REVISED

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: **REGULAR MEETING OF THE VILLAGE BOARD**

DATE AND TIME: **MONDAY, SEPTEMBER 19, 2022** **7:00 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 #: 2556 069 6579 Password: 6TPfHDnrn74 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=m3bb8f5ea21064ea3642939d27cc82e49
Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.
Previously recorded Village Board Meeting Videos can be viewed at
https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

AGENDA

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

II. **ROLL CALL:**

III. **PLEDGE OF ALLEGIANCE:**

IV. **PRESIDENT'S REPORT:**

V. APPOINTMENTS:

A. **Commissions/Boards/Committees**

1. **Board of Review** (5 year term)
   - Member Kim Leukert
   - Member Kristine Huber
   - Alt. Member Wyatt Weir

2. **Board of Zoning Appeals**
   - Member Jeffrey Knop (3 year term)

3. **Ethics Board** (3 year term)
   - Member Rosemarie Matheus
   - Member Wyatt Wiehr
   - Alternate Member Vacant
   - Alternate Member Vacant

4. **Historic Preservation Commission** (3 year term)
   - Member Christine Kauth
   - Member Barbara Mendenhall

5. **Library Board** (3 year term)
   - Member Charlene Brady
   - Member Darlene Vosen
   - School Board Member Jake Misiak

6. **Park & Recreation Commission** (3 year term)
   - Member Vacant
   - Member Vacant
   - School Board Member Russell Ewert

7. **Police & Fire Commission**
   - Member Homer Jack Daniels (5 year term)

8. **Senior Center Advisory Committee** (2 year term)
   - Member Fay Price
   - Member Jackie Shebesta

9. **Utility Advisory Committee** (3 year term)
   - Scott Hefle
   - Open

10. **Tourism Commission**
    - Hotel Representative to be announced.

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

A. The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads, to include:

VII. CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a six (6) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes) Written Public Comments should be directed to comments@germantownwi.gov*, by 4 p.m. on Monday, September 19.*

VIII. CONSENT AGENDA:

A. Approval of Minutes August 15, 2022, Meeting.

B. Accounts payable/payroll:

1.	August 12, 2022	Accounts Payable	$ 280,384.84
2.	August 22, 2022	Payroll	$ 13,491.29
3.	August 26, 2022	Accounts Payable	$ 1,711,227.68
4.	August 30, 2022	Accounts Payable	$ 46,354.64
5.	August 30, 2022	Payroll	$ 273,221.86
6.	September 3, 2022	Accounts Payable	$ 102,983.41
7.	September 9, 2022	Accounts Payable	$ 412,628.74
8.	September 13, 2022	Payroll	$ 241,392.73

The following items were forwarded from the **Public Works Committee** with a unanimous recommendation:

C. Well 7 Replacement of Motor Control Center with J Miller Electric in an amount not to exceed $158,258.

D. F450 Flat Bed Conversion in an amount not to exceed $22,000. Conversion of ambulance to a 1 ½ ton single axle flat bed truck.

IX. UNFINISHED BUSINESS

A. None.

X. PUBLIC HEARINGS:

A. None.

XI. NEW BUSINESS:

A. Brian Depies, SEH, Agent for Thomas Rakow, Property Owner – W140N11066 Country Aire Drive. Ordinance 17-2022 to rezone 5.12 acres from the A-1: Agricultural District to the Rs-1: Single-family Residential District and a 2-Lot Certified Survey Map (CSM).

B. 2023 Recommended Budget.

C. Canine Squad Car Set Up in an Amount not to Exceed $20,487.67.

D. Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan.

E. Potential Relocation / Improvements to Lift Station 6.

F. Library Condenser Replacement Commitment in an amount not to exceed $202,000.

G. Approve Bid for Public Works Facility.

H. Award of Bid, Private Property Inflow and Infiltration Phase #1.

I. Request from Tr. J. Miller and Tr. Myers: Ehlers review of the new TID #9 as well as the three that are open #6, #7, #8 and request an update on Moody's Bond Rating.

J. Resolution 27-2022, Denial of Claim from Crystal Hess Binnebose.

K. Acquisition of Properties at N116W15843 Main Street and W157N11593 Fond du Lac Avenue. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

L. Stonecast Concrete Purchase of Village Parcel GTNV 362999, The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

M. Community Development Director. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and then may reconvene into open session to take such action as it deems appropriate.

XII. ADJOURNMENT:

The next regular meeting of the Village Board will be on Monday, October 3, 2022, at 7:00 p.m.

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.*

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
August 15, 2022

CALL TO ORDER: The meeting was called to order at 7:08 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, Kaminski, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Absentee excused: Myers. Also present: Administrator Kreklow, Braunschweig, Director Retzlaff, Director Ratayczak, Chief Snow, and Superintendent Zimmerman.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:
No Report.

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

The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads, to include:

Tr. J Miller commented thank you to those that participated in the 4th of July festivities. She commented thank you to all that assisted. Hope to hold on fourth of July in 2023.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

Melanie Smythe of Cedar Lane came to the podium. She commented on Next Generation Housing. She commented on the Referendum Resolution.

Scott Hefle of Old Farm Road came to the podium. He commented on the Referendum Resolution and providing water to the Village of Richfield.

CONSENT AGENDA:

A. Approval of Minutes August 1, 2022, Meeting.

B. Accounts payable/payroll:

1.	July 29, 2022	Accounts Payable	$ 263,449.22
2.	August 5, 2022	Accounts Payable	$ 1,067,412.06
3.	August 12, 2022	Accounts Payable	$ 280,384.84
4.	August 16, 2022	Payroll	$ 267,498.15

The following items were forwarded from the **Public Safety Committee** with a unanimous recommendation

C. The following has applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for Class "B" Fermented Malt Beverage and Class "C" Wine License for the period commencing August 15, 2022 and ending June 30, 2023: A Kid at Heart Playland LLC, W188N10707 Maple Road Suite B, Germantown, Elizabeth Ortin, Agent, 2300 Square Foot Commercial Building, including two party rooms in the back of the building.
All premise license recommendations / approvals to be conditional upon completion of all documentation, compliance of all code violations/requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

The following items were forwarded from the **Public Works Committee** with a unanimous recommendation

D. Ordinance 13-2022, An Ordinance Amending Section 11.08 as it relates to the Residential Yard Waste Facility.
E. Additional CIPP Liner and Manhole Rehabilitation Change Order in an amount not to exceed $207,200.10.
F. Award Contract for Country Aire Drive Reconstruction to Payne and Dolan in an amount not to exceed, $663,416.51, includes 5% contingency of $31,591.26
G. Wrenwood North Development Agreement.
H. Buckthorn/brush Pick Up Data Review and Future Recommendations.

Motion (Baum/Hudson) to approve consent agenda items A-G. Roll call vote carried unanimously.

Second brush pick up coming but not buckthorn pickup. There will not be buckthorn pick up this fall. Next spring switch to an annual brush pick up including buck thorn. The berries transfer and drop in the fall. Spring pick up will be the only pick up for that year.

Motion (Kaminski/Baum) to approve Buckthorn/brush Pick Up. Roll call vote carried unanimously.

UNFINISHED BUSINESS:

A. None.

PUBLIC HEARING:

A. None.

NEW BUSINESS:

A. Riteway Bus Service Inc., Applicant and Property Owner, W196 N13704 Fond du Lac Avenue. Ordinance 14-2022, for a 2020 Land Use Plan Map Amendment from "Agricultural/Conservation Residential" to "Rural Residential"; Ordinance 15-2022, for Rezoning a portion of the property from A-1 to A-2 Agricultural and Rs-2: Single-family Residential and 3-Lot Certified Survey Map to divide the subject property.

Director Retzlaff presented the proposed Certified Survey Map and Rezoning. The site location and Land Use Plan Map was shown.

Motion (Baum/R. Miller) to approve Riteway Bus Service Inc., Applicant and Property Owner, W196 N13704 Fond du Lac Avenue. Ordinance 14-2022, for a 2020 Land Use Plan Map Amendment from "Agricultural/Conservation Residential" to "Rural Residential"; Ordinance 15-2022, for Rezoning a portion of the property from A-1 to A-2 Agricultural and Rs-2: Single-family Residential and 3-Lot Certified Survey Map to divide the subject property. Motion carried unanimously.

B. Neumann Developments, Applicant for Wrenwood LLC, Property Owner of 62.8-acres south of Freistadt Road west of Pleasant View Drive. Final Subdivision Plat for Wrenwood North (Phase 1) a 46-Lot Residential Subdivision.

Director Retzlaff presented the Final Subdivision Plat. The Site Location and proposed final plat was shown. The issue of 16.5 feet right of way needs to be addressed and is overgrown and does not provide access to the Barnard property. A sidewalk will be installed. Approved at Plan Commission with 9 conditions. Two of the conditions are related to the sign.
Kevin Anderson of Neuman came to the podium and gave a timeline.

Motion (Baum/Neureuther) to approve Neumann Developments, Applicant for Wrenwood LLC, Property Owner of 62.8-acres south of Freistadt Road west of Pleasant View Drive. Final Subdivision Plat for Wrenwood North (Phase 1) a 46-Lot Residential Subdivision.
Motion carried unanimously.

C. Germantown Historical Society Inc, Dheinsville Park, Temporary Class B Fermented Malt Beverage and Wine License, September 24 and 25, 2022.

Motion (Baum/R. Miller) to approve Germantown Historical Society Inc, Dheinsville Park, Temporary Class B Fermented Malt Beverage and Wine License, September 24 and 25, 2022.
Motion carried unanimously.

D. Washington County Humane Society, Homestead Hallow County Park, Temporary Class B Fermented Malt Beverage License, September 11, 2022.

Motion (Baum/Pieper) to approve Washington County Humane Society, Homestead Hollow County Park, Temporary Class B Fermented Malt Beverage License, September 11, 2022.
Motion carried unanimously.

E. Next Generation 911.

Gary of Gen Comm came to the podium as introduced by Chief Snow. The Next Generation 911 is from digital rather than analog. Agencies are working with the state for a digital 911, which includes texting to 911. Most are voice over IP. The County has been awarded a grant. The grant requirements did not fit the Village of Germantown. Discussion ensued of cell phone calls and bandwidth.

F. Accountant I Job Description

Administrator Kreklow reported that on the recent turn over in Village Hall.
Looked at the distribution of workload to make more efficient. Change one to an accountant type position and to report to the Sr. Deputy Treasurer. The item was recommended by General Government and Finance this evening. Motion carried unanimously.

G. Resolution 26-2022, Resolution approving referendum language on sale of sewer and water services to the Northeast Corridor of Richfield.

Attorney Sajdak introduced the item.

Motion (Hudson/Pieper) to a "Shall the Village of Germantown provide water and sanitary service for a fee on an on-going basis to customers in a portion". Baum abstained. Neureuther voted no.

Motion (J. Miller/Kaminski) to amend the language to at the Village Clerk's Office or on-line. Baum Abstained. Neureuther voted no.

Motion (J. Miller/Hudson) to amend the explanatory statement and effect of vote to "Shall the Village of Germantown provide water and sanitary service for a fee on an on-going basis to customers in a portion". Baum abstained. Neureuther voted no.

Motion (R. Miller/Kaminski) to approve the amended Resolution 26-2022, Resolution approving referendum language. Motion carried. Baum Abstained. Neureuther voted no.

H. Creation of Special Committee overseeing Village communication activities related to the referendum on the sale of water and sewer services to the Northeast Corridor of the Village of Richfield.

Motion (Kaminski/Pieper) motion to approve the Creation of Special Committee overseeing Village communication activities related to the referendum on the sale of water and sewer services to the Northeast Corridor of the Village of Richfield. Motion carried. Baum abstained.

I. Appointments to the Special Committee overseeing Village communication activities related to the referendum on the sale of water and sewer services to the Northeast Corridor of the Village of Richfield.

Nomination by Village President Wolter, to appoint Pres. Wolter, Tr. Kaminski and R. Miller to the Special Committee overseeing Village communication activities related to the referendum on the sale of water and sewer services to the Northeast Corridor of the Village of Richfield. Motion carried unanimously.

J. Village Centre Zoning District and Next Generation Housing Site Assessment.

Administrator Kreklow introduced the item. The Economic Development Commission made a motion to work with the County and to look changes in zoning code. The County has been using VandeWall and Associates. The funds are coming from the County not from the Village. Vandewall will put together a proposal. This is the first step for the Village to define where to locate Next Generation Housing and is it desirable in the Village Center or another area in the Village.
The Village Center is part of the 2050 plan, Mequon Road on the South, East of Pilgrim, West of River Lane.
Discussion ensued of the definition of Next Generation Housing.

This allows the Village to create an ordinance to allow for the development of that area that the County pays for. Allows for a zoning district.

Motion (Pieper/Baum) to approve the Village Centre Zoning District and Next Generation Housing Site Assessment. Motion carried. Hudson and J. Miller voted no.

J. Sale and Purchase and Development Agreement with F Street Germantown LLC. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

Nate Loriant on behalf of F Street and Keller and Associates came to the podium and gave an update. Site work will start this fall.

Motion (Pieper/Baum) to convene into closed session for Sale and Purchase and Development Agreement with F Street Germantown LLC at 9:40 p.m. and to include the Village Board, Director Ratayczak, Administrator Kreklow, and Attorney Sajdak.

ADJOURNMENT.
ADJOURNMENT: There being no further business, the meeting adjourned at 10:30 p.m.

The next regular meeting of the Village Board will be on Monday, September 19, 2022, at 7:00 p.m.

Respectfully Submitted,
Deanna Braunschweig

BUSINESS OF THE PUBLIC WORKS COMMITTEE & VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: Wednesday, September 7th, 2022

AGENDA ITEM: New Business

ITEM TITLE: Well #7 Replacement of MCC (Motor Control Center) and replacement of onsite generator

SUBMITTED BY: Paul Haugen, Water Superintendent

SUMMARY EXPLANATION: During the 2021 Well PLC replacement project, it was brought to our attention that at Well #7 there are serious safety concerns within the MCC panel that were going to prevent the installation of the PLC's. After discussing the findings with GRINDELAND ENGINEERING our electrical consultant, they evaluated these concerns. They recommended completely replacing the entire MCC panel which includes a complete redesign and rewire.
The issues as described by the electrical engineer:

- If you buy an old farmhouse from the 1800's and twenty different people over the years reran wiring, added, cut and removed components which left a spiderweb of unknown wiring. Because of this, there are no current plan sets from all this rework over the past decades.
- There are live wires not marked and or unused, also high voltage 480 is exposed and not properly shielded.

2 bidders pulled plans and below are the results:

1. Pieper Electric did not provide a bid.
2. J Miller Electric, Inc.
   512 S Park St, Port Washington, WI 53074
   Low bid of $158,258.00 for the MCC work.

As part of the MCC evaluation, I requested the existing generator be evaluated by the service provider Fabick CAT to provide a comprehensive mechanical diagnostic inspection with associated repair costs. I had our electrical engineer review the findings as part of their evaluation and it was recommended to replace and upgrade this generator for these reasons:

- The age of the existing unit is 29 yrs.
- The cost to repair the existing generator is $39,949.85 which is close to 3/4 of the cost of a new generator.
- The existing fuel tank is a single wall diesel tank. The DNR in the future will be requiring fuel tanks to be a dual wall.

Attached is the bid summary for the MCC replacement and (4) Alternate generator bids.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER __X___

RECOMMENDATION:
Staff recommends approval of the MCC base bid from J Miller Electric in the amount not to exceed $158,258.00 and the generator replacement would follow at a later date.

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

Ballpark Commons Office Building
7044 S. Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
foth.com

August 30, 2022

Paul Haugen
Germantown Water Utility
N122W17177 Fond du Lac Avenue
Germantown, WI 53022

RE: Well House No. 7 Electrical Improvements

Dear Paul:

We have reviewed the bid received on August 30, 2022, for the above referenced project. A summary of the bid is as follows:

Bidder	Total Base Bid Amount	Alternate A-1 Bid Additional Amount	Alternate A-2 Bid Additional Amount	Alternate B-1 Bid Additional Amount	Alternate B-2 Bid Additional Amount
J. Miller Electric, Inc.	$ 158,258.00	$ 242,945.00	$ 257,945.00	$ 207,945.00	$ 222,945.00

The alternate bid was requested to explore the costs of replacing the generator set, installing a new exterior fuel tank, installing a concrete tank pad, installing additional concrete pavement, and additional restoration needs. Two separate generator sets, Kohler and Cummins, were considered with the alternates.

We recommend awarding the project to J. Miller Electric, Inc. for the total base bid amount of $158,258.00. Their bid is complete and contains all required documentation. The engineer's estimate for the project was $161,000 for the main base bid.

We do not recommend awarding any of the alternate components. The generator set and fuel tank, as well as all appurtenances, should be considered as a separate project at a later date.

Please contact me if you have any questions.

Sincerely,

Eve Schnell

Eve Schnell, PE, PTOE

Project Manager

cc: Bruce Grindeland – Grindeland Engineering
Dale Broeckert – Foth Infrastructure & Environment, LLC

Enclosure: Bid Results Worksheet

Well House No 7 Electrical Improvements (#8229421)
Owner: Village of Germantown
Solicitor: Foth - Milwaukee
08/30/2022 10:00 AM CDT

J. Miller Electric, Inc.

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension
Base Bid							$158,258.00
	Well No 7 :	Base Bid	MCC replacement, wall mount VFD, load bank connection, and electrical service upgrade (All work included in sheets E1.00 - E1.07)	LS	1	$158,258.00	$158,258.00
Alternate Bid A-1 - Kohler							$242,945.00
	A-1	Alternate E	Kohler generator set, exterior fuel tank, concrete tank pad, concrete pavement and restoration (All work included in sheets C1.01, C5.01 & E1.08)	LS	1	$242,945.00	$242,945.00
Alternate Bid A-2 - Kohler							$257,945.00
	A-2	Alternate E	Kohler generator set, exterior fuel tank (Provide stainless steel construction in lieu of painted steel diesel fuel tank specified in 26 32 14), concrete tank pad, concrete pavement and restoration (A	LS	1	$257,945.00	$257,945.00
Alternate Bid B-1 - Cummins							$207,945.00
	B-1	Alternate E	Cummins generator set, exterior fuel tank, concrete tank pad, concrete pavement and restoration. (All work included in sheets C1.01, C5.01 & E1.08)	LS	1	$207,945.00	$207,945.00
Alternate Bid B-2 - Cummins							$222,945.00
	B-2	Alternate E	Cummins generator set, exterior fuel tank (Provide stainless steel construction in lieu of painted steel diesel fuel tank specified in 26 32 14), concrete tank pad, concrete pavement and restoration.	LS	1	$222,945.00	$222,945.00
Base Bid Total:							$158,258.00

VILLAGE OF GERMANTOWN

N112 W17001 MEQUON RD PO BOX 337
GERMANTOWN WI 53022-0337

CUSTOMER NO.	QUOTE NO.	DATE	CONTACT
1260520	183016	4/29/2022	PAUL HAUGEN
PHONE NO.	**FAX NO.**	**EMAIL**	
262-808-2464			
MODEL	**MAKE**		**SERIAL NO.**
3208	AA		05YF02146
UNIT NO.		**WO NO.**	**P.O. NO.**
Note			

SEGMENT: 01 REPLACE CYLINDER HEAD GASKET
NOTES:
REPLACE HEAD GASKET WITH NEW

Segment 01 Total: 7,376.26

SEGMENT: 02 REPLACE ELECTRONIC MON SYS/PANEL
NOTES:
ALL WORK QUOTED TO BE PERFORMED DURING NORMAL BUSINESS HOURS (M-F,7A-3:30P). GENERATOR WILL BE OFFLINE WHILE TECHNICIAN PERFORMS THE CONTROL PANEL UPGRADE. PRICING FOR RENTAL UNIT IS NOT INCLUDED IN THIS PROPOSAL AND WOULD BE ADDITIONAL COSTS.
FABICK TECHNICIAN TO REMOVE EXISTING CONTROL PANEL FROM EXISTING MOUNTED CONTROL PANEL BOX, INSTALL NEW EMCP 4.2 PANEL, INSTALL NEW CATERPILLAR R485 REMOTE ANNUCIATOR, REMOVE EXISTING WIRING FROM CURRENT CONTROL PANEL, TERMINATE ALL WIRING INTO NEW CONTROL PANEL, AND INSTALL NEW EMERGENCY STOP SWITCH. TECHNICIAN TO USE EXISTING MOUNTED CONTROL BOX, COVERING UP ANY EXISTING HOLES NOT USED FROM THE PREVIOUS CONTROL PANEL SET.

