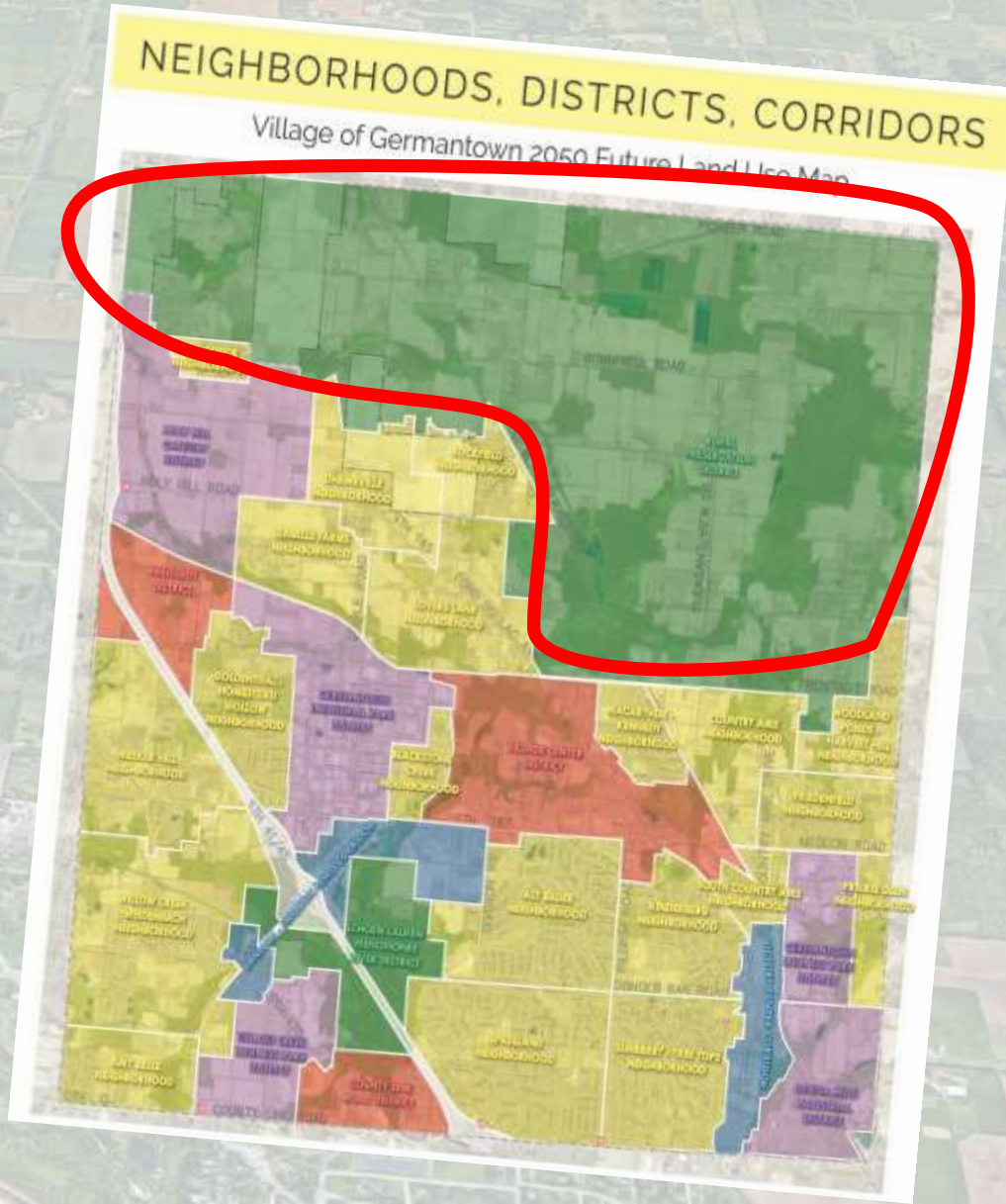


2050 PLAN APPROACH

"Rural Preservation District"

Land Uses *(same as 2020 Plan)*

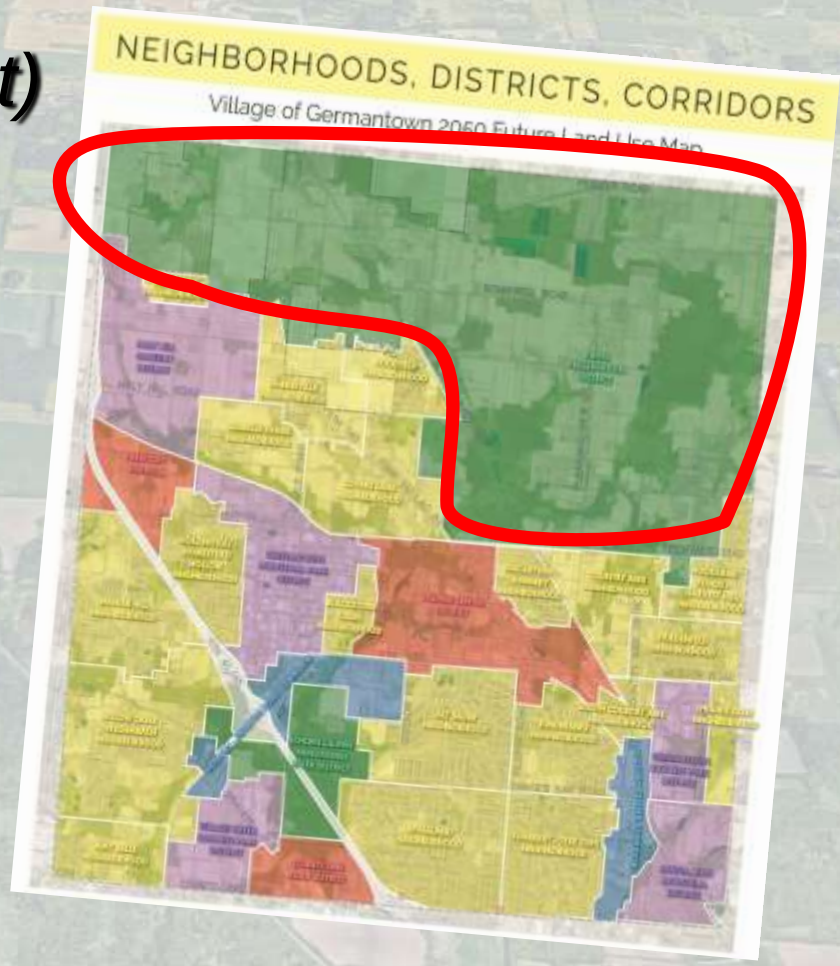
- Agriculture (crops, livestock, orchards, nursery)
- Large-scale & hobby farms
- Agri-business & agri-tourism
- No non-farm industrial or retail commercial
- Non-farm home-based business w/ restrictions
- Non-farm residential (2 options)