Segment 02 Total: 20,000.00

SEGMENT: 03 REPLACE ENGINE COOLANT
NOTES:
COOLING SYSTEM MAINTENANCE: THIS INCORPORATES DRAINING THE COOLING SYSTEM AND REFILLING WITH CATERPILLAR HIGH-GRADE ANTIFREEZE, REPLACEMENT OF THE ENGINE COOLANT HOSES, INCLUDING THE ENGINE BLOCK HEATER HOSES, REPLACEMENT OF THE ENGINE

THERMOSTATS AND GASKETS, VEE BELTS, AND RADIATOR CAP. DISPOSAL OF ALL PARTS AND FLUIDS PER EPA SPECIFICATIONS. THE UNIT WILL THEN BE RUN TO VERIFY PROPER OPERATION AFTER THE SERVICE IS COMPLETE.

Segment 03 Total:	2,298.26

SEGMENT: 04 REPLACE TURBOCHARGER
NOTES:
REPLACE TURBO CHARGER

Segment 04 Total:	2,987.47

SEGMENT: 05 REPLACE GASKET MATERIAL
NOTES:
REPLACE FRONT COVER FERRULE AND GASKETS REQUIRED TO MAKE THE REPAIR.

Segment 05 Total:	2,077.44
Total Segments:	34,739.43
SUB TOTAL (BEFORE TAXES)	34,739.43

PO#: _____ Authorized Name: _____ (signature)

Date: _____ _____ (print)

Thank you for this opportunity to serve your company

CONTACT INFORMATION:

Prepared by: Daryl Baublit Phone: 262-225-3279 Email: daryl.baublit@fabickcat.com Fax: 414-615-2101

-This estimate will expire 30 days from the estimate date.
-Price excludes Freight Charges, Operating Supplies/EPA Fees and Overtime.
-Terms: Net 30
-Sales Taxes where applicable are not included with the above prices.

Terms and Conditions

BY SIGNATURE ABOVE, I certify that I am the owner or owner's agent, and authorize Fabick, its employees, subcontractors or consultants to perform the inspection, maintenance or repairs described above to include the provision and use of necessary materials required to accomplish the described work scope. I further authorize Fabick to operate the equipment, or any part therein described for the purpose of testing and/or inspection. I understand that payment for all work performed is due in full upon completion.

Upon acceptance, this quote becomes a legal agreement between you (either an individual or the entity you are authorized to represent) and Fabick. Further, signing certifies the information provided is true and correct, and that the signer is authorized to charge this purchase as noted. Fabick reserves the right to reject a partial or modified quote. You may cancel an accepted quote until the work is started. Once started, work may be stopped at anytime. Partially completed work will be billed based on Time and Materials at Fabick's prevailing rate. Additional handling and storage fees may apply to work partially completed or work temporarily put on hold.

EQUIPMENT HAVING INSTALLED FIRE SUPPRESSANT SYSTEMS: During course of repair work it may become necessary to deactivate or disturb mechanical and/or electrical components of the fire suppression system. Reactivation of the fire suppressant system is the responsibility of the customer and should be undertaken before machine operations. Fabick CAT accepts no responsibility for the reactivation, testing or operation of the fire suppressant system.

STANDARD WARRANTY: Parts for this repair are warranted as indicated by the manufacturer from the date of invoice. In addition, Fabick CAT's standard labor warranty of 90 days will apply. Full warranty statements, including limitations and exclusions, are available from any Fabick facility. Ask your service representative about additional or enhanced warranty availability.

THESE WARRANTIES ARE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS OF PURPOSE. REMEDIES FOR THESE WARRANTIES ARE LIMITED TO THE PROVISION OF MATERIAL AND SERVICES AS SPECIFIED HEREIN. IN NO EVENT WILL EITHER CATRPILLAR OR FABICK BE RESPONSIBLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES.

CORE CHARGES: Core charges will be returned to customer upon acceptance of the core by Caterpillar.

OVERTIME: Overtime can be added at customers request charged at Fabick's prevailing overtime rate.

PARTS POLICY: This quote does not include any un-salvageable parts. Parts will be set aside for customer approval before replacement.

TURNAROUND TIME: Fabick will not be responsible for circumstances outside of its control. If delays are experienced, the customer will be contacted. In no event will Fabick or subsidiaries be liable for any direct or indirect damages (including, without limitation, lost profits, lost savings or other incidental or consequential damages) arising out of the use or inability to use the machine, even if Fabick or subsidiaries has been advised of the possibility of such loss.

BUSINESS OF THE PUBLIC WORKS COMMITTEE & VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: Wednesday, September 7th, 2022

AGENDA ITEM: New Business

ITEM TITLE: F450 Flat-bed Conversion

SUBMITTED BY: Scott Anderson: Highway, Parks, Building & Grounds Superintendent

SUMMARY EXPLANATION:
A second Ford F450 ambulance, recently retired by the Fire Department was given to the Highway Department to repurpose. $25,000.00 was added to the 2022 Highway Department non-borrowed capital budget to purchase the associated parts to covert the ambulance to a 1 ½-ton single axle flat-bed truck. The truck chassis is from 2017 and currently has 59,000 miles on it. Once repurposed, it should continue to serve the village for nearly a decade or more. The deconversion of the ambulance will be completed by village staff. Once the ambulance body is removed, the chassis will go on to a body shop to reinstall the back of the cab which was removed as part of becoming an ambulance. When the body work is complete, the bare chassis will be sent to Brake & Equipment. Brake & Equipment will install the newly purchased flat-bed equipment to finalize the project. The pricing below reflects the flat-bed and installation by Brake & Equipment, body work by Straight-line, and toolboxes & lighting installed by our staff. The newly repurposed vehicle should make its way into the fleet in early 2023. DPW completed a very similar project with the retired ambulance from last year. That truck is now part of our fleet and is in the parking lot tonight if you're interested in seeing how the project turned out.

Brake & Equipment:	$14,195.00 / $21,095.00 (w/ body work & toolboxes)
Casper's Truck Equipment:	$14,416.00 / $21,316.00 (w/ body work & toolboxes)
Badger Truck Equipment:	$15,695.00 / $22,455.00 (w/ body work & toolboxes)

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER _____

RECOMMENDATION:
Because there are several components to the project, staff is requesting an amount not to exceed $22,000.00 to cover any unforeseen items that may arise. If approved, funding shall be allocated from Highway non-borrowed capital account: 10-542-570-8100.

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

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: September 19, 2022

AGENDA ITEM: New Business [REZONING ORDINANCE & CERTIFIED SURVEY MAP]

ITEM TITLE: Brian Depies, SEH, Agent for Thomas Rakow, Property Owner – W140N11066 Country Aire Drive. Ordinance 17-2022 to rezone 5.12 acres from the A-1: Agricultural District to the Rs-1: Single-family Residential District and a 2-Lot Certified Survey Map (CSM)

SUBMITTED BY: Emily Zandt, Associate Planner

SUMMARY EXPLANATION:
Brian Depies, SEH, agent for Thomas Rakow, property owner, is seeking approval of a rezoning application for a portion of the subject property from A-2: Agricultural to Rs-1: Single-Family Residential, and a Certified Survey Map (CSM) to divide the 15.67-acre property into two lots including a 5.1-acre parcel containing the existing single-family dwelling and accessory structure located at W140N11066 Country Aire Drive.

The purpose of these applications is to sell the house and accessory structure with 5 acres separate from the farmland to the north. If proposed Lot 2 is developed in the future, the extension of sanitary sewer from the north side of Mequon Road would be required. The water utility serves properties along Country Aire Drive.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE rezoning proposed Lot 1 (5.12 acres) from A-1: Agricultural to Rs-1: Single-family Residential as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the 15.67-acre Rakow property located at W140N11066 Country Aire Drive with the following conditions:

1. All technical issues identified by the Village engineering consultant in the memo dated September 2, 2022 shall be addressed and reflected in revised CSM submitted and approved by Village Staff prior to recording.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including the rezoning and CSM applications, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

ORDINANCE NO. 17-2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE

Thomas Rakow, Property Owner

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural Zoning District to the Rs-1: Single-family Residential Zoning District for the property at W140N11066 Country Aire Drive, shown in Exhibit 1, and with the following description:

Being part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner for the Northwest 1/4, of Section 25, Township 9 North, Range 20 East; thence North 88°23'33" East along the North line of said Northwest 1/4 of Section 25, 661.46 feet ;thence South 02°31'22" East, 104.77 feet; thence continuing South 02°31'22" East, 781.89 feet to the point of beginning; thence continuing South 02°31'22" East, 438.00 feet; thence South 88°22'32" West, 270.59 feet to a point on the Northeast line of the Railroad Right of Way; thence North 56°08'41" West, along said Railroad Right of Way, 441.92 feet to a point on the East Right of Way of Country Aire Drive; thence North 02°38'47" West along the East line of said Right of Way, 165.00 feet; thence North 86°52'09" East, 626.75 feet to the point of beginning. Said lands contain 223,851 square feet, 5.12 acres.

SECTION 3. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2022

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna B. Braunschweig, WCMC/CMC Village Clerk

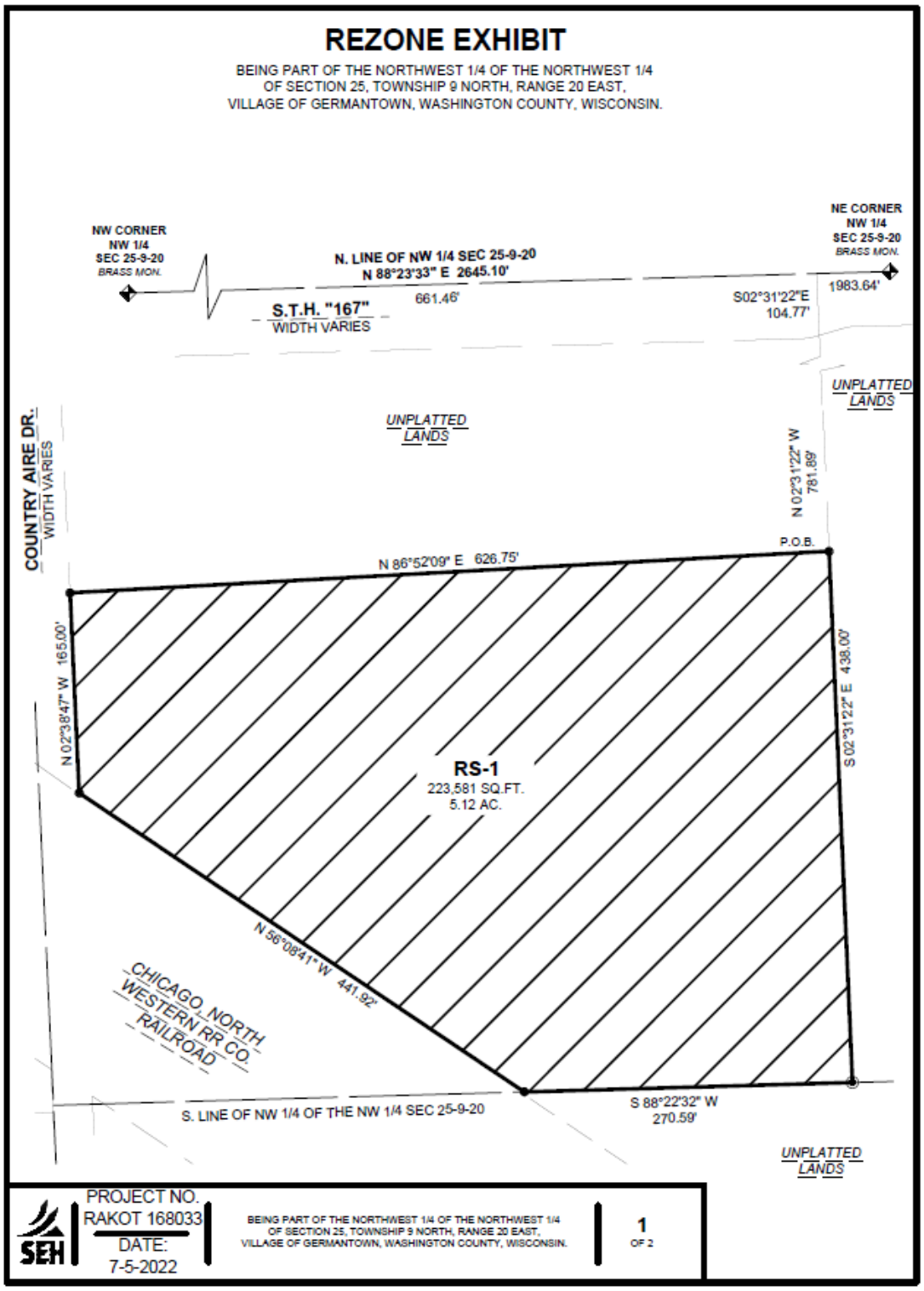
APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

EXHIBIT 1.

REZONING MAP



REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

9/12/22 Plan Commission Meeting

SEH, Inc. / Thomas Rakow

Village Planner Report **Germantown, Wisconsin**

Summary

Brian Depies, SEH , agent for Thomas Rakow, property owner, is seeking approval of a rezoning application for a portion of the subject property from A-2: Agricultural to Rs-1: Single-Family Residential, and a Certified Survey Map (CSM) to divide the 15.67-acre property into two lots including a 5.1-acre parcel containing the existing single-family dwelling and accessory structure located at W140 N11066 Country Aire Drive.

Location: W140N11066 Country Aire Drive

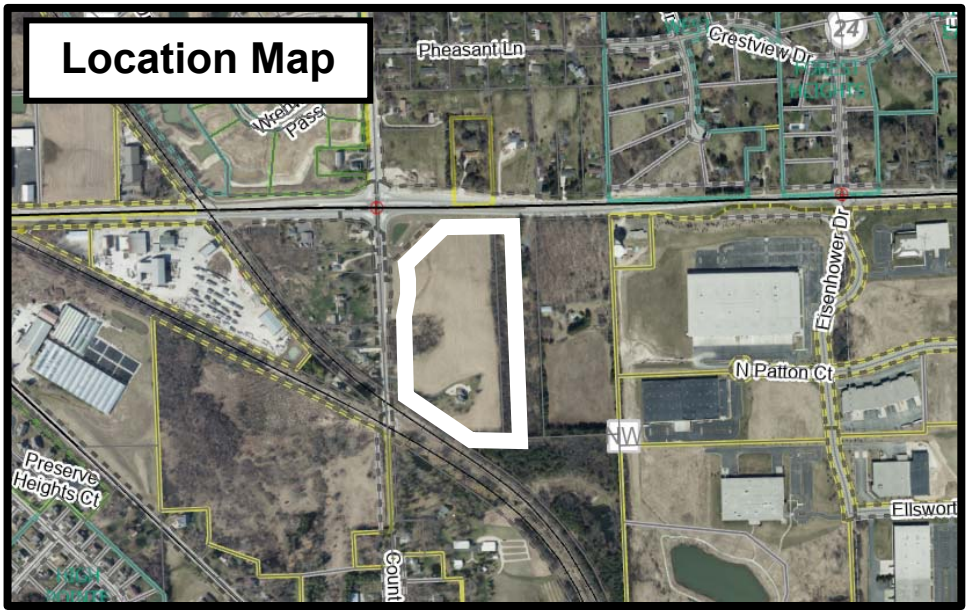
Applicant/
Property Owner:

Brian Depies
SEH, Inc
501 Maple Avenue
Delafield, WI 53018

Thomas Rakow
71 Vantis Drive
Aliso Viejo, CA 92656

Current Zoning District: A-2: Agricultural
Proposed Zoning District: Rs-1: Single-family Residential (Lot 1)
& A-2: Agricultural (Lot 2)

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Residential/Agricultural	A-2
East	Residential	A-2
West	Residential/Commercial	Rs-1,3,4 / B-5



Proposal

Brian Depies, SEH , agent for Thomas Rakow, property owner, is seeking approval of a rezoning application for a portion of the subject property from A-2: Agricultural to Rs-1: Single-Family Residential, and a Certified Survey Map (CSM) to divide the 15.67-acre property into two lots, including a 5.1-acre parcel containing the existing single-family dwelling and accessory structure located at W140 N11066 Country Aire Drive.

Certified Survey Map (CSM)

The proposed CSM will create a 5.1-acre parcel that will contain the existing single-family dwelling and accessory structure (proposed Lot 1) and a 10.48-acre parcel (proposed Lot 2) that will remain in agricultural use at this time. The purpose of this division is to sell the existing dwelling separate from the agricultural land. The wetland located on proposed Lot 2 has been delineated and the boundary has been included on the CSM.

Rezoning

With the proposed CSM, a rezoning of proposed Lot 1 is required from A-2: Agricultural to Rs-1: Single-family Residential, which requires a minimum lot size of 5 acres.

Staff Comments

If proposed Lot 2 is developed in the future, the extension of sanitary sewer from the north side of Mequon Road would be required. The water utility serves properties along Country Aire Drive.

The Village engineering consultant has identified a few technical items in a memo dated September 2, 2022. These items will need to be corrected prior to recording of the CSM.

VILLAGE STAFF RECOMMENDATION

APPROVE rezoning proposed Lot 1 (5.12 acres) from A-1: Agricultural to Rs-1: Single-family Residential as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the 15.67-acre Rakow property located at W140N11066 Country Aire Drive with the following conditions:

1. All technical issues identified by the Village engineering consultant in the memo dated September 2, 2022 shall be addressed and reflected in revised CSM submitted and approved by Village Staff prior to recording.

The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

September 2, 2022

Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: Thomas G. Rakow CSM Review

Certified Survey Map

Applicant or Owner: Thomas G. Rakow
Land Surveyor/Firm: Keith A. Kindred, SEH, Inc.

1. Building setback lines are to be mapped and dimensioned.

2. The No Vehicular Access note is on sheet 5 vs. sheet 2 as labeled on sheets 1 and 2.

3. Label documents that previously dedicated the ROW for both STH 167 and Country Aire Drive.

4. Soil Borings should be shown, and their results provided, if applicable.

5. In the Owners Certificate on sheet 6 replace the words “we” with “I”.

6. For future reference, a wetland table is no longer required as long as the mapping is included in a digital format provided to the Village.

7. Should stream and wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

   “Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk’s office in a completed format including all original signatures of the owner and lending institution,

original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion
As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

Prior to Recording the Certified Survey Map or Final Subdivision Plat, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

Sincerely,

Burt J. Naumann, PLS
Senior Vice President

Village of Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

$200 Plan Commission Consultation
$1,085 Rezoning
$1,240 PDD < 5 acres
$2,095 PDD 5-20 acre site
$3,460 PDD > 20 acre site

Date Paid: 7/5/22 Received by:

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 **APPLICANT OR AGENT**

SEH-BRIAN DEPIES
501 MAPLE AVENUE
DELAFIELD, WI 53018
Phone (262) 389-0704
E-Mail BDEPIES@SEHINC.COM

PROPERTY OWNER

THOMAS RAKOW
71 VANTIS DRIVE
ALISO VIEJO, CA 92656
Phone ( ) (949) 466-8840
E-Mail TRAKOW@ASLANRG.COM

2 **PROPERTY ADDRESS OR GENERAL LOCATION** | **TAX KEY NUMBER**

W140 N11066 COUNTRY AIRE DRIVE	GTNV_252961

3 **REZONING REQUEST**

FROM	TO
A-2	RS-1

4 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

(SEE ATTACHED)

5 PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

The recent passing of the owners of the property (my parents) requires a rezoning and certified survey map to allow for the existing residence and outbuilding to be divided from the vacant land to the north. This will allow me to complete the sale of the improved section of the property in the Fall of 2022.

6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)

7 READ AND INITIAL THE FOLLOWING:

TR _____ I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

TR _____ I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.

TR _____ I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

TR _____ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Brian P. Dyas 7/05/22

Applicant Date

Owner 7/05/22

Date

Village of Germantown
Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid ✓ Date 7/5/22

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

SEH - Brian Depies
501 Maple Avenue
Delafield, WI 53018

Phone (262) 389-0704
Fax (888) 908-8166
E-Mail bdepies@sehinc.com

PROPERTY OWNER

Thomas Rakow
71 Vantis Dr
Aliso Viejo, CA. 92656

Phone (949) 466-8840

2 PROPERTY ADDRESS OR GENERAL LOCATION | **TAX KEY NUMBER**

W140 N11066 Country Aire Drive | GTNV 252961

3 PURPOSE OF LAND SPLIT

The recent passing of the owners of the property (my parents) requires a rezoning and certified survey map to allow for the existing residence and outbuilding to be divided from the vacant land to the north. This will allow me to complete the sale of the improved section of the property in the Fall of 2022.

Will the land split require rezoning?
Partial (southern parcel)
From A-2 To Rs-1

4 READ AND INITIAL THE FOLLOWING:

TR I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

TR I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

TR I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

TR I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

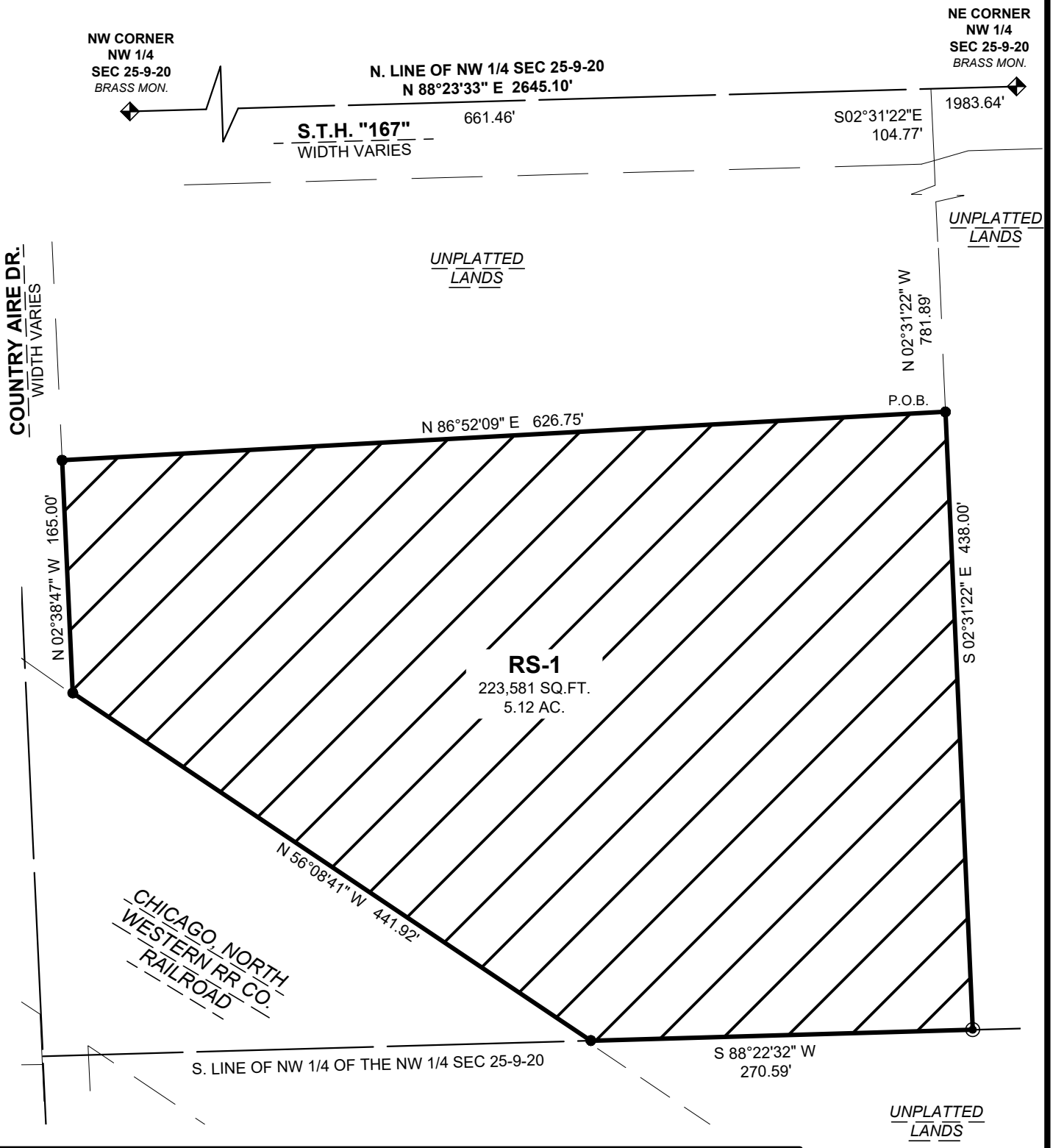
5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Brian P. Depies 7/05/22
Applicant Date

Owner 7/05/22
Date

REZONE EXHIBIT

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



SEH	PROJECT NO. RAKOT 168033 DATE: 7-5-2022	BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.	1 OF 2

REZONE EXHIBIT

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Rs-1 ZONING

Being part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner for the Northwest 1/4, of Section 25, Township 9 North, Range 20 East; thence North 88°23'33" East along the North line of said Northwest 1/4 of Section 25, 661.46 feet ;thence South 02°31'22" East, 104.77 feet; thence continuing South 02°31'22" East, 781.89 feet to the point of beginning; thence continuing South 02°31'22" East, 438.00 feet; thence South 88°22'32" West, 270.59 feet to a point on the Northeast line of the Railroad Right of Way; thence North 56°08'41" West, along said Railroad Right of Way, 441.92 feet to a point on the East Right of Way of Country Aire Drive; thence North 02°38'47" West along the East line of said Right of Way, 165.00 feet; thence North 86°52'09" East, 626.75 feet to the point of beginning.

Said lands contain 223,851 square feet, 5.12 acres.

LEGEND

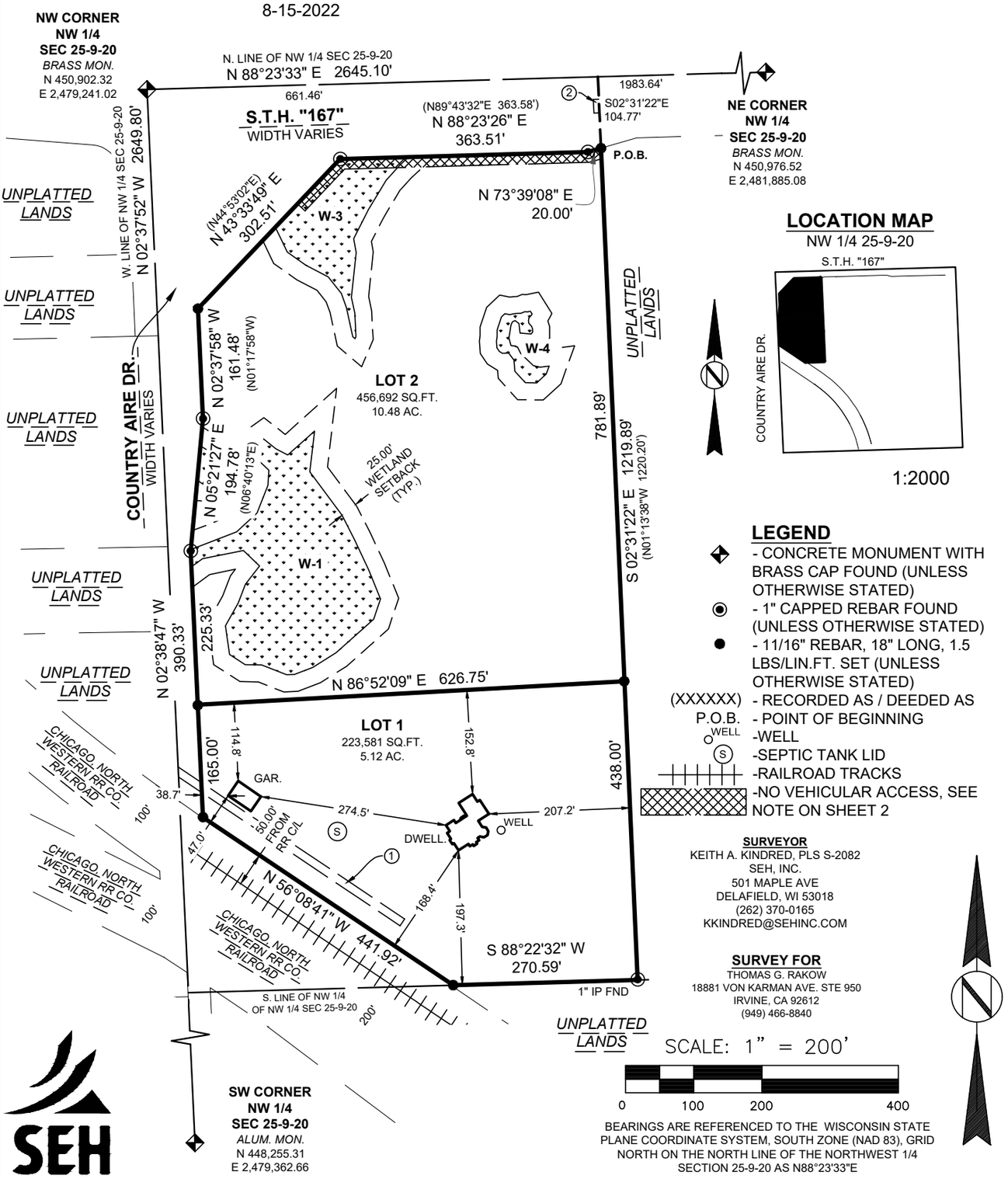
- ✥ - CONCRETE MONUMENT WITH BRASS CAP FOUND (UNLESS OTHERWISE STATED)
- ◉ - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- ● - 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- P.O.B. - POINT OF BEGINNING
- ▨ - RS-1 ZONING

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

WISCONSIN
KEITH A. KINDRED S-2082 WAUKESHA, WI
LAND SURVEYOR

8-15-2022



LOCATION MAP

NW 1/4 25-9-20

1:2000

LEGEND

- ◆ - CONCRETE MONUMENT WITH BRASS CAP FOUND (UNLESS OTHERWISE STATED)
- ◉ - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- ● - 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- (XXXXXX) - RECORDED AS / DEEDED AS
- P.O.B. - POINT OF BEGINNING
- WELL -WELL
- S -SEPTIC TANK LID
- -RAILROAD TRACKS
- -NO VEHICULAR ACCESS, SEE NOTE ON SHEET 2

SURVEYOR
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR
THOMAS G. RAKOW
18881 VON KARMAN AVE. STE 950
IRVINE, CA 92612
(949) 466-8840

SCALE: 1" = 200'

0 100 200 400

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), GRID NORTH ON THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 25-9-20 AS N88°23'33"E

SEH

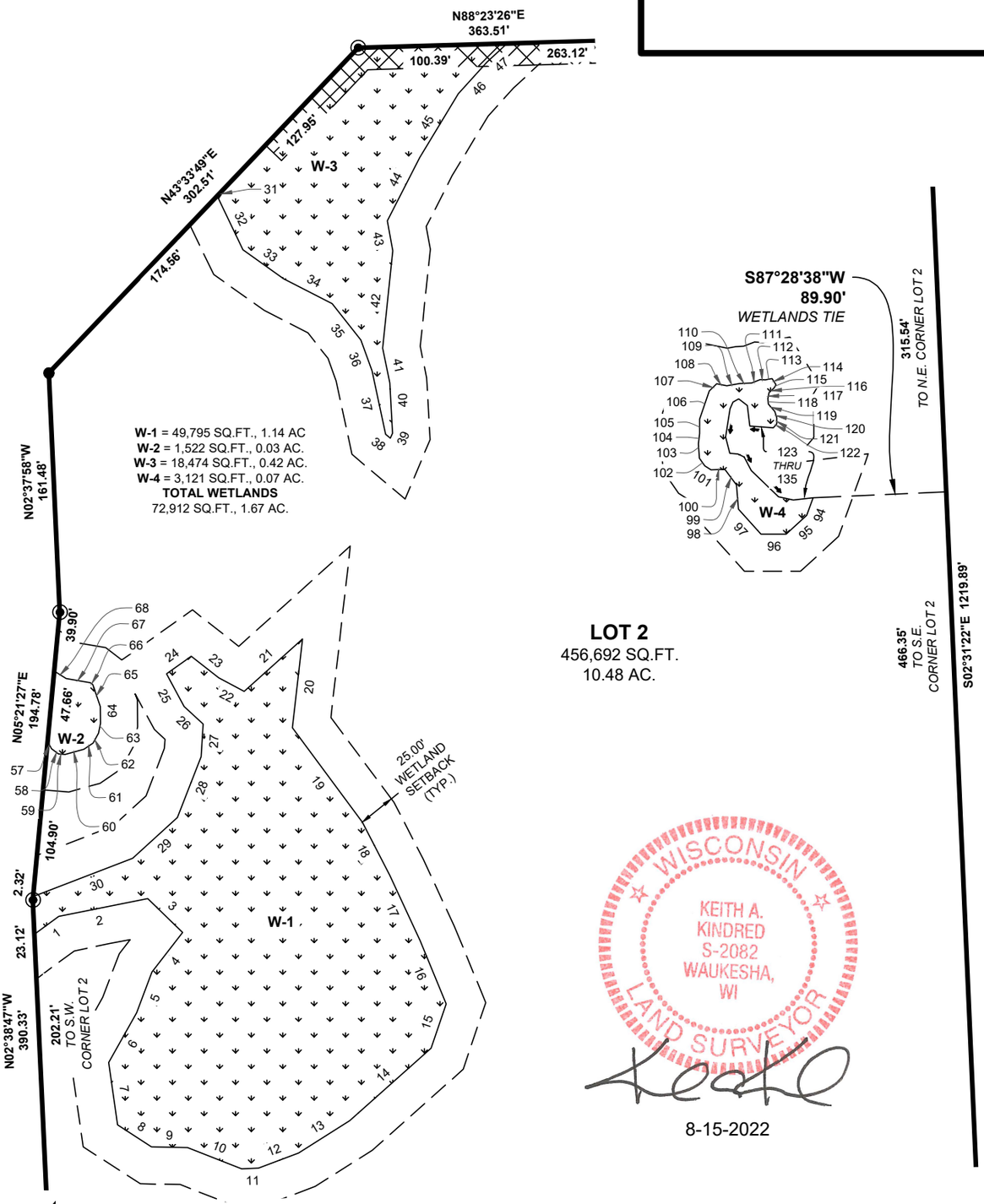
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LEGEND

- 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
-NO VEHICULAR ACCESS, SEE NOTE ON SHEET 2
- WETLANDS DELINEATED BY SEH ON 7/29/2022

WETLANDS DETAIL



W-1 = 49,795 SQ.FT., 1.14 AC
W-2 = 1,522 SQ.FT., 0.03 AC.
W-3 = 18,474 SQ.FT., 0.42 AC.
W-4 = 3,121 SQ.FT., 0.07 AC.
TOTAL WETLANDS
72,912 SQ.FT., 1.67 AC.