2050 PLAN APPROACH

"Rural Preservation District"

Density & Lot Size *(new residential development)*



Option 1: Minor Land Divisions (< 5 lots)

- 1 lot / 20-acre density (avg # homes per acre)
- 20-acre minimum lot size

Option 2: Subdivisions (5 or more lots)

- 1 lot / 5-acre density (avg # homes per acre)
- 1-acre minimum lot size
- Conservation Design REQUIRED
- 60% minimum open space (HOA, private or public Conservancy ownership)
- Conservation Easement & Stewardship Plan

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

2050 COMPREHENSIVE PLAN

RURAL PRESERVATION DISTRICT

GERMANTOWN
Planning our future together.

RURAL PRESERVATION DISTRICT

2050 Plan Approach

Sanitary Sewer Service Area (SSA) Boundary

- Area served by Milwaukee Metropolitan Sewer District (MMSD)
- a.k.a. “Urban Service Area” and “Urban Boundary”
- Defined area served by public sewer, water & other “urban” services (now or in the future) to guide cost-effective decision-making for:
  - Provision & extension of infrastructure
  - Land use & development decisions
- Areas determined by Village (approved by MMSD) to be suitable & capable for intensive & higher density land uses given proximity to transportation & existing urban services

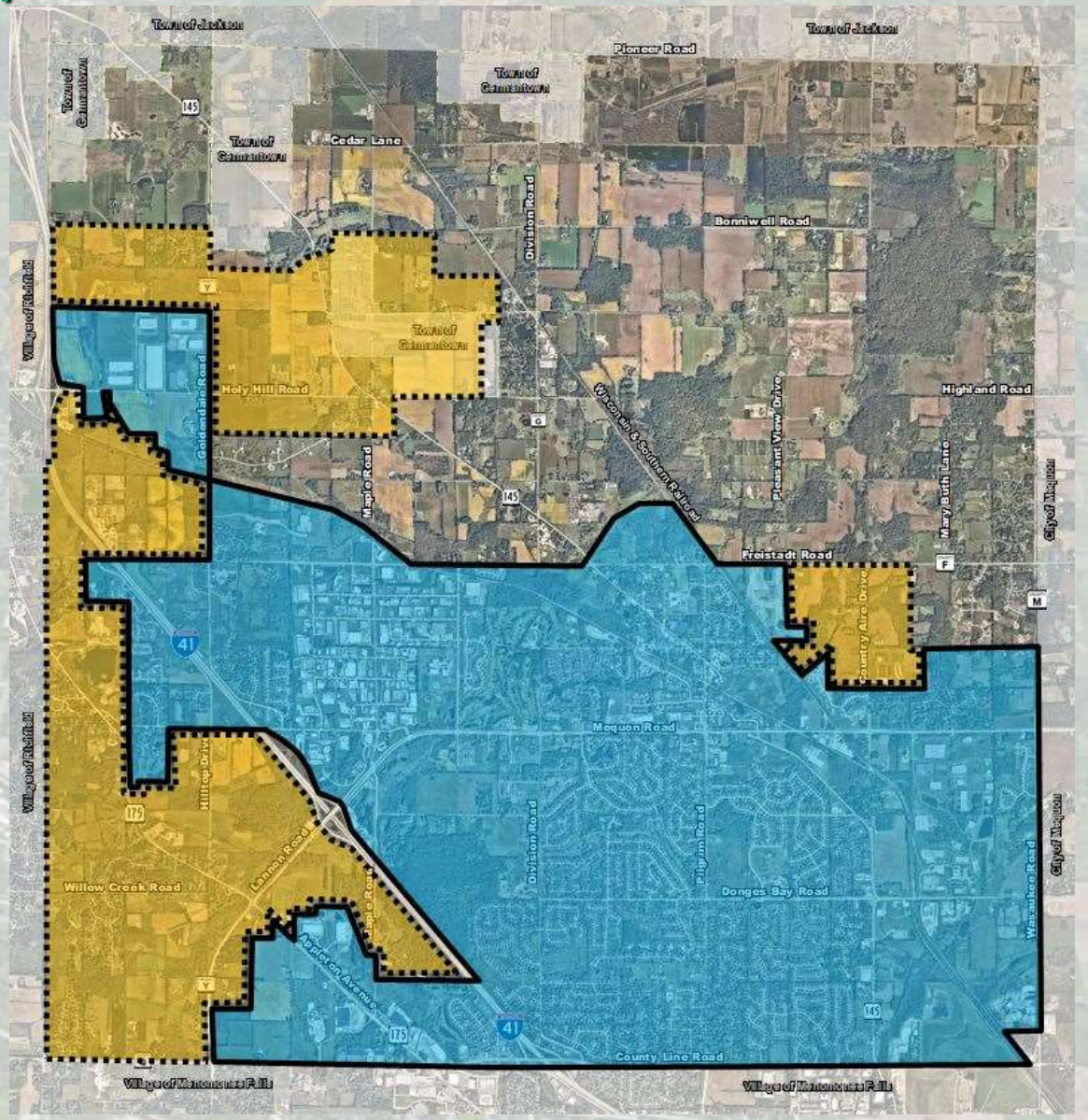
GERMANTOWN 2050
Planning our future together.