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

8-15-2022

SCALE: 1" = 100'

0 50 100 200

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), GRID NORTH ON THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 25-9-20 AS N88°23'33"E

SURVEYOR
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR
THOMAS G. RAKOW
18881 VON KARMAN AVE. STE 950
IRVINE, CA 92612
(949) 466-8840

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

8-15-2022



WETLANDS LINE DATA

SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
1	20.33	N 53°36'50" E	26	17.39	S 47°18'10" E
2	61.20	N 78°38'58" E	27	22.06	S 03°27'06" W
3	32.84	S 45°46'47" E	28	43.95	S 21°19'34" W
4	33.66	S 37°44'29" W	29	40.79	S 47°29'03" W
5	29.47	S 20°49'06" W	30	71.95	S 68°58'49" W
6	38.45	S 29°19'39" W	31	10.88	S 33°35'26" W
7	42.34	S 08°09'34" E	32	38.25	S 25°44'16" E
8	27.36	S 57°05'32" E	33	33.53	S 54°31'55" E
9	24.21	S 89°00'04" E	34	36.91	S 62°49'52" E
10	39.34	S 68°31'28" E	35	31.20	S 38°05'51" E
11	11.35	N 87°26'27" E	36	21.94	S 19°56'35" E
12	28.76	N 69°10'11" E	37	43.70	S 12°05'44" E
13	40.84	N 57°44'39" E	38	4.34	S 49°55'13" E
14	73.47	N 48°18'28" E	39	3.66	N 22°43'25" E
15	31.45	N 18°42'21" E	40	34.07	N 02°59'47" W
16	45.99	N 22°19'08" W	41	23.79	N 11°43'58" W
17	48.61	N 24°54'22" W	42	66.01	N 05°58'24" E
18	40.39	N 27°14'40" W	43	20.49	N 10°23'18" W
19	79.12	N 36°37'35" W	44	47.92	N 27°05'23" E
20	60.27	N 06°28'59" E	45	50.18	N 31°05'15" E
21	52.71	S 48°03'57" W	46	28.92	N 42°10'55" E
22	19.54	N 62°07'39" W	47	18.36	N 47°06'34" E
23	23.44	N 51°48'02" W	57	5.50	N 28°25'40" W
24	20.50	S 54°32'36" W	58	5.89	N 53°34'26" W
25	24.99	S 28°17'27" E	59	4.46	N 85°26'03" W

SURVEYOR
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR
THOMAS G. RAKOW
18881 VON KARMAN AVE. STE 950
IRVINE, CA 92612
(949) 466-8840

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



8-15-2022

WETLANDS LINE DATA

SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
60	13.22	S 74°13'01" W	109	8.75	S 80°07'26" W
61	7.32	S 55°48'18" W	110	8.04	S 87°08'47" W
62	7.64	S 28°39'51" W	111	6.33	S 68°28'01" W
63	6.78	S 11°19'50" W	112	3.56	N 86°04'56" W
64	11.38	S 00°34'55" E	113	4.60	S 78°21'16" W
65	15.45	S 18°39'34" E	114	4.87	N 32°05'01" W
66	2.20	S 52°35'30" E	115	2.64	N 29°30'01" E
67	16.61	S 80°11'34" E	116	4.44	N 48°33'41" E
68	9.35	S 58°27'06" E	117	4.25	N 11°35'51" E
94	12.51	N 19°50'03" E	118	3.71	N 05°53'36" W
95	18.90	N 47°37'53" E	119	6.55	N 40°43'55" W
96	16.94	S 89°49'03" E	120	4.37	N 18°01'02" W
97	22.69	S 42°10'03" E	121	4.16	N 00°08'37" W
98	16.37	S 04°32'16" E	122	3.62	N 40°40'35" E
99	12.97	S 36°28'45" E	123	15.90	N 85°35'24" W
100	9.36	N 87°59'43" E	124	13.97	N 06°41'55" W
101	5.02	S 57°51'27" E	125	7.32	N 52°22'31" W
102	6.39	S 34°21'07" E	126	4.47	S 61°37'14" W
103	9.56	S 04°00'42" E	127	5.02	S 22°51'11" W
104	7.11	S 05°52'45" W	128	19.15	S 09°16'54" W
105	9.69	S 00°18'09" W	129	11.38	S 14°36'12" E
106	20.10	S 18°55'18" W	130	5.49	S 84°13'43" E
107	6.94	S 46°44'47" W	131	4.62	S 66°08'26" E
108	6.89	N 78°34'17" W	132	10.45	S 27°59'06" E
			133	25.48	S 46°04'00" E
			134	10.14	S 77°11'26" E
			135	13.44	N 83°14'52" E

SURVEYOR
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR
THOMAS G. RAKOW
18881 VON KARMAN AVE. STE 950
IRVINE, CA 92612
(949) 466-8840

CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

NOTE

- **EASEMENT #1** - 12' WIDE WISCONSIN ELECTRIC POWER COMPANY EASEMENT SHOWN AS RECORDED DOCUMENT INTENDED, DOCUMENT 587365, ERROR FOUND IN EASEMENT DESCRIPTION
- **EASEMENT #2** - 8' WIDE WISCONSIN ELECTRIC POWER COMPANY, AS DESCRIBED IN DOCUMENT 445679
- NO VEHICULAR ACCESS TO S.T.H. "167", EAST 478.14' OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4, SEC 25-9-20, PER DOCUMENT 552072
- NO 100 YEAR FLOODPLAIN LOCATED ON SUBJECT PROPERTY
- SOIL BORINGS WILL BE REQUIRED ON LOT 2 PRIOR TO ISSUANCE OF A BUILDING PERMIT
- NO WELL OR DRAIN TILE WITNESSED WITHIN 50' OF PROPERTY
- THE OWNER SHALL RECONSTRUCT, RELOCATE, OR REPLACE ANY TILE LINE WHICH MAY BE DISTURBED BY THE DEVELOPMENT OF A LOT CREATED BY A MINOR SUBDIVISION SO AS TO PROVIDE FOR THE CONTINUED OPERATION, AND REPLACEMENT OF ALL PRIVATE STORM/SURFACE WATER FACILITIES, INCLUDING DRAIN TILES WHETHER PREVIOUSLY MAPPED OR SUBSEQUENTLY DISCOVERED
- CURRENT ZONING A-2, SETBACKS: FRONT = 60', REAR = 50', SIDE = 25', **ZONING SUBJECT TO CHANGE**

SURVEYOR'S CERTIFICATE

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That by the direction of owner Thomas G. Rakow, owner, I have surveyed, divided and mapped, part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4,of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of Section 25, Township 9 North, Range 20 East; thence North 88°23'33" East along the North line of said Northwest 1/4, 661.46 feet; thence South 02°31'22" East, 104.77 feet to the point of beginning; thence continuing South 02°31'22" East, 1219.89 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 25; thence South 88°22'32" West, along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 25, 270.59 feet; thence North 56°08'41" West along the Northeast line of the Railroad Right of Way, 441.92 feet to the East line of Country Aire Drive; thence continuing on said East line North 02°38'47" West, 390.33 feet; thence North 05°21'27" East, 194.78 feet; thence North 02°37'58" West, 161.48 feet; thence North 43°33'49" East, 302.51 feet to the South line of State Trunk Highway "167"; thence North 88°23'26" East along said South line, 363.51 feet; thence North 73°39'08" East, 20.00 feet to the point of beginning.

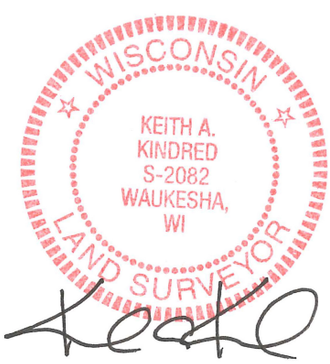
Said lands contain 680,273 square feet, 15.6 acres.

That I have made such survey, land division and plat by the direction of the owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of The Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 15th day of August, 2022.



Keith A Kindred, PLS 2082

SEH

CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Thomas G. Rakow, as owner, hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of Germantown

Date:_____ Signed: _____
Thomas G. Rakow

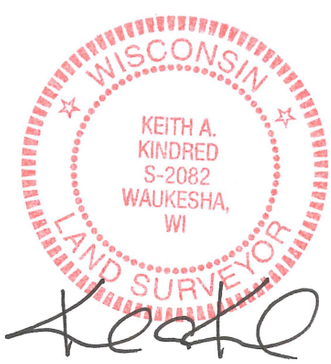
STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Thomas G. Rakow, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

_____ County, Wisconsin

My Commission Expires _____



8-15-2022

SEH

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____ mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above certificate of Thomas G. Rakow.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

_____ _____

_____ _____

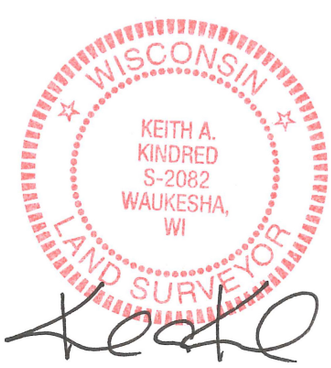
STATE OF _____)
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____, _____ of the above named, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____,

My commission expires_____.



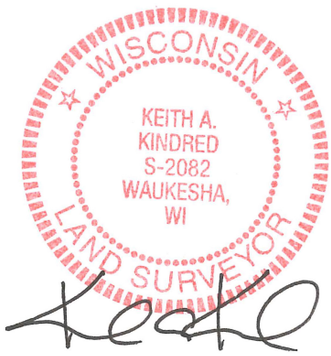
8-15-2022

SEH

CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

8-15-2022



VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2022

_____ _____

Dean Wolter, Chairman Date

_____ _____

Laura A. Johnson, Secretary Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of the Northwest 1/4 of the Northwest 1/4, of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2022

_____ _____

Dean Wolter, Village President Date

_____ _____

Deanna Braunschweig, Village Cleark Date

SEH



2023 RECOMMENDED BUDGET

Department of Administration

2023 Budget Themes



Controlling the Tax Burden

- Levy increase of 2.35%
- No TID Net New Construction



Investment in Infrastructure

- Maintain Asphalt/Road funding levels
- $3 million in Utility infrastructure

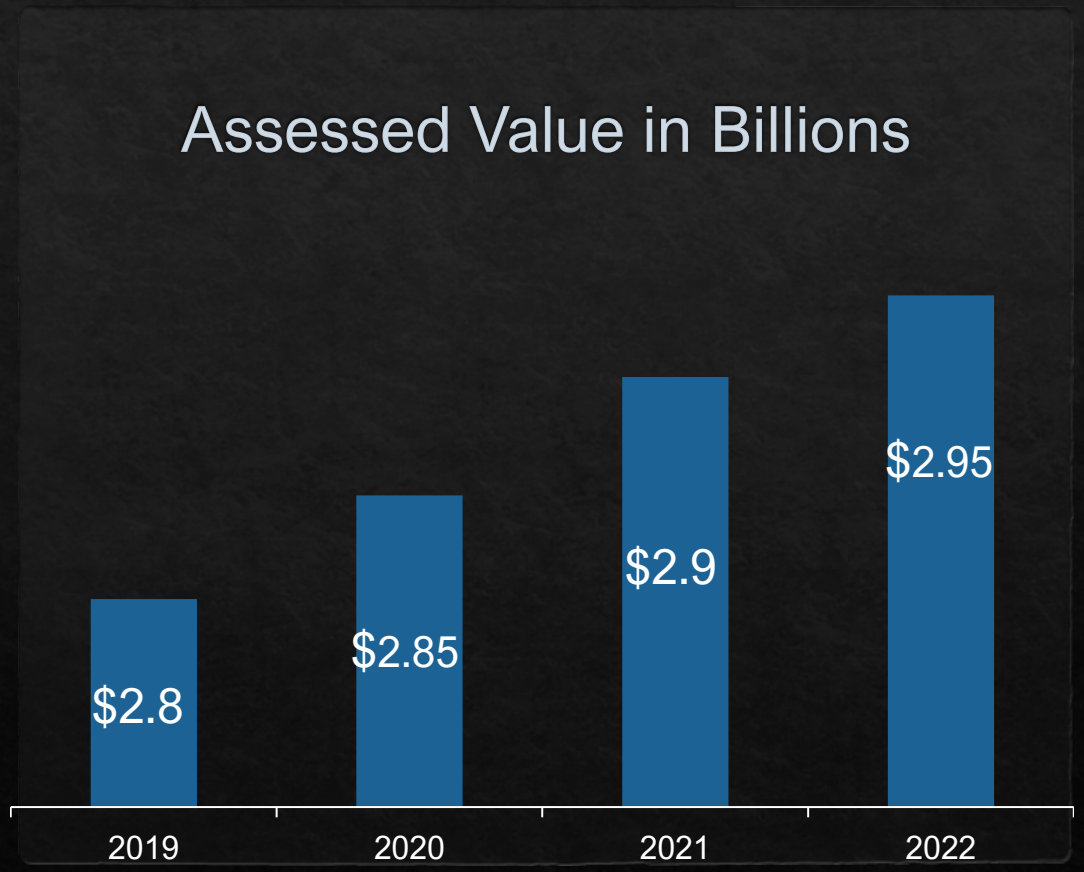


Employee Centric

- 2% Pay Adjustment
- Full Funded Police & Mechanic Positions
- Additional Community Development Staff
- Position Upgrades

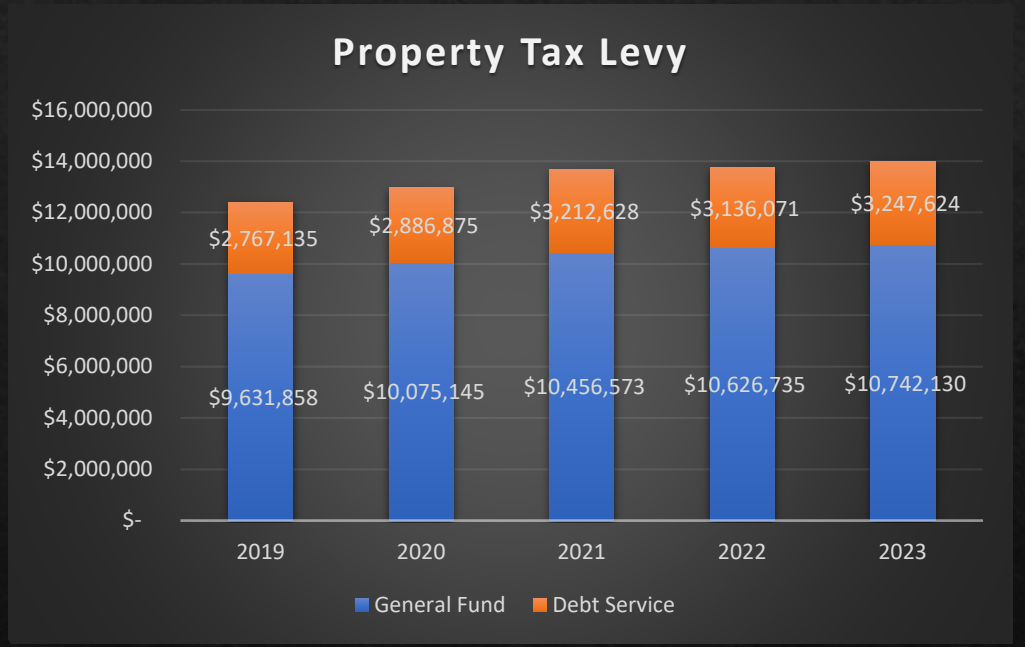
Growth and Net New Construction

- $2,955,563,300 in 2022 Estimated Assessed Value
  - 1.4% increase over 2021
- 2.23% Net New Construction
  - $197,616 (TID-Out)
  - $234,889 (TID-In)



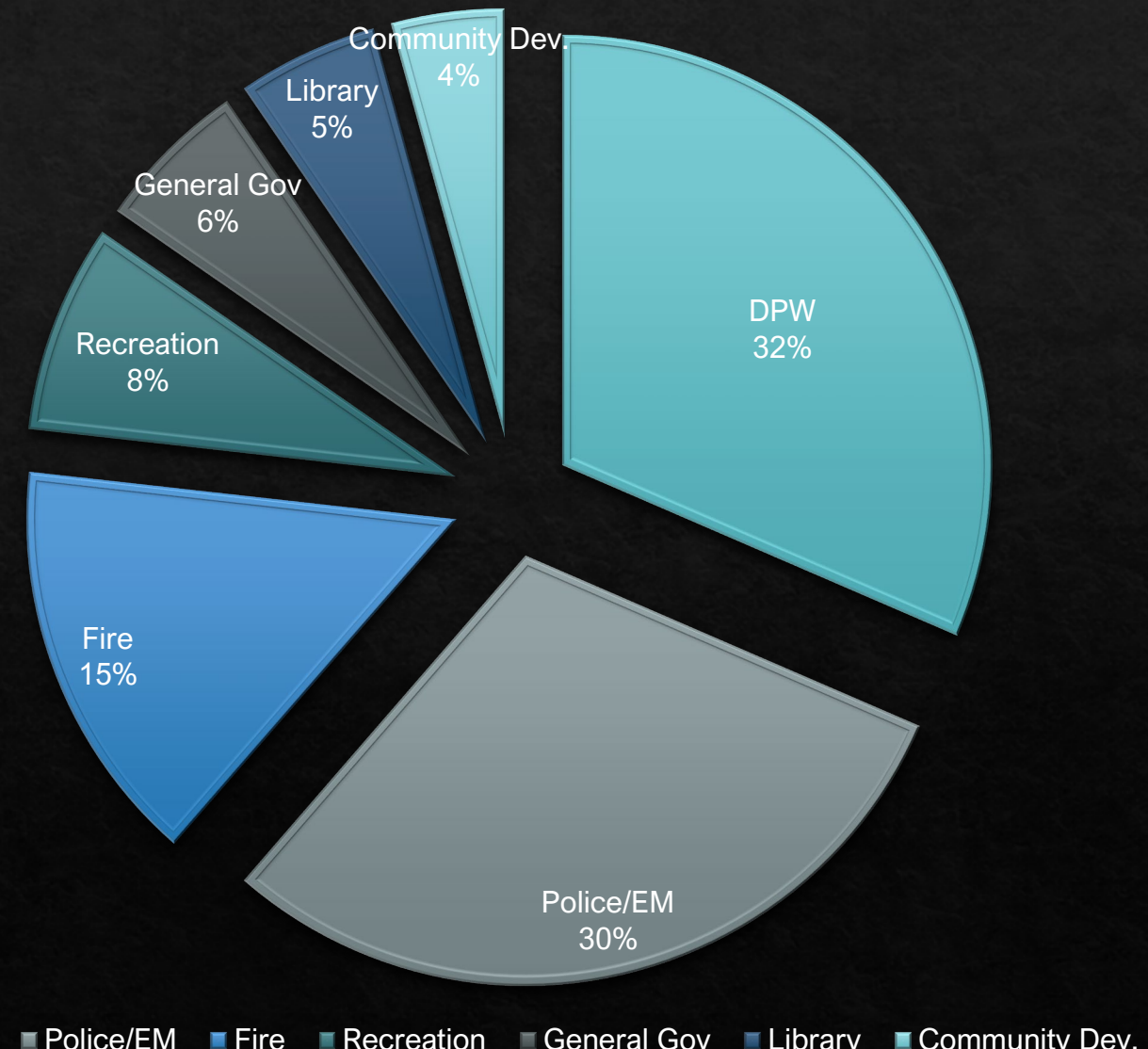
2023 Proposed Property Tax Levy

- $13,989,754 Village Levy
- $320,553 increase over 2022
  - $209,000 in General Fund Levy (1.98%)
  - $111,553 in Debt Service Levy (3.56%)
- Total Levy increase of 2.35%
- Recommended Budget includes Net New Construction without the TIDs



General Fund Breakdown

Department	General Fund Budget
DPW	$ 5,831,835
Police/EM	$ 5,537,072
Fire	$ 2,848,467
Recreation	$ 1,457,728
General Government	$ 1,074,963
Library	$ 987,007
Community Development	$ 782,319



General Fund Highlights

- 2022 Police Officer & Mechanic fully funded
- Code Enforcement Officer, Community Development Intern, Forman upgrade
- 2% Pay Adjustment
- Increased revenues in Recreation Depts and Misc. Revenues

Type	2022	2023	Change ($)	Change (%)
Expenses	$18,224,559	$18,588,980	$364,421	2.00%
Revenues	$7,691,429	$7,846,850	$149,421	1.94%
Tax Levy	$10,533,130	$10,742,130	$209,000	1.98%

Impact on $250,000 Home



2022 Budget Mill Rate		2023 Budget Mill Rate
	Change	
$250,000		$250,000
$4.90	Tax Rate	$4.96
$1,225	Taxes Paid	$1,240

The owner of a $250,000 home in 2022
will pay
$15 more
in Village property taxes on average under
the recommended budget

General Fund – Parking Lot Items

- $533,000 in additional requests

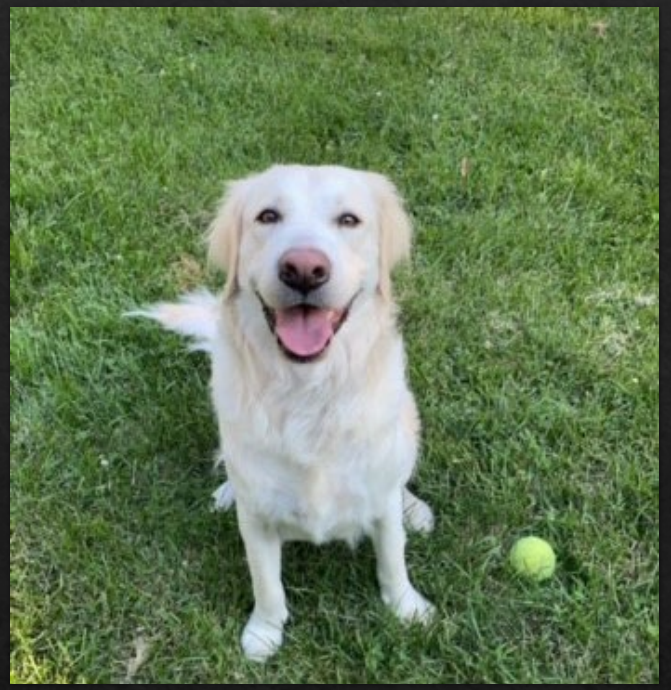
Department	Description	Cost
Engineering	Assist with design and review of Village designed public works drainage projects-Pilgrim Rd/Starlite/Neptune Areas	$ 25,000
Community Development	Neighborhood Plans (x3)	$ 90,000
Highway/Parks/B&G	Survive Alive House Update (Roof/Paint)	$ 42,000
Highway/Parks/B&G	Alt Bauer Berm Removal	$ 24,000
Highway/Parks/B&G	Haupt Roofing Projects	$ 36,000
Highway/Parks/B&G	Village Hall Thermostat and Sensor Replacement	$ 6,000
Highway/Parks/B&G	Tire Machine Balancer	$ 20,000
Highway/Parks/B&G	Kinderberg Plumbing Fixtures	$ 28,000
Highway/Parks/B&G	Maintenance Shop Toolboxes X2	$ 20,000
Highway/Parks/B&G	Liebherr Body/Paint	$ 12,000
Highway/Parks/B&G	Senior Center Attic Insulation	$ 16,000
Highway/Parks/B&G	Zero Turn Mower	$ 18,000
Highway/Parks/B&G	Fire Co Flooring replacement	$ 16,000
Highway/Parks/B&G	Dheinsville Drainage	$ 35,000
Highway/Parks/B&G	Bandshell	$ 22,000
Recreation	Books x2	$ 16,000
Assessor	Interim Market Update	$ 50,000
General Government	Additional 1% Pay Adjustment	$ 42,000
Library	Additional $0.50 Pay Adjustment	$ 13,000

Public Safety – Parking Lot Items

Department	Description	Cost	
Police Department	Police Officer x4	$115,000	(Each)
Fire Department	Firefighter/EMS x11	$95,000.00	(Each)
Fire Department	Assistant Fire Chief	$115,000.00	

2023 Budget Next Steps

- Schedule COW Meetings
- Finalize State Aid and Intgov Revenues


Thank You

BUSINESS OF THE GENERAL GOVERNMENT AND FINANCE COMMITTEE
AND VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: Monday, September 12th

AGENDA ITEM: New Business

ITEM TITLE: Squad Change

SUBMITTED BY: Chief Mike Snow

SUMMARY EXPLANATION:
We are anticipating the arrival of the new K9 unit in the next couple of weeks. That purchase had been requested and approved in 2021. We are requesting to use funds from the K9 account to complete the change over for the new squad. The estimated cost for the new equipment and changeover is $20, 480.67.

Friends of Germantown K9 has agreed to cover $15,000 of that expense, leaving $5,480.67 to come from the Village K9 account.

We do have necessary funds in the K9 account to cover this cost.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER___

RECOMMENDATION:

BOARD ACTION:

Order Number B19769-C

Order Date 12/08/21

Bid Expiration Date 06/18/22

Required Date 12/08/21

General Fire Equipment Co., Inc

975 North Hawley Rd
Milwaukee, WI 53213

Phone: 414/475-0959

Bill To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

Ship To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
GERM02	Install	Origin	Net 25 Days		BW03	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Unit Price / Discount %	Tax	Extended Price
1	0	**SQD** Squad K-9 Unmarked		0.00	N	0.00
2	0	**SOUETSS100J** Sound-Off 100 Watt Composite Face Sealed Speaker		192.00	N	384.00
2	0	**SOUETSSVBK01** Sound-Off Speaker Bracket for 2020 PI Utility		48.00	N	96.00
2	0	**SOUEMPS1STS3-** Sound-Off mPower 3" 8 LED Light head w/ Stud Mount (GRILL RW + BW)		116.40	N	232.80
2	0	**SOUENT3B3-** Sound-Off Surface Mount LED Intersection Module, Each (MIRROR RW + BW)		187.80	N	375.60
2	0	**SOUPMP2BKUMB3-** Under Mirror Bracket Per Side for 2020 PI Utility		28.00	N	56.00
1	0	**UNIX218016-0002** Unity 6" LED Xtreme Post Mount Spotlight assy w/ Black Head		334.00	N	334.00
1	0	**SOUND-OFF** nForce WS Housing Conversion PNFWBBFSF15-D 2020 PIU Front– driver side shroud PNFWBBFSF15-P 2020 PIU – passenger side shroud PNFWBMFPF15 2020 PIU – driver side mounting bracket kit PNFWBMFSF15 2020 PIU – passenger side mounting bracket PNFWBTE003 nFORCE® Interior Lightbar Thick Trim Edge		361.20	N	361.20

Order Number B19769-C

Order Date 12/08/21

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GERM02	Install	Origin	Net 25 Days		BW03	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Unit Price / Discount %	Tax	Extended Price
2	0	**SOUENFSGS2-** Sound-Off nForce Single Deck/Grill Mount 10-16v, 9 LED (SIDE REAR WINDOW R/B)		168.00	N	336.00
1	0	**SOUPMP2RS402** Sound-Off 8 Lamp mPower Spoiler Bracket Kit Only, 2020 PIU		127.00	N	127.00
2	0	**HEL-HH** Hella Hero Undercover Hideaway LED Light (WHITE FLEX)		136.92	N	273.84
2	0	**HEL-HHA** Hella Hero Twist Lock Adapter (A2)		15.00	N	30.00
2	0	**TECE20-WCOR-1** Orion Surface Mt. 6" Round Red/White LED Light w/Chrome Trim		90.00	N	180.00
4	0	**DEL-SLRR** Lighted Round Rocker Switch		9.00	N	36.00
1	0	**JOTA-6205** Dual External Cup Holder w/ Plastic Insert		61.22	N	61.22
1	0	**TIG-TSC-DS** Tiger Tough Tactical Seat Cover, Driver's Side		195.00	N	195.00
1	0	**JOTC-6508** Jottodesk Contour Console w/ Printer Box, 2020 PIU 14"		768.08	N	768.08

Order Number B19769-C

Order Date 12/08/21

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General Fire Equipment Co., Inc

975 North Hawley Rd
Milwaukee, WI 53213

Phone: 414/475-0959

Bill To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

Ship To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
GERM02	Install	Origin	Net 25 Days		BW03	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Unit Price / Discount %	Tax	Extended Price
1	0	**HAVC-HDM-1006** Havis Titan No Holes Drilled HD Laptop Mounting Base		134.26	N	134.26
1	0	**JOT-6054C** 2" Custom Face Plate, 2-Carling Rect. Holes & 1 Cig Plug		18.00	N	18.00
1	0	**INS-USB-DUAL** Dual 2.4amp USB Charging Port for Carling Rectangular Hole		24.95	N	24.95
1	0	**DEL-20073281** Countura III 0n-Off Switch w/ Dependant Red Indicator		16.30	N	16.30
1	0	**PAT475-1528** Jotto ZRT Hatch Mt Gun Rack for AR style		581.55 15.000	N	494.32
1	0	**SOUENGCC01241** Sound-Off BluePrint 100 Amp Central Controller		421.20	N	421.20
3	0	**SOUENGND04101** Sound-Off BluePrint Remote Node		237.00	N	711.00
1	0	**SOUENGND20001** Sound-Off BluePrint Input Node		117.00	N	117.00
1	0	**SOUENGLNK00-** Sound-Off OBD2 Interface Module for Blue Print Options (-02)		325.80	N	325.80
1	0	**SOUENGSYMD01** Sound-Off Blue Print Vehicle Sync System w/ Antenna		252.00	N	252.00
1	0	**INS-B1006** Right Angle Brkt for Under Hood Mount for Blue Print, PIU		20.00	N	20.00

Order Number B19769-C

Order Date 12/08/21

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GERM02	Install	Origin	Net 25 Days		BW03	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Unit Price / Discount %	Tax	Extended Price
1	0	**SOUETSA482RSR** Sound-Off 200 Watt Dual Spkr Remote Siren/Light Sys w/Rotary		675.00	N	675.00
1	0	**WIRCB-150-R** 150Amp Manual Reset Circuit Breaker		49.99	N	49.99
1	0	**INS-R75A** 60amp Heavy Duty Relay, Solid State w/ Heat Sink		62.98	N	62.98
1	0	**INS-DRS** Custom Din Rail Wire Termination System		75.00	N	75.00
1	0	**MOT-BMFFME** 17' Antenna Cable assy, NMO mount & FME (FM)		30.00	N	30.00
1	0	**MOT-RFE-6108** FME (M) x TNC(M) Adapter		15.00	N	15.00
1	0	**MOT-MMGSK** Antenna Base Gasket		1.75	N	1.75
4	0	**INS-B1004** Right Angle Bkt, 1-1/2" x 3-1/4"(Slot) x 6-1/8"(Slot)		14.00	N	56.00
1	0	**EIG-STX3** 12" Waterproof LED Utility Light, Color: White		19.00	N	19.00
1	0	**EIG-STX3-** 12" Waterproof LED Utility Light, Color:		29.00	N	29.00

Order Number B19769-C

Order Date 12/08/21

Bid Expiration Date 06/18/22

Required Date 12/08/21

General Fire Equipment Co., Inc

975 North Hawley Rd
Milwaukee, WI 53213

Phone: 414/475-0959

Bill To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

Ship To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
GERM02	Install	Origin	Net 25 Days		BW03	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Unit Price / Discount %	Tax	Extended Price
2	0	**DEL-SLRR** Lighted Round Rocker Switch		9.00	N	18.00
1	0	**HAVIS** K9-F28-PT-B Black K9/Prisoner Transport System		3276.79	N	3276.79
1	0	**HAVK9-A-103** Havis Water Bowl Stainless with Clamp		68.04	N	68.04
1	0	**ACEHP-5010B** K9 Hot-N-Pop® Pro K9 Combination System		1399.00	N	1399.00
1	0	**ACEHA-CMD-P** Carbon Monoxide Detector and Interface Module		165.00	N	165.00
1	0	**ACEHA-FKT12PFWG** Ace-K9 12" Fan Kit w/Heavy Duty Fan Guard		324.00	N	324.00
1	0	**ACEHAP-ESFS-K** Engine Stall Sensor		129.95	N	129.95
1	0	**ACEH-NKLB-K** No K9 Left Behind Module Option		69.00	N	69.00
1	0	**ACEAWD-7010** Ace Watch Dog Cellular App System		899.00	N	899.00
1	0	**ACEHA-SDM-D** Smoke Detector & Interface Module		104.95	N	104.95
1	0	**911-CH27.GFEBPA** Custom Blue Print Harness Assy w/ Power Distribution		1200.00	N	1200.00

Order Number B19769-C

Order Date 12/08/21

Bid Expiration Date 06/18/22

Required Date 12/08/21

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Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
GERM02	Install	Origin	Net 25 Days		BW03	

Qty. Ordered	Qty. Shipped / Back Ordered	Item Number / Item Description (Customer Part No.)	Unit of Measure	Unit Price / Discount %	Tax	Extended Price
1	0	**HAVSBX-5001** Havis Storage Mt for 2020 PIU w/ K9		283.31 20.000	N	226.65
1	0	**INS-BATTERY** High amperage battery, 35 AHR		105.00	N	105.00
1	0	**INS-BB** Right Angle battery Hold Down Bracket, Powder Coated		35.00	N	35.00
1	0	**001** Labor Charges For Installation Of Equipment Into Squad		4500.00	N	4500.00

Shipping Subtotal	565.00
Non Taxable Subtotal	19915.67
Taxable Subtotal	0.00
Tax	0.00
Total Order	**20480.67**

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: September 19, 2022

AGENDA ITEM: New Business **[ORDINANCE]**

ITEM TITLE: Ordinance No.16-2022; Discussion and Action to adopt the Village of Germantown 2050 Comprehensive Plan

SUBMITTED BY: Jeff Retzlaff, Director, Community Development Department

BACKGROUND

Following the July 25, 2022 Public Hearing of the Draft 2050 Comprehensive Plan (document dated June 25, 2022), the Plan Commission approved Resolution No. 02-2022 on August 22, 2022, that recommends adoption of the Draft 2050 Comprehensive Plan with a series of specified revisions. A list of those revisions made by the PC to the 2050 Plan document is contained in a series of color-coded tables listed below (Table "A", Table "B" and Table "C") and accompanying exhibits that the details of specific land use map revisions (Exhibits 1-4).

In addition, all the revisions recommended for adoption by the PC (shown in the tables and the map exhibits) have been incorporated into a 2nd Draft of the 2050 Plan (document dated September 13, 2022).

In addition to the tables, map exhibits, and 2nd Draft of the 2050 Plan (highlighted below), the following additional items are also included in the packet of materials provided in support of this agenda item:

1. Village Board Ordinance No. 16-2022 to Adopt the 2050 Comprehensive Plan (draft document-to be acted on at the September 19 Village Board meeting)
2. PC Resolution 02-2022 (recommending adoption of the 2050 Comprehensive Plan with revisions)
3. Table "A" – Minor Revisions (discussed at August 22 meeting)
4. Table "B" – Major Revisions (discussed at August 22 meeting)
5. Table "C" – Previous Revisions (re-considered at August 22 meeting)
6. Map Revision Exhibits 1-4 (specific land use map revisions made at August 22 meeting)
7. Plan Commission – Public Hearing Minutes for July 25, 2022
8. Village Board– Public Hearing Minutes July 25, 2022
9. Plan Commission – Meeting Minutes for August 22, 2022
10. 2050 Comprehensive Plan Draft #2 (dated September 13, 2022)
11. Neighborhood-District-Corridor (NDC) Land Use MAP recommended by Plan Commission at August 22 meeting)
12. Neighborhood-District-Corridor (NDC) Land Use TABLE recommended by Plan Commission at August 22 meeting)
13. Plan Commission meeting packet for August 8, 2022
14. Plan Commission meeting packet for August 22, 2022

At this time, the Village Board needs to consider the Plan Commission's recommendation to adopt the 2050 Comprehensive Plan (contained in the 2nd Draft dated September 13, 2002). The VB can either accept, modify, or reject the 2050 Plan document recommended for adoption. If the Village Board wants to adopt a modified version of the Plan, the motion to APPROVE needs to include the specific revisions being made so the revisions can be incorporated into an adopted version of the Village of Germantown 2050 Comprehensive Plan.

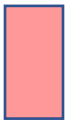
To help you clearly see what revisions to the 2050 Plan that the PC considered and eventually recommended for adoption, the three revision tables have been color-coded to show the following:



Green **ACCEPTED**. Green highlighted revisions were accepted (as proposed or with some additional modification directed by the PC) and recommended for adoption. These revisions have been made and highlighted in Draft #2 of the 2050 Comprehensive Plan document dated September 13, 2022;



Yellow **ACCEPTED**. Yellow highlighted revisions were also accepted and recommended for adoption, but because no additional information was found or provided, no revision to the 2050 Plan has been made. *EXAMPLE: "Minor" Revision #12 in Table "A" was accepted, but no student population projection information for the Germantown School District was available.*



Red **REJECTED**. Red highlighted revisions were discussed, considered but eventually NOT recommended for adoption. Consequently, no revisions were made to the 2050 Plan document.

The revision list tables show potential revisions as follows:

Table A: "Minor" revisions to address:

- internal consistency
- improve and update content
- clarify the intent of content
- data accuracy "fact checking"
- formatting & grammar

Table B: "Major" revisions to address:

- Policy (as expressed through the maps, tables, and text)
- Implementation objectives & action steps
- Other significant components of the plan

Table C: "Minor" or "Major" revisions previously made by the Plan Commission at the August 8 PC meeting that were subsequently re-considered at the August 22 PC meeting.

The revision list tables are set up to help you easily navigate through the draft 2050 Plan document from beginning to end. The revisions are listed with a unique “item number” and sorted sequentially by “page number” in the 2050 Plan document. Because some of the page numbers changed after incorporating the PC’s recommended revisions, a different “page number” is shown for each of thew two draft documents: 1st Draft dated June 25 and the 2nd Draft dated September 13.

A particular “source” is listed for each revision to help you understand the basis for and from whom the suggested revision was made, e.g. Public Hearing comment, Workshop comment, staff, etc. For some items, a note is included in the far right column to add context or additional information regarding the revision.

Please understand that the revision list is not a verbatim transcript of every revision suggested or comment made by someone who has provided feedback at some point during the planning process. As discussed previously, staff has gone through the comments and opinions expressed and documented along the way, including those expressed through the 2019 Community Survey, the various workshop polling and mapping exercises, the open house comments we received, the comments expressed at the July 25 public hearing, written comments left on the interactive mapping website and submitted to the Village by residents.

However, please keep in mind that the public comments used to develop the revision list should not be the only basis for what, if any, further revisions the VB members ultimately decide to make. Each member of the VB has their own background, experiences, knowledge, conversations, and opinions about various aspects of the 2050 Plan and issues affecting the Village. All of this should be weighed and considered when deciding what, if any, revisions to the Draft 2050 Plan you want to make or will support.

ORDINANCE NO. 16-2022

AN ORDINANCE TO ADOPT THE "VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN" FOR THE VILLAGE OFGERMANTOWN, WISCONSIN

WHEREAS, pursuant to Sections 60.22(3), 62.23(2) and 62.23(3) of the Wisconsin Statutes, the Village of Germantown is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village Board and Plan Commission of the Village of Germantown developed, adopted, and has followed the "Community Engagement Plan" under Resolution No. 48-2019 containing written procedures designed to foster public participation at every stage of the comprehensive planning process as required by Section 66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission of the Village of Germantown, by a majority vote of the entire Commission recorded in its official minutes, adopted Resolution No. 02-2022 recommending that the Village Board adopt the document entitled "Village of Germantown 2050 Comprehensive Plan" (Draft #2 with a revision date of September 13, 2022), containing all the elements required by Section 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village of Germantown held a public hearing of the "Village of Germantown 2050 Comprehensive Plan" on July 25, 2022, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes and provided numerous other opportunities for public involvement pursuant to the "Community Engagement Plan" adopted by the Village Board; and

NOW, THEREFORE, THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

Section 1.