RURAL PRESERVATION DISTRICT

2050 Plan Approach

Germantown's (SSA) Boundary

- **BLUE**: Existing SSA approved by MMSD & currently served with sewer OR capable of being served with facility expansion
- **ORANGE**: Potential SSA given location of existing sewer facilities within BLUE & capable of being served given facility capacity

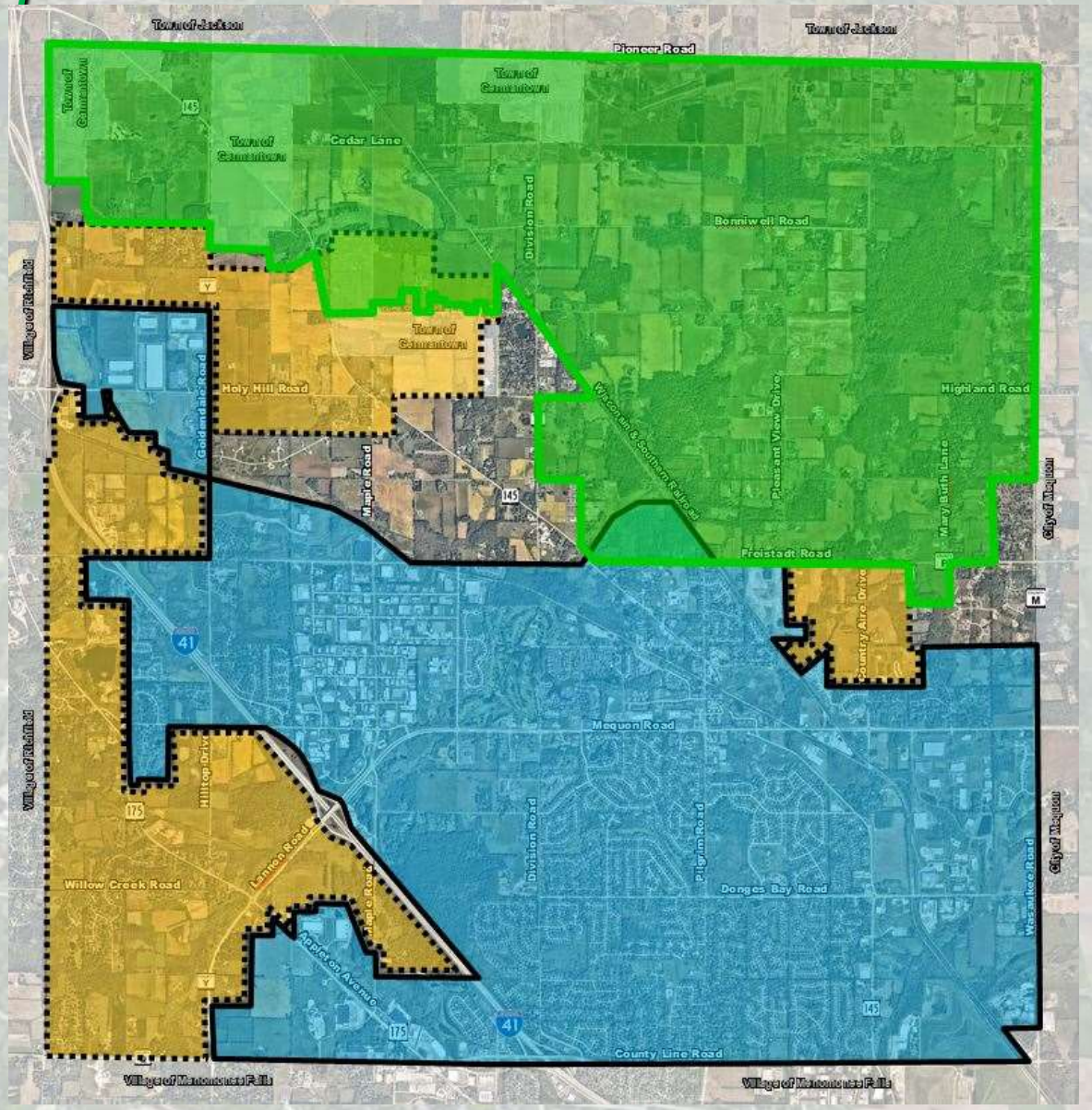


RURAL PRESERVATION DISTRICT

2050 Plan Approach

Rural Preservation Boundary

- **GREEN**: Rural Preservation District (proposed)
- **BLUE**: Existing SSA approved by MMSD & currently served with sewer OR capable of being served with facility expansion
- **ORANGE**: Potential SSA given location of existing sewer facilities within BLUE & capable of being served given facility capacity