The Village Board of the Village of Germantown, Wisconsin, does by enactment of this ordinance, formally adopt the document entitled, "Village of Germantown 2050 Comprehensive Plan" (Draft #2 with a revision date of September 13, 2022), pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes subject to any non-substantive technical or typographical changes deemed necessary and appropriate by the Village Attorney.

Section 2.

This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

DRAFT

Adopted this ___ day of September, 2022

Introduced by Trustee: _____ 2nd Trustee: _____

Vote: Ayes: _____ Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna B. Braunschweig, WCMC/CMC
Village Clerk

APPROVED AS TO FORM

_____
Brian C. Sajdak, Village Attorney

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" dated June 25, 2022; 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 held a duly noticed public hearing on July 25, 2022, 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" dated June 25, 2022 as an update of the Village of Germantown comprehensive plan with the revisions set forth in Attachment A hereto.

Adopted by the Village of Germantown Plan Commission this 22nd day of August, 2022.

Dean Wolter, Village President/Plan Commission Chairperson

ATTEST:

Laura Johnson, Plan Commission Secretary

APPROVED AS TO FORM:

Brian Sajdak, Attorney

ATTACHMENT "A"

Plan Commission Recommended Revisions to the Draft 2050 Comprehensive Plan document dated June 25, 2022

1. List of Revisions contained in Tables A, B & C of the DRAFT 2050 Comprehensive Plan Document – Draft 1 Revisions prepared by Village Staff

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
1	200	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	X			
2	4	4	Table of Contents	Replace Holy Hill picture with photo within Village	Public Comment at Workshop	X			
3	5	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	X			
4	7	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	X			
5	8	8	Introduction & How-to: Planning Process	Remove word "Center," from Visual Preference Survey bullet point (should be "Village" not "Village Center")	Staff	X			
6	10	10	Introduction & How-to: Community Feedback	Verify correct number of visual preference survey responses: 84 or 79	Staff	X			
7	11	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	X			
8	14	14	History & Community Profile	Change sub-headings to "1830-1960" & "1960-1970"	Staff	X			
9	14	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	X			
10	16	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	X			
11	19	19	Community Profile: Population & Household Projections	Verify and revise inconsistent Household Projections cited pgs. 19, 27 and throughout document	Public Comment at Public Hearing	X			There are two sources for Household Projections cited in this document: 1) WI Department of Administration projections for 2040, 2) SEWRPC projections for 2035 & 2050. Each source is cited when used.
12	20	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	x			Nothing received. No revisions made.
13	22 & 149	22	Community Profile: Population & Household Projections	Show consistent median household income statistic in Table 2.10 & text p.145	Trustee Comment at Public Hearing	X			
14	25	25	Density in Germantown	remove highlighting from "page 140" text last paragraph	Public Comment at Open House	X			Modified language to remove page number
15	31	31	Regional Context & Intergovernmental Cooperation	Add hyperlinks to referenced plans p.31 and throughout document (if possible)	Public Comment at Open House	X			
16	37	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	X			

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
17	39	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	X			
18	42	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	X			Added note referencing all notes on page 42.
19	46	46	Neighborhoods, Districts, Corridors	Delete words "cater to" in Overlays paragraph	Staff	X			
20	46	46	Neighborhoods, Districts, Corridors	Improve wayfinding by either adding page numbers for each neighborhood, district, and corridor or revise list to alphabetical	Staff	X			
21	80	52	Spassland Neighborhood	Revise statement in Environmental section under Special Features to include additional environmental corridor in northwest adjacent to Schoen Laufen District	Staff	X			
22	79	59	South Country Aire Neighborhood	Add Maximum Density for non-sewered areas: 1.0 unit/acre	Staff	X			
23	77	61	Prairie Glen Neighborhood	Add Maximum Density for non-sewered areas: 1.0 unit/acre		X			
24	60	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	X			
25	57	67	Country Aire Neighborhood	Add Maximum Density for non-sewered areas: 1.0 unit/acre	Staff	X			
26	73	68	MacArthur Neighborhood	Revise language in "Transportation" and "Environmental" under Special Features section to accurately reflect neighborhood boundary	Staff	X			
27	62	72	Goldenthal-Homestead Hollow Neighborhood	Revise inconsistent use of "Goldendale" vs. Goldenthal"	Public Comment at Open House	X			
28	63	73	Goldenthal-Homestead Hollow Neighborhood	Add Maximum Density for non-sewered areas: 1.0 unit/acre	Staff	X			
29	52	74	Amy Belle Neighborhood	Revise reference from "two" to "one" commercially-zoned properties in last paragraph under General Character section	Staff	X			
30	84	76	Willow Creek-Weidenbach Neighborhood	Revise language to include reference to all environmental corridors in neighborhood	Staff	X			
31	74	78	Meeker Hill Neighborhood	Revise inconsistent use of "Meeker Hill" vs. just "Meeker"	Staff	X			
32	88	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	X			
33	64	82	Isabelle Farms Neighborhood	Revise language from "Planned" to "Potential Sewer Service Area" in Utility Section under Special Features	Staff	X			
34	65	83	Isabelle Farms Neighborhood	Change Traditional Neighborhood Site Design from "D" to "A" in Future Land Use Table	Staff	X			

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
35	70	84	Lovers Lane Neighborhood	Revise language in Transportation section under special Features to correctly describe neighborhood boundaries (revised from original)	Staff	X			
36	71	85	Lovers Lane Neighborhood	Revise label for Future Land Use Table from "Isabelle Farms" to "Lovers Lane"	Public Comment at Open House	X			
37	58	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	X			
38	89	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	X			
39	104-105	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	X			
40	96	90	Germantown Business Park District	Revise statements in Special Features section to accurately reflect neighborhood boundary changes	Staff	X			
41	100	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	X			
42	92-93	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	X			
43	106-107	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	X			
44	111	109	Lannon-Mequon Road Corridor	make language regarding single-family development consistent w/ text and table; change "U" in table to "A"	Staff	X			
45	112	110	Victory Center Corridor	Revise statement under General Character to include Kuhberg Center coffee shop	Public Comment at Open House	X			
46	114	112	Zoning Guide for Future Land Use: Matrix	Revise value listed for "Residential Multifamily/Senior to "i" for RD-2 Zoning District	Staff	X			
47	116	114	Zoning Guide for Future Land Use: Existing Zoning Map	Revise or Replace 2019 Zoning Map with most current	Staff	X			
48	119	117	Economic Development: Economic Base	revise/Update tax base statistics from 2016 to most current	Public Comment at Open House	X			

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
49	120	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	X			
50	121	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	X			
51	124	122	Economic Development: Policies & Programs	Correct spelling of "Policies" in sub-heading (not "Polices")	Staff	X			
52	124	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	X			
53	125	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	X			
54	126	123	Economic Development: Policies & Programs	Revise "First Bank Financial Centre" to "Bank Five Nine" in par 5	Public Comment at Public Hearing	X			
55	140	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	X			
56	146	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	X			
57	159	155	Agricultural, Cultural, & Natural Resources	Revise Diagram 1 to reflect final boundary of Rural Preservation District	Public Comment at Open House	X			
58	160	156	Preservation of Rural Character	Change "In" to "It" (first word second paragraph p.156)	Staff	X			
59	170	165	Green Infrastructure	Fix overlapping text with image	Public Comment at Open House	X			
60	171	167	Sanitary Sewer System	Revise to add word "facilities" to first sentence of Sanitary Sewer System paragraph	Public Comment at Open House	X			
61	173-174	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	X			
62	179	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	X			
63	181-182	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	X			

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
64	182	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	X			Nothing received. No revisions made.
65	182	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	X			Nothing received. No revisions made.
66	187	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	X			
67	190	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	X			
68	190	184	Implementation Plan: Housing	Add "Germantown School District" to Key Leadership list on pgs. 184, 186, 192 & 194	Public Comment at Public Hearing	X			
69	195	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	X			
70	195	189	Implementation Plan: Agricultural, Cultural, & Natural Resources	Revise Objective 4 Action F to remove "and mandate when necessary"	Public Comment at Public Hearing	X			
71	197	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	X			
72	199	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	X			
73	199	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	X			
74	199	193	Implementation Plan: Economic Development	Revise priority of Objective 5 and associated Action Steps from "Short-Term" to "Ongoing"	Public Comment at Open House	X			
75	201	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	X			
76	201	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	X			
77	201	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	X			

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
78	201	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	X			

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
1	41	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			X	
2	42	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			X	
3	64	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. **Final Revision**: ***The PC voted to modify the revision to include the northern half of the west 80 acres (adjacent to Holy Hill Road) in the Holy Hill Gateway District (removing the area from the Isabelle Farms neighborhood) in order to allow for mixed use commercial/residential development. *See Map Exhibit A******	Public Comment at Open House & Public Hearing (Property Owner Request)		X		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	68 & 104	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). **Final Revision:** ***The PC voted to modify the revision to include 1) remove the Commercial node at the northeast corner of County Line and Lannon Road; 2) Create a new neighborhood called the Lannon/County Line Neighborhood (to include Residential: Single Family and Residential: Multi-family / Senior as acceptable; and 3) Remove Residential from acceptable uses in the Willow Creek Business Park District. *See Map Exhibit B******	Public Comment at Workshops, Open House & Public Hearing and Survey		X		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	88 & 100	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) **Final Revision:** ***The PC voted to modify the revision to expand the Woodside Neighborhood to include 34 acres to the west of the current neighborhood boundary (removing it from the Holy Hill Gateway District). *See Map Exhibit C******	Public Comment at Workshops, Open House & Public Hearing and Survey		X		

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
6	101	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			X	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	95	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			X	
8	93	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			X	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)
9	107	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) **<u>Final Revision:</u>** "***To transition from a 5-acre to 20-acre minimum parcel size requirement and give guidance to property owners who may want to divide an existing "parent" parcel into smaller parcels that are greater than 10 acres and less than 20 acres in area, the following policy should be implemented through revisions to the Zoning and Subdivision Codes: Existing parcels greater than 10 acres but less than 20 acres in area may be divided one time into parcels not less than 5 acres in area."***	Public Comment at Workshop & Open House	X			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	107	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			X	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.

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
11	107	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			X	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	125	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	X			
13	187	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	X			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
14	185	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			X	
15	189	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	X			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	189	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	X			
17	195	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	X			New overlay zoning district(s) would be similar to and supplement existing Floodplain Zoning, Shoreland-Wetland Zoning and Historical Site & District Zoning regulations
18	195	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	X			
19	197	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	X			

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
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
20	197	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)	X			
21	197	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			X	
22	197	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	X			
23	199	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	X			
24	199	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			X	
25	201	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			X	
26	201	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	X			

DRAFT 2050 Comprehensive Plan Document - Draft 1 Revisions

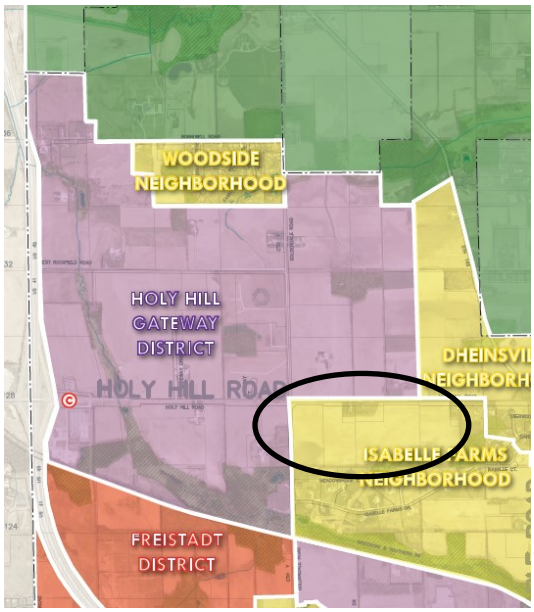
Table C - ALL Plan Commission Recommended Revisions

Item Number	Page Number		Topic/Plan Reference	Suggested Revision	Source	Plan Commission Recommendation			Notes
	2nd Draft Sept 13	1st Draft June 25				Accept	Modify	Reject	
1	61	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	74	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 - Reconsidered at August 22, 2022 PC Meeting
3	106	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 ***See Map Exhibit 4***	Plan Commission	X			Approved on August 8, 2022 PC Meeting

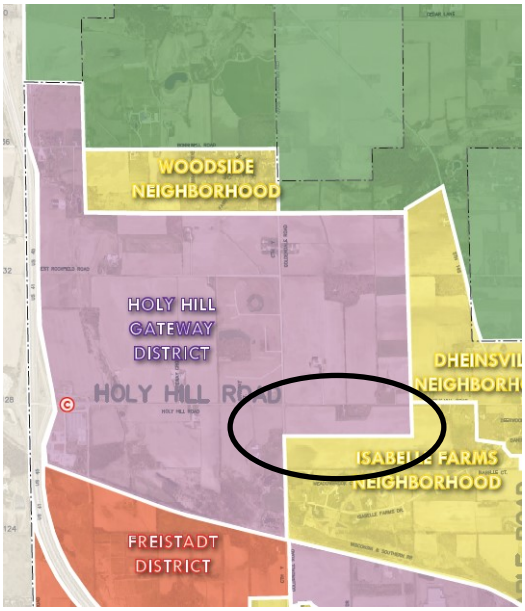
Map Exhibit 1

Corresponds with **Table B - "MAJOR" Revisions: Item 3**

The PC voted to include the northern half of the west 80 acres (adjacent to Holy Hill Road) in the Holy Hill Gateway District (removing the area from the Isabelle Farms neighborhood) in order to allow for mixed use commercial/residential development.



Draft 1-June 25

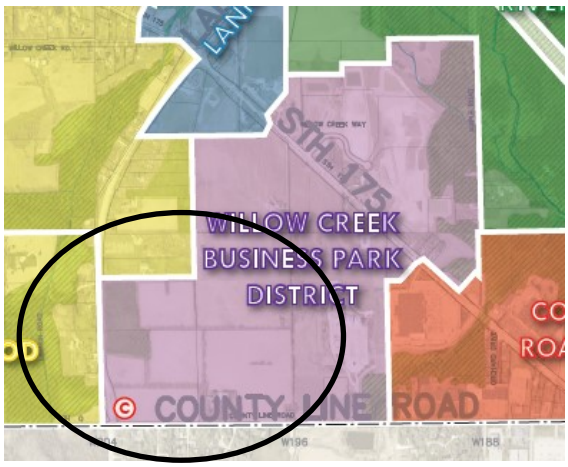


Draft 2-September 13

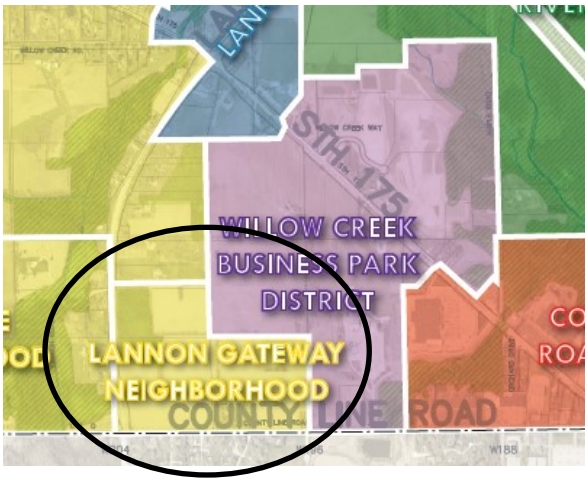
Map Exhibit 2

Corresponds with **Table B - "MAJOR" Revisions: Item 4**

The PC voted to include 1) remove the Commercial node at the northeast corner of County Line and Lannon Road; 2) Create a new neighborhood called the Lannon/County Line Neighborhood (to include Residential: Single Family and Residential: Multi-family / Senior as acceptable; and 3) Remove Residential from acceptable uses in the Willow Creek Business Park District.



Draft 1-June 25

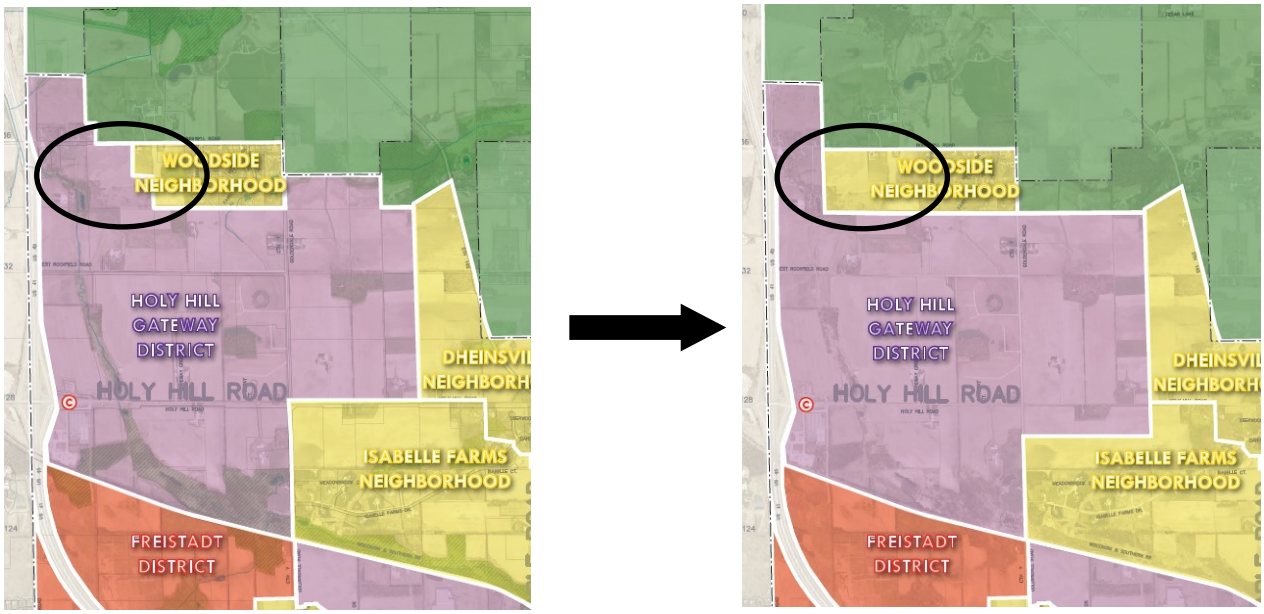


Draft 2-September 13

Map Exhibit 3

Corresponds with **Table B - "MAJOR" Revisions: Item 5**

The PC voted to expand the Woodside Neighborhood to include 34 acres to the west of the current neighborhood boundary (removing it from the Holy Hill Gateway District).



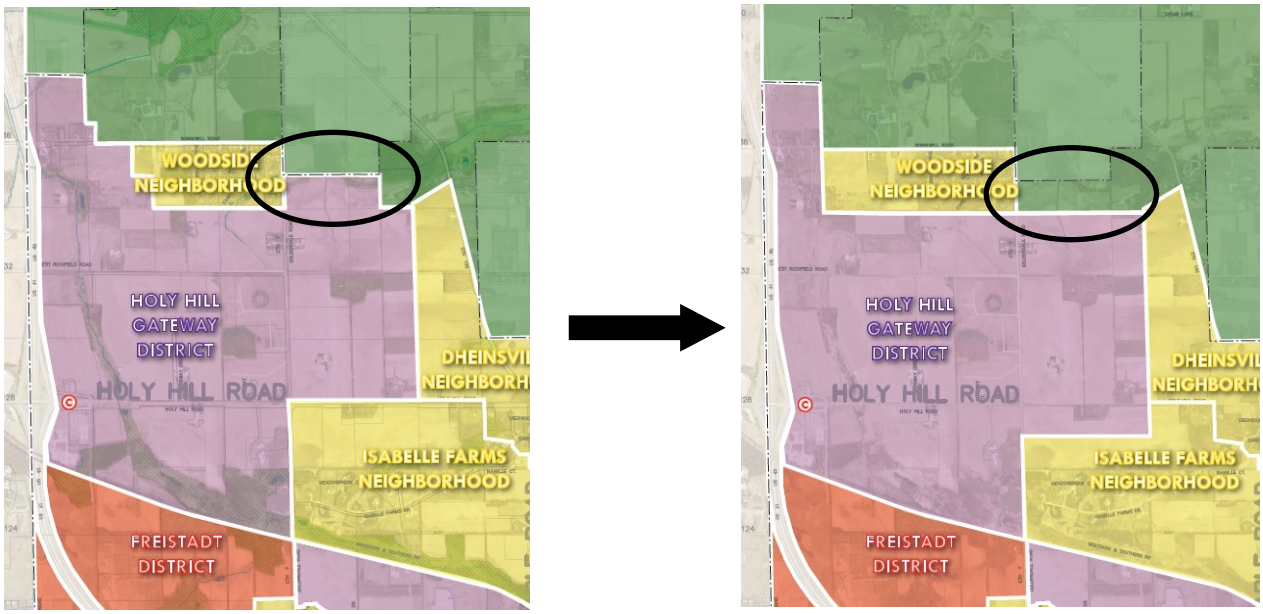
Draft 1-June 25

Draft 2-September 13

Map Exhibit 4

Corresponds with **Table C - "All Plan Commission Recommended Revisions": Item 3**

The PC voted to expand the Rural Preservation District boundary south to align with the south boundary of the Woodside Neighborhood east of Goldendale Road



Draft 1-June 25

Draft 2-September 13

JOINT VILLAGE BOARD/PLAN COMMISSION MINUTES
July 25, 2022

CALL TO ORDER: President Wolter called the Village Board meeting to order at 6:33 pm.

ROLL CALL: President Dean Wolter, Trustees David Baum, Rick Miller, Jolene Pieper, Bill Neureuther and Jan Miller were present. Trustee Phil Hudson, Terri Kaminski and Dennis Myers were absent and excused. Also present were Village Administration Steve Kreklow, Attorney Brian Sajdak and Clerk Deanna Braunschweig.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA*: MOTION Baum second R. Miller to Approve the Consent Agenda Item A. MOTION carried unanimously.*

CALL TO ORDER: Chairman Wolter called the Plan Commission meeting to order at 6:35 pm.

ROLL CALL: Chairman Wolter, Trustee Rep David Baum, Peter Nilles and Bill Shadid (via Webex) were present. Commissioners Tony Laszewski and Bob Williams were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PRESENTATION OF THE VILLAGE OF GERMANTOWN DRAFT 2050 COMPREHENSIVE PLAN: Director Retzlaff presented an overview of the draft plan document and outlined the next steps in the approval process.

Chairman Wolter reviewed the policy that there be a 3-minute time period per person to speak during the Public Hearing, but said it was up to the Board whether to use it.

MOTION J. Miller second Baum to forego the 3-minute time limit.
MOTION carried 5-1 (Wolter).

Chairman Wolter opened the Public Hearing at 6:58 pm.

- Trustee Jan Miller read comments into the record from Mark Boettcher, N96W20235 County Line Road, Menomonee Falls – he requested the Village turn down the developer's proposal at County Line and Lannon Road due to noise, air pollution and bright lights.
- Melanie Smythe, N140 W17938 Cedar Lane, cited several discrepancies in the plan, very few resident comments were addressed or implemented, maps were not updated. All changes will need to be reviewed again, there is nothing to vote on today.
- Scott Hefle, W159 N10514 Old Farm Road, thinks we are trying to get the plan done quickly, not paying attention to public safety needs, schools, police, fire, everyone needs to work together.
- Bob Soderberg, W144N9723 Elmwood Drive, said he would appreciate more interaction with the school district, they have no capacity for apartments,
- Tom Barney, N105 W16775 Old Farm Road, school board member, need to coordinate development and start conversations before the adoption of this plan, the school district cannot support any more apartment complexes.
- Judy Kautz, N135 W20647 Meadowlark Lane, agrees with the idea to postpone the vote on the plan, no substantial changes to the plan after the listening sessions, not enough public input time, need more meetings.

- Tammy Schneider read comments from Gidget Stroik, W204 N9713 Lannon Road, surprised by the changes in the 2050 Comprehensive Plan, against multi-family and industrial at County Line and Lannon Road.
- Tammy Schneider, W204 N9699 Lannon Road, not in favor of the Willow Creek Business Park district, not acceptable for multi-family.
- Bill Carity, representing Brian Kazmierczak, W11611 Rockfield Road, who owns 95 acres on Holy Hill and Goldendale Roads, they feel strongly that the north half of this land should be reconsidered as mixed used, residential and commercial for other business opportunities, provided a graphic.
- Jeff Braun, N140 W18316 Cedar Lane, was part of the public meetings, asked how the input from those meetings was being used and why were no changes made based on the input.
- Katie Kautz, N135 W20649 Meadowlark Lane, supports more listening sessions, need to listen to Germantown residents, heard input against too much development but plan does not reflect that, no consideration for the options the residents gave.
- Brian Kazmierczak, W11611 Rockfield Road, said the Board has an impossible task predicting the future 30 years, need to decide what's going to strengthen the community, what's best for the economy and tax base, try to look at more options for areas.
- Susan White, W204 N13273 Goldendale Road, people do not want industry north of Rockfield, consider keeping the area agriculture and residential owner occupied, no multi-family.
- Brad Johnson, W163 N10163 Apache Court, asking that board do their due diligence to understand what this community might look like in 30 years, if we bring industry and more people here that it doesn't jeopardize the rural characteristics that make Germantown a great place to live, need more to review the plan, more community input.

(CLERK'S NOTE: written comments received during the public hearing are attached hereto and included in these minutes by reference.)

Public Hearing was closed at 7:51 pm.

Chairman Wolter asked for advice on the agenda procedure. Attorney Sajdak said it would be most appropriate to take Plan Commission Item A and Village Board Items A and B together, wrap those up before Plan Commission Item B. He would look for potential votes from both committees.

A. Schedule such additional meetings, listening sessions, public hearings and/or further steps related to the consideration and adoption of the Village's 2050 Comprehensive Plan and to extend the final completion date accordingly as the Plan Commission and Village Board deem necessary and appropriate.

Trustee Baum asked what the next steps are moving forward. Director Retzlaff explained the Plan Commission and the Board need to consider all the public comments that have been received including those this evening before making a decision regarding the resolution for the Plan Commission and Ordinance for the Board. He said staff has provided the comments to the board, included a narrative in the packet and an assessment of the comments received and categorized them. Minor comments and those comments raised that are worthy of further discussion and consideration. He explained the current draft of the plan is a staff recommended plan and it is up to the board to evaluate the comments received, discuss any changes and decide which comments are worthy to be incorporated as revisions to the staff recommend plan.

Chairman Wolter said it's important to state the plan is proposed through Graef and staff through early meetings as to what we wanted to do going forward as part of the 2050 Plan. Graef took those

comments and what they know from working with other communities and drafted this plan. Other meetings of the Plan Commission came forward with what you see here and were then proposed and your comments were then recorded based against the draft plan. He said you don't want staff or Graef to incorporate those changes, you want your elected officials to incorporate the changes. Otherwise it becomes this living, changing document time after time. The Plan will be changed through Plan Commission and Village Board. That is why it is called a draft plan. It will not be changed from one meeting to the next.

Trustee Baum said he believes more meetings will be held but on an individual district level. Director Retzlaff explained one of the implementation activities is to pursue further refinement of the neighborhoods, districts and corridors by creating more detailed plans for each. But adoption of the plan does not need to be held up just to pursue those additional steps. Trustee Baum said he's been to the meetings, he's not hearing anything new, he's hearing the same thing time and time again. He is listening to what has been said, but he's not sure he's ready to say which things he wants put in the final draft tonight.

Trustee Jan Miller questioned who wrote the draft 2050 Plan dated June 25, 2022. Director Retzlaff stated the current draft plan was compiled by the consultant with assistance from Village staff. Trustee Jan Miller said it didn't matter how many times the same comments were heard, the residents comments should be taken into consideration. She stated she only had 30 days to review the plan and it was not in an easy format to read. And to be neutral and fair to the residents it should done and compiled by a third party, Graef. The document needs to be cleaned up and have what the general consensus is that we've heard from the residents. Director Retzlaff explained that in light of some of the comments heard this evening, that you shouldn't have people who don't live here prepare the plan, why then would you want those same people to compile their own comments and decide what's worthy of discussion or not. His dilemma is he doesn't want to be accused of throwing out comments that someone feels are worthy of further discussion that he does not. Because he has a particular opinion of what the plan is supposed to be. So the comments are given to the board to read in a raw but not unreadable format for them to decide and from their recollection from the workshops and participation, knowledge and experience. The meeting tonight is so both boards can hear and see the comments first hand. The goal is present the right information to help them make their decision. Trustee Miller said a scribe should have been at each table during the workshops. Chairman Wolter said there were opportunities for the representative at each table to discuss what was talked about during their sessions. Director Retzlaff said that information was included in the packet. He commented that the feeling was almost unanimous that the rural preservation area should not be lessened or diminished by additional industrial development north of Rockfield Road. Chairman Wolter stated that is up to this board to make that recommendation as a change to say we want to take that environmental corridor and go down Rockfield Road and not make it go any further north. If after discussion and it is decided to be put in, it becomes part of that plan, based on discussion. You need to start with a draft and then the board will make the changes based on comments heard, emails and phone calls. But not every member may agree with every comment. The Plan shows a roadmap of what is possible for development in each of the different areas of the Village. It's not a guarantee of development and doesn't mean its going to happen. As Jeff stated there already a lot of areas in the Village south of Freistadt that are already completed.

The areas really open for discussion are the Village Center and anything north of Freistadt Road and County Line and Lannon Road is the biggest area open for change or development. Trustee Jan Miller added that we heard a lot of people tonight that do not want development at Lannon and County Line Road. Chairman Wolter said that was a proposal not a plan. Plan Commission said they didn't like it and asked them to change it based on discussion. Trustee Jan Miller asked for an interpretation of Wisconsin Statute 66.1001 4(b) regarding voting on the 2050 Plan. Attorney Sajdak stated the statute says the Plan Commission can adopt the resolution by a majority vote of the entire Commission. There are 4 members here and all 4 would need to approve tonight. Both votes, whether Village Board or Plan Commission require a majority vote of the full body.

Trustee Jan Miller said her advice for the board is to slow down. She doesn't see any rush in getting this 30-year plan current in this moment in time. She does not believe there was enough time to be inclusive of all village departments, facilities, schools, residents, businesses and shareholders with input from them and tabulated and get it right. She recommended the 2050 Plan include some other things, such as a Village Board goal, a 5-year strategic plan, a score card that trickles down to staff so it is recorded and used on an analyzed basis and is a measurement tool for Village administration and staff. The Village Board can measure the progress against the goals. She said we should listen to the people that came from the school board tonight, and work collaboratively with them and understand their 5-year goals. She mentioned we have a library that is an important facility in Germantown and was glossed over in the plan. In addition, she believes the budget should be included because we cannot grow by TID alone, we need a smart growth solution. She continued requesting more public meetings and adding 2 additional workshops to get input on all neighborhoods, and that scribes should be at each workshop.

Trustee Neureuther said he was impressed with the time and effort that the Plan Commission members and staff put in when talking about the neighborhood districts. He was impressed with the residents that have come forward and made comments. But the time has come that the comments are in. He has no problem with staff working on the plan. He stated the steps laid out in the memo from July 22nd explain what we need to do next and it is clearly defined there what the role of the Plan Commission is. We are now at the point to look at what has been presented.

MOTION Neureuther second Baum to refer to the email sent by Lori Johnson dated Friday, July 22nd at 4:19 pm where Mr. Retzlaff lays out the steps of how this should be done and how this should be looked at. It's a good process and a fair process and will revitalize some of the comments that came up awhile ago that need to be looked at:

"After the July 25 public hearing, both the PC and VB will need to consider the comments received along with comments received earlier at various steps in the planning process (as listed above and included in the packet) before taking their respective actions.

As part of their deliberations, the PC needs to decide what 2050 Plan they will recommend that the VB should adopt. The DRAFT 2050 Plan document that has been available for inspection since late June and subject of the July 25 hearing is what I would refer to as the "staff-recommended" 2050 Plan. The PC needs to decide collectively if they want to make any revisions to the staff-recommended 2050 Plan that, in turn, would become the PC-

recommended 2050 Plan for the VB to consider. Any revisions that the PC wants to make to the DRAFT 2050 Plan will need to be listed in an attachment to the resolution adopted by the PC.

Once the PC has adopted their resolution recommending that the VB adopt a 2050 Plan, with or without any recommended revisions, the VB will need to consider whether to adopt the PC's recommended 2050 Plan, with the same revisions, different revisions and/or additional revisions. Once the VB has decided on a particular version of the 2050 Plan to adopt, they will act on an ordinance adopting the 2050 Plan as the Village's comprehensive plan.

To help both the PC and VB consider what, if any, revisions they might want to make to and include in the 2050 Plan based on the public comments received, after the July 25 public hearing Staff will finish putting together a summary document of potential revisions that Staff thinks the PC & VB should consider based on relevant comments received at the public hearing and during the 2050 planning process. It is anticipated that the summary list of potential revisions will include both "minor" revisions, e.g. clerical stuff like formatting, data accuracy and fact-check, as well as "major" policy decisions that need further discussion. While public comments are not/should not be the only basis for revisions that the PC or VB want to make, Staff's summary document is intended to help bring important and necessary revisions that result from the comments received into focus and set the PC and VB up for efficient discussion and action.

It is expected that Staff's summary document of potential document revisions will be available on or before August 1 and in preparation for the regularly scheduled August 8 PC meeting. If additional time is necessary for the PC to discuss the 2050 plan and identify recommended revisions, discussion and action could be continued to a special meeting on August 22.

However, if the PC determines that no revisions to the Draft 2050 Plan are necessary, the PC can adopt Resolution No. 02-2022 following the July 25 public hearing, at their regular meeting on August 8, or at a special meeting on August 22 (or later if additional public hearings or meetings are deemed necessary)

Action by the VB to adopt a 2050 Plan is contingent upon adoption of Resolution No. 02-2022 by the PC. Therefore, it remains to be seen what meeting date the VB will/could act on an ordinance to adopt a 2050 Plan, but it could be as early as August 1 if the PC adopts their resolution on July 25; on August 15 if the PC adopts their resolution on August 8; or September 19 if the PC adopts their resolution on August 22 (the 1st Monday in September is Labor Day)."

Chairman Wolter confirmed the motion is to send the document to Plan Commission to come up with their revisions and their final plan to give to Village Board. And when they feel they have completed that mission it will go to Village Board for final approval but not at a date foreseen but possibly August or into September. Trustee Neureuther added Village Board would have the right to say yay or nay.

Trustee Rick Miller agreed with Trustee Neureuther. He said in order to move the plan together and get the public more aware of what we are going to adopt, we need to send it forward so Plan Commission can start making their changes. When the Plan Commission is done then the Village

Board will review it and make their changes and amendments. And if the board recommends to a listening session there will be a better plan to look because they will have adopted the Plan Commission recommendations and most of the Village Board things and we can listen if the Village Board decides that. Trustee Pieper agreed and said we have a good idea of what the residents want to see in the Village. It's a good draft but needs modifications during the revision process. But the plan is not set in stone and does not mean it's going to happen. The plan is not concrete and can be changed if the Village Board feels the need to do so.

Trustee Jan Miller understood what Trustee Neureuther was saying, but said there is a lot of input that needs to be added to it. She commented if we had time to review the 286 pages and come up with some format so that we could extrapolate it into some action steps to add or update the plan, that would make sense, and perhaps add a public hearing. She said she would support the motion if a public hearing possibility were added to the motion.

Chairman Wolter explained those decisions can made as this progresses and if this board so warrants, but not at this time. We need to start the action of the Plan Commission and then based on that action and the Village Board it can be recommended as another public hearing. This is a comprehensive land use plan. It doesn't include the library because the library has nothing to do with comprehensive land use. It doesn't always include the Police department because that is a decision of the Village Board based on needs that are apparent on that date. Let's keep it within scope of what this is and what it does. It shows possible development that can happen in other ways. It doesn't mean it's going to happen only that it is acceptable to happen. It is a living document. And proof of that are the changes and amendments that were made to the 2020 Land Use Plan.

Plan Commission member Peter Nilles asked if the motion on the table was for Plan Commission, Village Board or both. Attorney Sajdak explained the motion on the table is the Village Board and in light of the discussion if Plan Commission took no action, the expectation based on the motion is that they would probably start talking about it at the next meeting. He said as long as you are ok with the process laid out you don't need to take any action, but some input would be worthwhile to both Plan Commission and Village Board as they consider the motion. Commissioner Nilles stated he supports the motion. Trustee Jan Miller asked if we don't agree and want to take something out can a motion be made for that. Chairman Wolter said the Plan needs to come from the Plan Commission first, then she can.

MOTION carried 5-1 (Jan Miller)

B. In the event that no additional meetings are scheduled under agenda Item IV.A. above, the Plan Commission will then consider the adoption of Resolution 02-2022, A Resolution to Recommend Adoption of the Village of Germantown 2050 Comprehensive Plan.

Attorney Sajdak recommended to adjourn both meetings.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:52pm.

Respectfully submitted,
Lori Johnson
Planning Assistant

From: mcsmythe@wi.rr.com <mcsmythe@wi.rr.com>
Sent: Tuesday, August 9, 2022 8:41 AM
To: Lori Johnson <ljohnson@germantownwi.gov>
Subject: 7/25/2022 points to add to minutes

Hello Lori,
Thanks for including the notes in the minutes.
I have extracted the ones that I would like added.