RURAL PRESERVATION DISTRICT

2050 Plan Approach

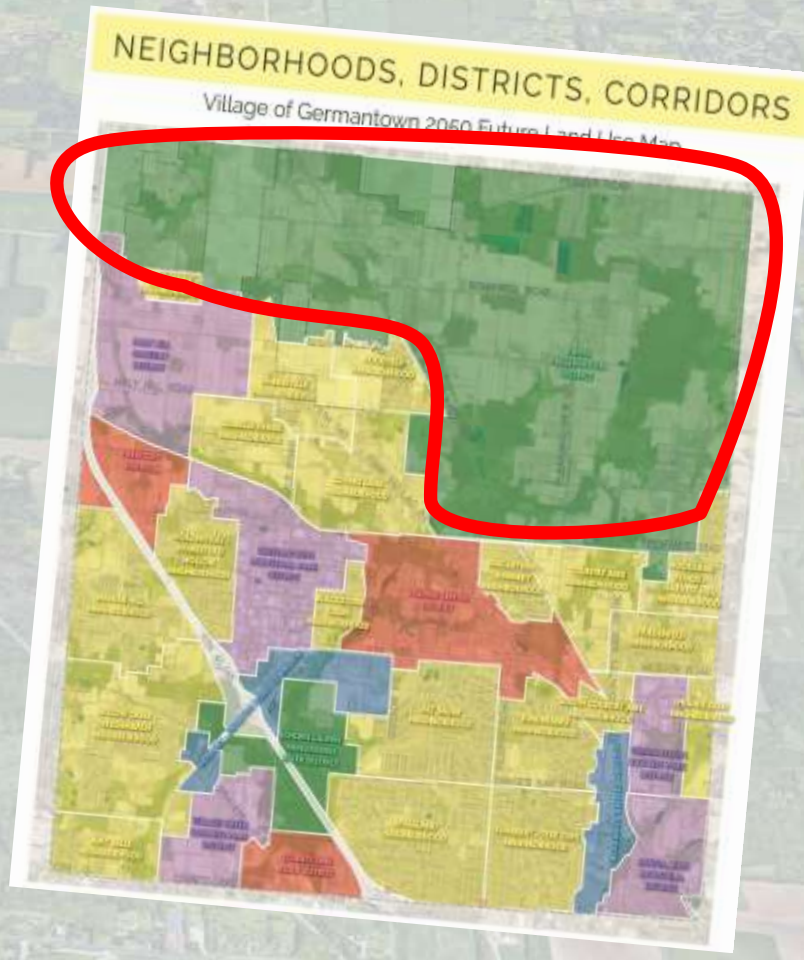
Residential Development Policy (proposed)

Option 1: Minor Land Divisions (< 5 lots)

- 1 lot / 20-acre density (avg # homes per acre)
- 20-acre minimum lot size

Option 2: Subdivisions (5 or more lots)

- 1 lot / 5-acre density (avg # homes per acre)
- 1-acre minimum lot size
- Conservation Design REQUIRED
- 60% minimum open space (HOA, private or public Conservancy ownership)
- Conservation Easement & Stewardship Plan



GERMANTOWN
Planning our future together.

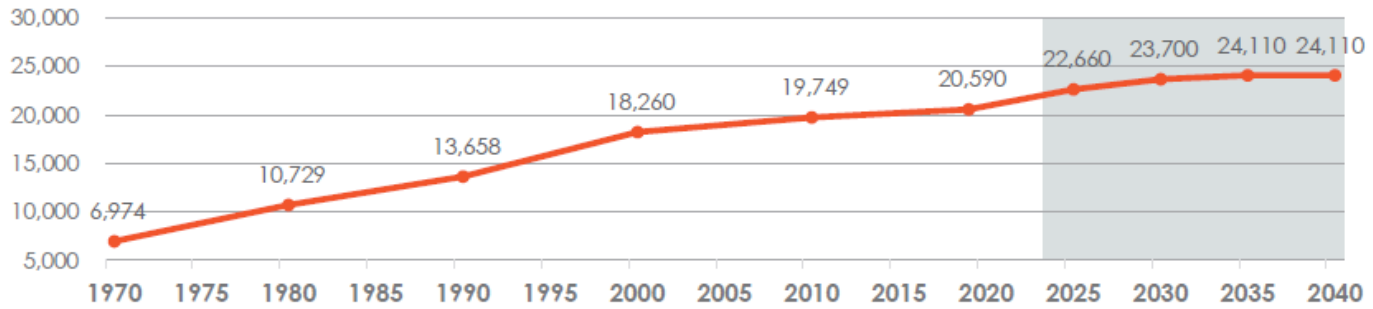
RURAL PRESERVATION DISTRICT

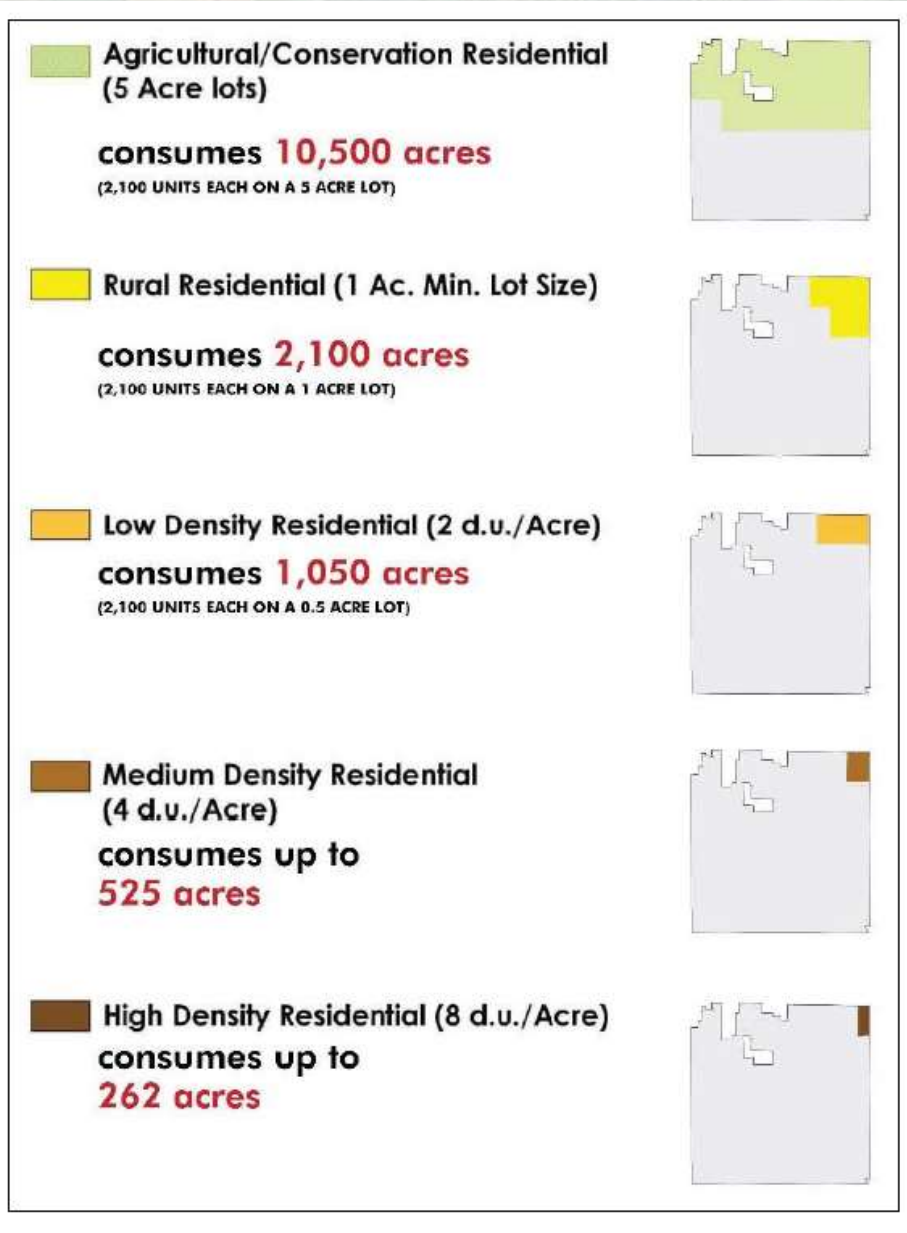
2050 Plan Approach

The current 5-acre minimum lot size policy CAN'T protect farmland & preserve rural character over time

- Projected population & housing needs will exceed 2,100 homes by 2050
  - 5-acre lots will consume too much land

Table 1.1 – Village of Germantown Population History & Projection





RURAL PRESERVATION DISTRICT

2050 Plan Approach

The current 5-acre minimum lot size policy CAN'T protect farmland & preserve rural character over time

- Property owners in 5-acre lot subdivisions use only 2 acres (est.) of total lot; undeveloped areas can contribute to fragmented farmland, open space & environmental corridors

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

GROUP MAPPING EXERCISE

RURAL PRESERVATION DISTRICT BOUNDARY

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

RESIDENTIAL DEVELOPMENT POLICY

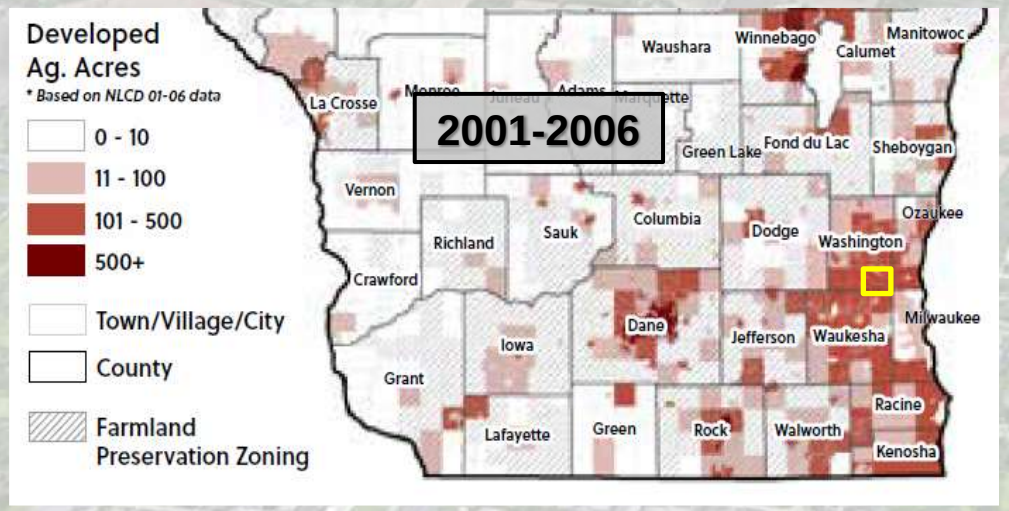
CONSERVATION SUBDIVISION DESIGN

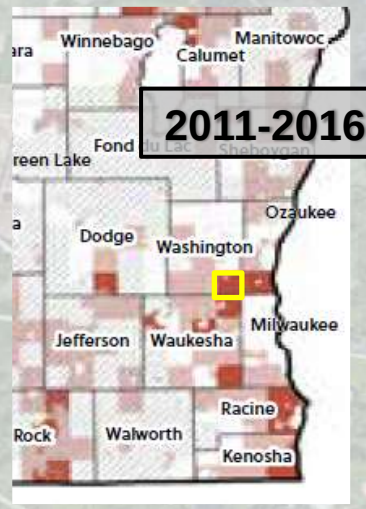
GERMANTOWN
Planning our future together.

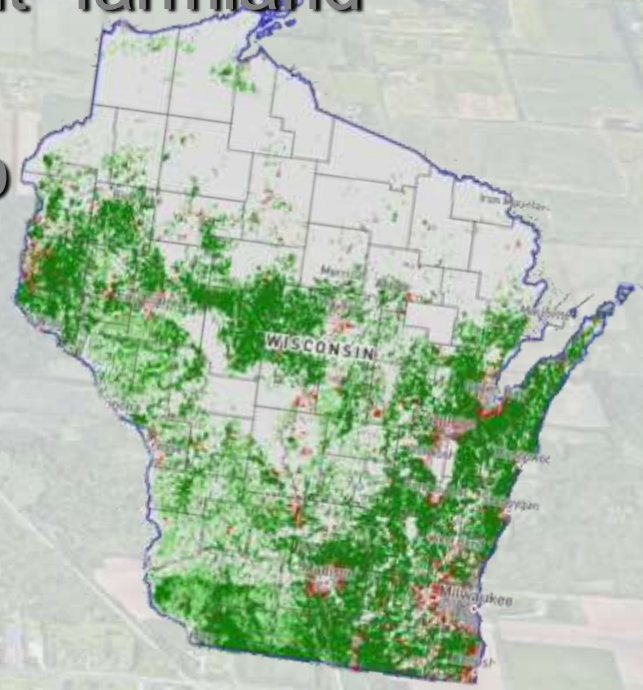
CONSERVATION SUBDIVISION DESIGN

Farmland Trends

- American Farmland Trust (AFT) reports that 2,000 acres of farmland in the U.S. is lost for development or other non-farm purposes each day.
- 2001 to 2016 11 million acres of farmland in the U.S. was lost or fragmented, including 4.4 million "Nationally Significant" farmland
- 250,000 acres of WI farmland & open space (crop, pasture & woodland) was lost for development (96K to urban & 154K to low-density residential)





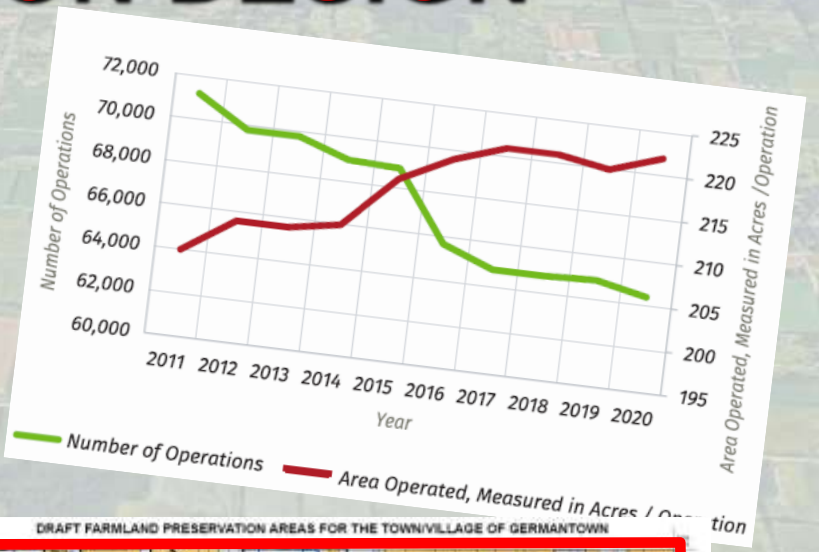


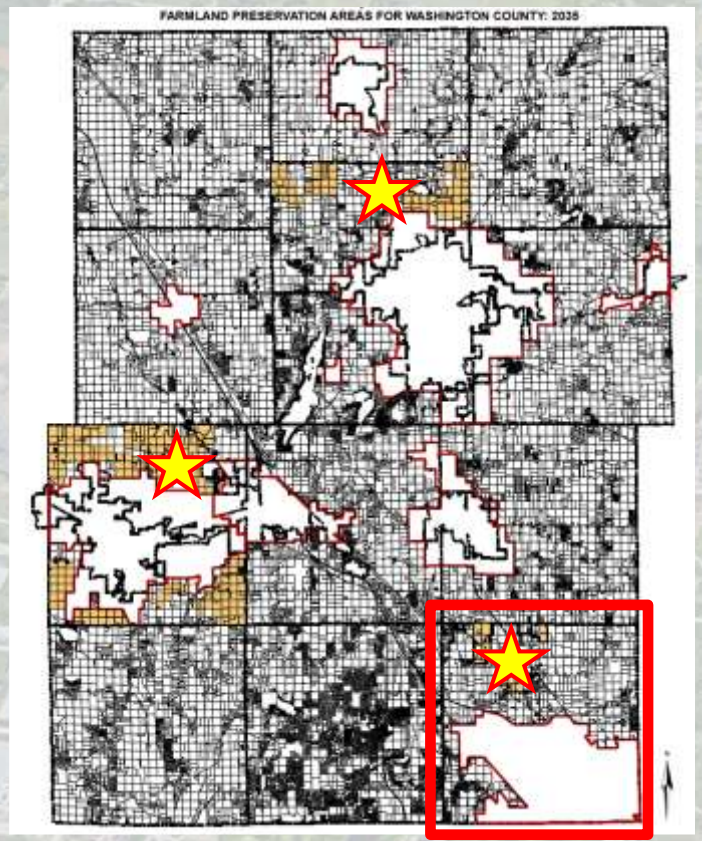
GERMANTOWN
Planning our future together.

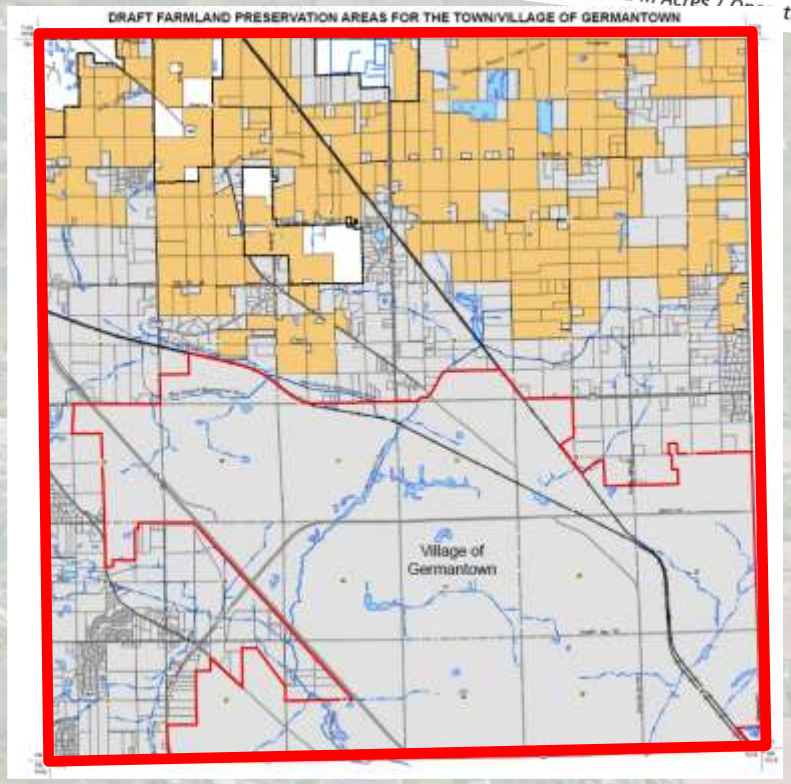
CONSERVATION SUBDIVISION DESIGN

Farmland Trends

- # of WI Farms declining (10% 2011 to 2021)
- Avg Farm size increasing (220 ac)
- Farmland protections (zoning) contracting



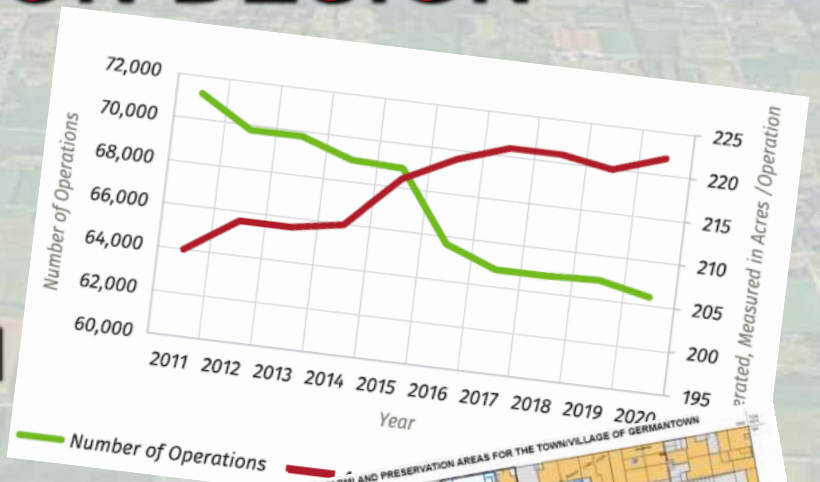




CONSERVATION SUBDIVISION DESIGN

Farmland Trends

- 2019 Disparity in Land Value (measured by sales) for farmland sold for **development** ($14,780/ac) was 180% **higher** than land sold for continued agricultural use ($5,280/ac)
- State avg; varies by location; higher near urban areas (e.g. Madison & Milwaukee)



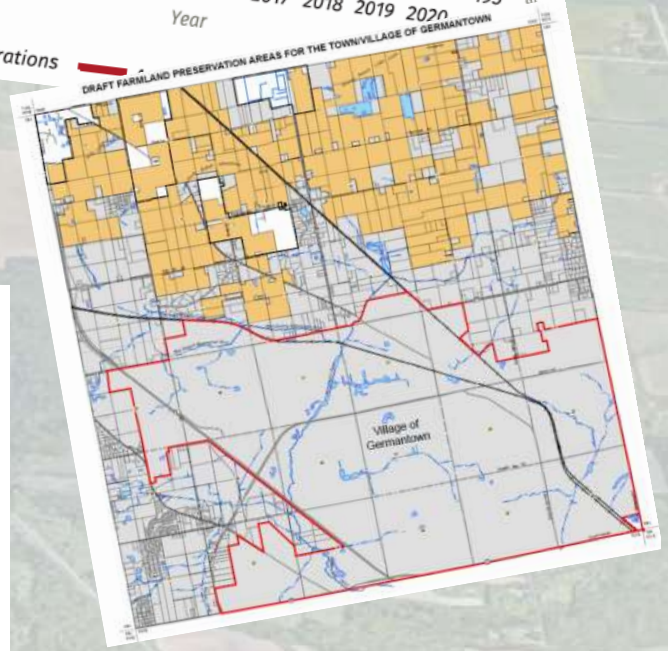


Table 1: Total Agricultural Land Sales in Wisconsin, 2012-2018 for Lands with and without Improvements[4]

Year	Agricultural land continuing in agricultural use			Agricultural land diverted to other uses			Total of all agricultural land		
	Number of Transactions	Acres Sold	Dollars per acre	Number of Transactions	Acres Sold	Dollars per acre	Number of Transactions	Acres Sold	Dollars per acre
2012	2,194	144,971	4,615	88	4,277	7,229	2,282	149,248	4,690
2013	1,817	116,979	4,791	98	4,419	6,638	1,915	121,398	4,859
2014	1,511	97,419	5,407	117	5,846	5,846	1,628	102,136	5,428
2015	1,457	93,611	5,383	115	4,334	4,050	1,572	97,945	5,457
2016	1,463	98,017	5,483	98	3,227	7,085	1,531	101,244	5,534
2017	1,378	84,618	5,445	149	6,254	10,007	1,527	90,872	5,759
2018	1,504	89,582	5,818	159	5,469	12,150	1,663	90,051	6,182

GERMANTOWN
Planning our future together.

CONSERVATION SUBDIVISION DESIGN

Recommended Strategy for Transitioning Communities

- Commonly used in S.E. Wisconsin as alternative to "conventional" subdivision development

GERMANTOWN
Planning our future together.

CONSERVATION SUBDIVISION DESIGN

Balanced Goals

- Preserve rural landscape, natural resource areas, farmland, and other large open space areas balanced with...
- Protection of property rights by allowing non-farm residential development at rural densities

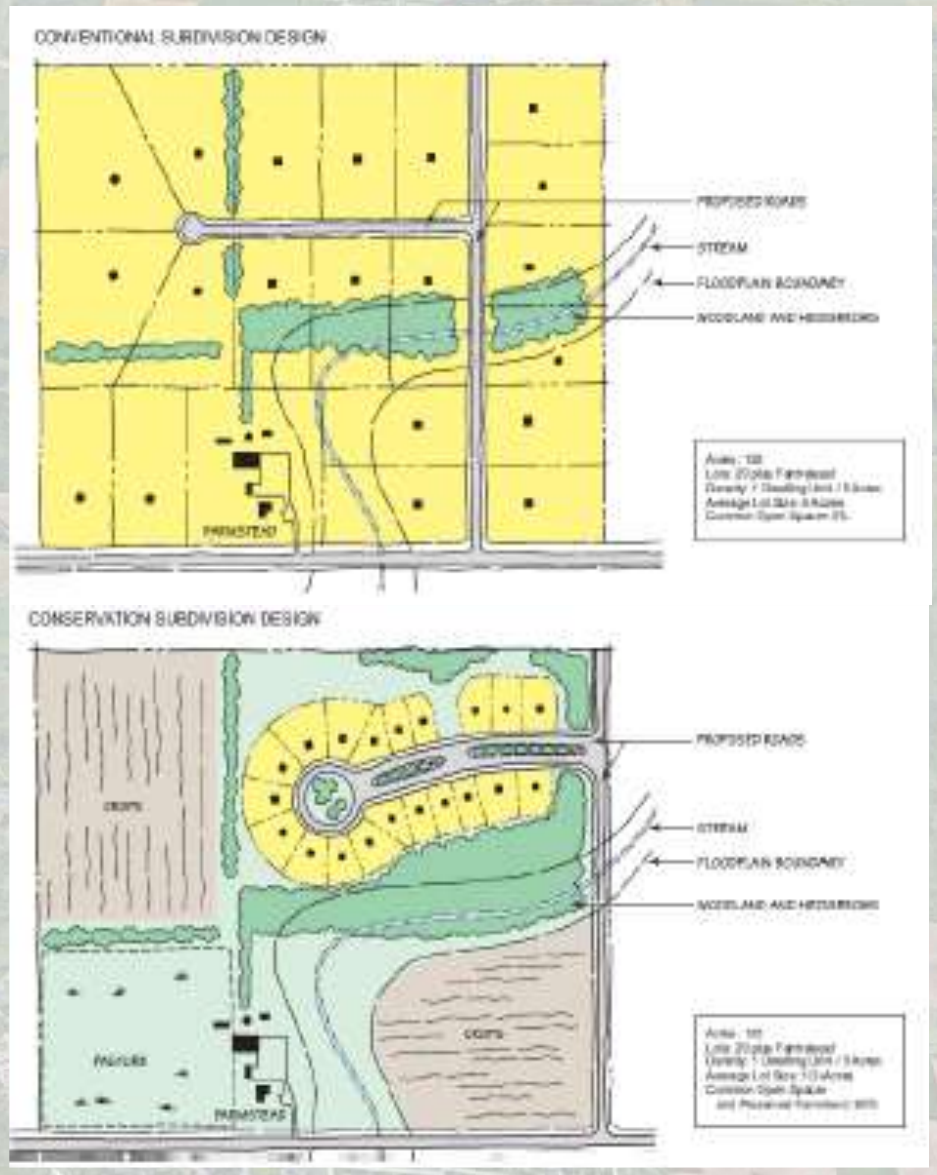
Other Benefits (vs. "Conventional" development)

- Less fragmentation & loss of environmental corridors & wildlife habitat
- Value appreciation (neighborhood open space amenities)
- Sales & marketing (owners prefer adjacent to protected open space)
- Lower development & maintenance costs (e.g. less public road)
- Increased social & recreational opportunities (open space amenities)
- Reduced demand for public open space & park land (trail connections)

CONSERVATION SUBDIVISION DESIGN

Conservation Subdivision Design

- Residential development with minimum 25-60% area set aside as permanent open space
- "Density Neutral" – allows same # of homes as conventional subdivision (on smaller lots)
- Not "one-size-fits-all" – basic requirements & allowances vary by community & location within a community (rural vs. urban)
  - Density (# of homes per acre)
  - Lot size (minimum & maximum)
  - Open Space (minimum %)



CONSERVATION DESIGN REQUIREMENTS

City of Mequon, WI

Density & Lot Size Policy *(R-1 District)*

- Minimum 25-acre parcel
- 1 lot / 5-acre density (avg # homes per acre)
- .75-acre minimum lot size
- 60% minimum open space (HOA, private or public Conservancy ownership)
- Conservation Easement & Stewardship Plan

Examples

- Cobblestone Woods (Highland Road)
- Hawk's Glen (Highland Road)
- Ashbury Woods (Mequon Road)
- Sutton Ridge (Mequon Road)

CONSERVATION DESIGN REQUIREMENTS

Village of Richfield, WI

Density & Lot Size Policy *(Rs-1a & Rs-1b Districts)*

- Minimum 20-acre parcel
- 1 lot / 3-acre density (avg # homes per acre)
- 1.25 & 1.5-acre minimum lot sizes
- 40% minimum open space (HOA, private or public Conservancy ownership)
- Deed Restriction & Maintenance Plan

Examples

- Hawk's Nest (Hillside Road)
- Winchester Fields (Elmwood Road)
- Timber Stone (Hubertus Road)
- Prairie Hollow (Mayfield Road)

CONSERVATION DESIGN REQUIREMENTS

Village of Germantown, WI

Density & Lot Size Policy *(Optional - PD District only)*

- Density varies by underlying zoning
- No minimum lot size
- No minimum open space %
- Deed restricted open space (HOA ownership)

Example

- Prairie Glen (Wasaukee Road)
  - 39-acres w/ 31 lots
  - 1 lot / 1.25 acres
  - 60% open space
  - 15,000 sqft min lot size
  - 2001 Governor's Commendation

RURAL PRESERVATION WORKSHOP

CONSERVATION DESIGN

WHAT SHOULD IT LOOK LIKE?

YOU LIKE THIS… OR THAT?

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

Wrap-Up

THANK YOU!

Where to Leave Feedback & Comments

- **Germantown2050.com** (Community Engagement website)
- **Germantownwi.gov** (Village website)
- **Comments@germantownwi.gov** (Village email address)

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

Wrap-Up

- **Remaining Activities *(tentative)***
  - 2050 Plan draft document to Staff *(May)*
  - Review draft 2050 Plan @ Public Meeting #3 *(May 23)*
  - Plan Commission Review draft 2050 Plan *(June)*
  - Joint PC-VB Public Hearing of draft 2050 Plan document-Public Meeting #4 *(July)*
  - Village Board Plan Adoption *(July/Aug)*

GERMANTOWN
Planning our future together.

RURAL PRESERVATION WORKSHOP

Wrap-Up

THANK YOU!

Where to Leave Feedback & Comments

- **Germantown2050.com** (Community Engagement website)
- **Germantownwi.gov** (Village website)
- **Comments@germantownwi.gov** (Village email address)

GERMANTOWN
Planning our future together.