- It would be helpful to have a summary of what was achieved via the 2020 plan, including what did not happen and why?
- Which items need to move forward form 2020?
- Helpful to have an executive summary.
- I answered one of my questions about the accuracy of projections - Sewerpac is off by 3k, being too high.
- 2020 page 15 statement summarizes our trajectory – "Communities like Germantown, which contain a rural atmosphere and a small town character, are continuing to attract families from inner cities and suburbs. The result has been an increase in population and a gradual change in expectations toward higher levels of service provided by the Village." Include this statement in the 2050 plan.
- 2050 page 19 rate of new households increases by 2k through 2040. Page 142 if you take the low average of yearly housing permits 170 x 30 years = 5,100. This tells us that we are growing households organically and will be fine without having to focus on subsidized housing or other programs.
- Page 24 2050 plan states that our job to work ratio is balanced and we are smart people who like living in a semi-rural area and don't mind commuting to work.
- The budget process should be tied to the plan and its goals. This will help with the fact that the results of the implementation plan does not have a scorecard, but should. If something is not measured the effect of effort will be unknown. How will one know if it succeeds?
- How does this plan connect to the School District's plan? What conversations have been had with the school board?
- The 2050 plan is heavy on development actions, which is understandable based on the way the state statute is written - 66.1001. However, the definition says "a guide to the physical, **social** and economic development of a local government unit."
- Never attempt to annex the town of Germantown
- Live within our means & set our public safety personnel to succeed
- Reduce the TIDs and have a goal to retire the existing ones in year 12
- The village budget, comprehensive plan, board strategy, school district plan, and essential services should be in sync

Thanks.

Melanie Smythe
262-247-6301c

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
July 25, 2022

CALL TO ORDER: The Joint Village Board and Plan Commission meetings were called to order at 6:30 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Trustee Kaminski, Hudson, and Myers were absent excused. Plan Commission Member present were Bill Shadid via Webex, and Peter Nilles. Plan Commission Members absent excused: Williams, and Laszewski. Also present: Administrator Kreklow, Clerk Braunschweig, Director Retzlaff, Associate Planner Zandt, and Laura Johnson.

PLEDGE OF ALLEGIANCE:

VILLAGE BOARD CONSENT AGENDA:

The following items were forwarded from the **Public Safety Committee** with a unanimous recommendation

A. Fireworks User Permit Application for Dan Benning, July 30, 2022, 9 p.m., Homestead Hollow County Park, N120W19809 Freistadt Road, J&M Displays.

Motion (Baum/R. Miller) to approve the consent agenda item, Fireworks User Permit Application for Dan Benning, July 30, 2022, 9 p.m., Homestead Hollow County Park, N120W19809 Freistadt Road, J&M Displays. Motion Carried Unanimously.

PRESENTATION OF THE VILLAGE OF GERMANTOWN DRAFT 2050 COMPREHENSIVE PLAN.

Director Retzlaff came to the podium and presented the Draft 2050 Comprehensive Plan. He gave history and background to the item including the Smart Growth Law. Differences between the 2020 plan versus the 2050 plan were presented. The 2050 land use plan map was shown as the neighborhood – district corridor land use map and not to be compared to the 2020 land use plan map. The approach to farmland and rural character preservation residential was shown.

PUBLIC HEARINGS:
To give everyone equal opportunity and time to be heard, it is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion.

Village of Germantown Draft 2050 Comprehensive Plan.

Motion (J. Miller/Baum) to forgo the 3 minute time limit. Motion carried. One opposed.

Tr. J. Miller read comments from Mark and Lorri Boettcher of County Line Road submitted email comments in opposition to the Proposed Development on County Line Road and Lannon Road.

Melanie Smythe of Cedar Lane came to the podium. Ms. Smythe commented on her previously submitted red line comments to the 2050 draft comprehensive plan. She distributed a budget and TID Information to the gallery.

Scott Hefle of Old Farm Road came to the podium. He commented on the 2050 draft comprehensive plan and the public safety component.

Bob Soderberg of Elmwood Drive came to the podium. He referenced the reference in the plan for the school district and would appreciate additional interaction with the school district.

Tom Barney of Old Farm Road came to the podium. He is a member of the school board and commented on interaction with the school district. He would like more information on high density area in the plan.

Judy Kautz of Meadowlark Lane came to the podium. She spoke in favor of post poning a vote for the plan and requested more public input time.

Tamara Schneider of Lannon Road came to the podium. She read the emailed comment from Gidget Stroik in regards to the 2050 comprehensive plan. The comments were provided on the table to the Plan Commission and Village Board.
Tamara Schneider read her previously submitted email comments not in favor of the Willow Creek Business Park District as Multifamily Housing. The comments were provided on the table to the Plan Commission and Village Board.

Bill Carity came to the podium as a representative of Brian Kazmierczek of Holy Hill Road and Goldendale Road. He offered an amendment to the plan and distributed a map showing the amendment details.

Jeff Braun of Cedar Lane commented from Webex on the plan. He commented on the how was input received, how is the input incorporated.

Katie Kautz of Meadow Lark Lane came to the podium. She commented on the 2050 plan and against development in the Holy Hill area, industrial development, and low housing.

Brian Kazmierczek of Rockfield Road came to the podium. He spoke to the 2050 plan.

Susan White of Goldendale Road came to the podium. She spoke against multi-unit housing.

Brad Johnson of Apache Court came to the podium. He commented on the plan and requested more community input.

Carol and Bill Schneider submitted email comments. The comments were provided on the table to the Plan Commission and Village Board.

NEW BUSINESS:

Attorney Sajdak advised to take Plan Commission item A and Village Board A and B together. The Plan Commission can make recommendations and then take Plan Commission item B. separately.

Schedule such additional meetings, listening sessions, public hearings and/or further steps related to the consideration and adoption of the Village's 2050 Comprehensive Plan (and to extend the final completion date accordingly) as the Plan Commission and Village Board deem necessary and appropriate.

President Wolter opened the floor to both the Village Board and Plan commission.

The next steps are to review the comments and then consider the Plan Commission Resolution. The comments have been provided in a raw, undeveloped form. There is an assessment / category of the comments provided to the Plan Commission and Village Board. The comments have been provided to the Plan Commission and Village Board for consideration at subsequent meeting to discuss or add the comments and decide when and how to act on the Plan Commission Resolution and Village Board Ordinance.

Discussion ensued of the process to come back and refine the comments and then the Plan Commission and Village Board decide what revisions to incorporate in the Plan. Discussion ensued of the process to detail in each of the neighborhood / district plans. The plan is needed to implement the additional refinements to districts.

The 2050 Draft Comprehensive Plan dated June 25, 2022, was drafted by the Village Staff and Graef.

Discussion ensued that the reason for a joint meeting public hearing was for both bodies to hear the comments at the same time. Discussion ensued of the past meetings.

Discussion ensued of the Holy Hill Road and the future land use plan of what is possible for development.

Discussion ensued that the plan is needed for the future development including the Village Center and Friestadt Road and North of County Line Road and Lannon Road proposal.

Attorney Sajdak advised that the Plan Commission can adopt the resolution by majority vote of the Plan Commission membership. The next step would be the adoption of the plan by the Village Board.

Tr. J. Miller commented input to slow down the process of the 2050 Land Use Plan and create a strategic plan, goals, score card for staff, and measurement to trickle down to staff. The Library is near completion of their strategic plan. The Library has requested America Rescue Plan Funds. Also, include a budget and not growth by TIDs or TIFs. Suggested to include two additional workshops with scribes.

Discussion ensued that the comments are in. Staff is reporting that the comments will be incorporated. All active neighborhood districts still have a lot of work to do.

Motion (Neureuther/Baum) to adopt the process as outlined in Jeff Retzleff's memo (Lori Johnson's email) dated July 22nd. The email lays out the process and steps.

After the July 25 public hearing, both the Plan Commission and Village Board will need to consider the comments received along with comments received earlier at various steps in the planning process (as listed above and included in the packet) before taking their respective actions.

As part of their deliberations, the Plan Commission needs to decide what 2050 Plan they will recommend that the Village Board should adopt. The DRAFT 2050 Plan document that has been available for inspection since late June and subject of the July 25 hearing is what I would refer to as the "staff-recommended" 2050 Plan. The Plan Commission needs to decide collectively if they want to make any revisions to the staff-recommended 2050 Plan that, in turn, would become the Plan Commission recommended 2050 Plan for the Village Board to consider. Any revisions that the Plan Commission wants to make to the Draft 2050 Plan will need to be listed in an attachment to the resolution adopted by the Plan Commission.

Once the Plan Commission has adopted their resolution recommending that the Village Board adopt a 2050 Plan, with or without any recommended revisions, the Village Board will need to consider whether to adopt the Plan Commission's recommended 2050 Plan, with the same revisions, different revisions and/or additional revisions. Once the Village Board has decided on a particular version of the 2050 Plan to adopt, they will act on an ordinance adopting the 2050 Plan as the Village's comprehensive plan.

To help both the Plan Commission and Village Board consider what, if any, revisions they might want to make to and include in the 2050 Plan based on the public comments received, after the July 25 public hearing, Staff will finish putting together a summary document of potential revisions that Staff thinks the Plan Commission and Village Board should consider based on relevant comments received at the public hearing and during the 2050 planning process. It is anticipated that the summary list of potential revisions will include both "minor" revisions, e.g. clerical stuff like formatting, data accuracy and fact-check, as well as "major" policy decisions that need further discussion. While public comments are not/should not be the only basis for revisions that the Plan Commission and Village Board want to make, Staff's summary document is intended to help bring important and necessary revisions that result from the comments received into focus and set the Plan Commission and Village Board up for efficient discussion and action.

It is expected that Staff's summary document of potential document revisions will be available on or before August 1 and in preparation for the regularly scheduled August 8 Plan Commission meeting. If additional time is necessary for the Plan Commission to discuss the 2050 plan and identify recommended revisions, discussion and action could be continued to a special meeting on August 22.

However, if the Plan Commission determines that no revisions to the Draft 2050 Plan are necessary, the Plan Commission can adopt Resolution No. 02-2022 following the July 25 public hearing, at their regular meeting on August 8, or at a special meeting on August 22 (or later if additional public hearings or meetings are deemed necessary)

Action by the Village Board to adopt a 2050 Plan is contingent upon adoption of Resolution No. 02-2022 by the Plan Commission. Therefore, it remains to be seen what meeting date the Village Board will/could act on an ordinance to adopt a 2050 Plan, but it could be as early as August 1 if the Plan Commission adopts their resolution on July 25; on August 15 if the Plan Commission adopts their resolution on August 8; or September 19 if the Plan Commission adopts their resolution on August 22 (the 1st Monday in September is Labor Day).

The motion is for the Plan Commission to come up with their revisions and final plan for the Village Board. The Village Board then adopts by Ordinance.

Plan Commission member Nilles expressed his support of the motion.

Discussion ensued that the item needs to move forward and make modifications to the draft in the revision process.

Discussion ensued to move the plan forward and public awareness, the Plan Commission needs to make their amendments and changes. The Board can recommend a listening session if the Village Board decides. Discussion ensued of additional public hearings to be recommended based on the changes from the Plan Commission.

Discussion ensued that this is a land use plan, and to keep within the scope of the plan.
There are additional public hearings for the zoning, condition use, and land use plan changes.

Attorney Sajdak commented that the motion on the floor is from the Village Board.
If the Plan Commission did not take action on the resolution, it could be discussed and acted on at a future meeting or the resolution could still be adopted this evening.

Nilles expressed his support for the motion.

Motion carries. Tr. J. Miller voted no.

Melanie Smythe came to the podium and referenced state statue 66.1001.

ADJOURNMENT: There being no further business, both meetings were adjourned at 8:47 p.m.

Respectfully Submitted,
Deanna Braunschweig
Deanna B. Braunschweig, WCMC/CMC

PLAN COMMISSION MINUTES
August 22, 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 and Josh Tarantino were present. Commissioner Shadid and Williams were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from August 8, 2022.
MOTION carried unanimously.

Review & discuss list of potential revisions to the draft 2050 Comprehensive Plan document prepared by staff. Director Retzlaff reviewed the handouts provided to Commission members. He explained staff went through comments that were received from the Social Pinpoint site, Public Hearings, workshops, written comments including his notes or conversations and boiled them down to a series of suggested or recommended revisions to the document. He said Table A-Minor revisions addresses internal inconsistencies, improves and updates clarity of content, data accuracy, formatting and grammar. He said Plan Commission could act on these revisions quickly and then move on to the major revisions in Table B. Chairman Wolter questioned Item #68 Page 184 regarding adding the Germantown School District to the key leadership list. Director Retzlaff said the change would create a seat at the table for a non-voting representative from the school district to be part of the discussion. The change adds the school district in each of the various chapters of the implementation plan that has a key leadership list.

MOTION Baum second Nilles to Approve Table A Minor Revisions Items #1 through #78 as Presented. ***Commissioner Nilles pulled Item #52, Chairman Wolter pulled Items #62, #63 and #64.***

Discussion followed.

MOTION carried unanimously.

Item #52: Commissioner Nilles referred to “move high housing values from weakness to strength”. He asked how that comment compares with the next generation housing comment that was brought up; if we’re saying high housing values are a strength but yet we want to implement an NGH. Director Retzlaff explained the public comment is suggesting high housing values are a strength and he can buy into the comment as a minor change as long as it doesn’t prevent us from looking at more affordable housing.

MOTION Nilles second Baum to include Item #52 as part of the list to Approve.
MOTION carried unanimously.

Item #62: Chairman Wolter commented on “supplement information to update status of developing a a 5-year strategic plan and library expansion”. He asked if there was a 5-year strategic plan now. Director Retzlaff explained a member of public commented that there wasn’t enough information about the library including that they are in the process of developing a 5-year strategic plan. He said it just mentions the information.

Item #63: Chairman Wolter said the staffing shortage comment is budgetary to him and is addressed by the budget and the Village Board and is not a planning document. Discussion continued. Director Retzlaff said it relates to Item #19 in Table B and also page 191. It adds acknowledgement of what is already being done.

Item #64: Chairman Wolter commented on including a statement to verify with the school district not having adequate facility capacity saying this seems to change yearly. Director Retzlaff said there were a number of comments saying the school district does not have facility capacity to handle any more students. This will verify that information. Discussion continued.

MOTION Wolter second Baum to include Items #62, #63 and #64 as part of Table A Minor Revisions.
MOTION carried unanimously.

Table B Major Revisions – Discussion followed after each Item.

Reject Item #1: Future Land Use Table: Terminology

Point of order Trustee Baum - It was decided to make one motion after discussing each Item number.

Reject Item #2: Future Land Use Table

Modify Item #3: Future Land Use: Isabelle Farms Neighborhood – Extend the Holy Hill Gateway District south of Holy Hill Road by pulling down the purple area to include the northern two thirds of the Kazmierczak property in the Isabelle Farms Neighborhood.

Modify Item #4: Future Land Use: Willow Creek Business Park District – 1.) Remove the commercial node, 2.) Change the boundary to remove land abutting Lannon and County Line Road from the district and create a new Lannon/County Line Neighborhood, and 3.) Restructure the Willow Creek Business Park to delete the residential components as acceptable and desirable and add industrial mixed use commercial and industrial as desirable uses.

Modify Item #5: Future Land Use: Holy Hill Gateway District - No changes to the outer boundary, except: 1.) Add the west L shaped parcel to the Woodside Neighborhood and 2.) Expand the boundary south of Holy Hill Road to include the Kazmierczak property.

Reject Item #6: Future Land Use: Holy Hill Gateway District

Reject Item #7: Future Land Use: Village Center District

Reject Item #8: Future Land Use: Freistadt District

Accept Item #9: Future Land Use: Rural Preservation District

Reject Item #10: Future Land Use: Rural Preservation District

Reject Item #11: Future Land Use: Rural Preservation District

Accept Item #12: Economic Development: Policies and Programs

Accept Item #13: Implementation Plan: Plan review and Amendment

Reject Item #14: Implementation Plan: Individual Sections

Accept Item #15: Implementation Plan: How to read Implementation Plan

Accept Item #16: Implementation Plan

Accept Item #17: Implementation Plan: Agricultural, Cultural and Natural Resources

Accept Item #18: Implementation Plan: Agricultural, Cultural and Natural Resources

Accept Item #19: Implementation Plan: Utilities and Community Facilities

Accept Item #20: Implementation Plan: Utilities and Community Facilities

Reject Item #21: Implementation Plan: Utilities and Community Facilities

Accept Item #22: Implementation Plan: Utilities and Community Facilities

Accept Item #23: Implementation Plan: Economic Development

Reject Item #24: Implementation Plan: Economic Development

Reject Item #25: Implementation Plan: Land Use

Accept Item #26: Implementation Plan: Land Use

MOTION Baum second Nilles to Accept Table B Major Revisions to Items #9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 22, 23 and 26; Accept with modifications Items #3, 4 and 5; and all other Items are rejected.

MOTION carried unanimously.

Review and discuss other potential revisions to the draft 2050 Comprehensive Plan document Recommended by the Plan Commission

Table C – Plan Commission Recommended Revisions:

Item #1, page 63: Accept – Future Land Use Friedenfeld Neighborhood
Item #2, page 78: Reject the change and keep as it was proposed – Future Land Use: Meeker Hill Neighborhood.
Item #3, page 104: Accept – Future Land Use: Rural Preservation District

MOTION Baum second Nilles to Accept the revisions in Item #1 and Item #3 and Reject the Revision to Item #2.
MOTION carried unanimously.

No other revisions proposed.

Plan Commission Resolution No. 02-2022 to Adopt the Village of Germantown 2050 Comprehensive Plan.

MOTION Baum second Nilles to Approve the Plan Commission Resolution 02-2022 to Adopt the Village of Germantown 2050 Comprehensive Plan as presented.

Chairman Wolter explained the Resolution brings the 2050 Plan to the Village Board with the Plan Commission revisions and recommendations for their consideration. They can consider the Plan as proposed by staff and the consultant or take it as Plan Commission recommended with the changes to all 3 tables or make their own revisions or changes. It is their choice.

MOTION carried unanimously.

ANNOUNCEMENTS: Director Retzlaff said the Resolution to approve the 2050 Comprehensive Plan will go to the Village Board on September 19, 2022. He indicated Village Board members will receive all the changes reviewed and approved as an attachment to the Resolution along with the complete list of comments that were received.

ADJOURNMENT: There being no further business the meeting was adjourned at 9:24 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant



VILLAGE OF GERMANTOWN
2050 COMPREHENSIVE PLAN

DRAFT SEPTEMBER 13, 2022

Adopted XX, XX, 2022

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Terri Kaminski, Trustee
Bill Neureuther, Trustee
Rick Miller, Trustee
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Germantown Community

GRAEF





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FIRST BANK
GOFF'S

Introduction & How-To

Purpose of the Plan

This Comprehensive Plan update is meant to act as a roadmap for the Village of Germantown as it navigates upcoming change, growth, and development. Realizing the vision and goals presented in this plan will require that the Village face challenging decisions about where and how to grow and what services will best serve the residents of today and tomorrow.

This plan is written to fulfill the requirements of the State of Wisconsin's 1999 "Smart Growth" comprehensive planning legislation, but also strives to move beyond requirements to showcase and organize the creative ways that the Germantown community members are thinking about their future. As such, the "nine elements" specified by Wisconsin's comprehensive planning legislation have been re-organized into the following chapters and sections:

	Nine Elements	Germantown 2050
1	Issues & Opportunities	Community Profile; Mission, Vision, & Guiding Principles
2	Housing	Systems
3	Transportation	Systems
4	Utilities & Community Facilities	Systems
5	Natural & Agricultural Resources	Systems
6	Economic Development	Economic Development
7	Intergovernmental Cooperation	Regional Context & Intergovernmental Cooperation
8	Land Use	Neighborhoods, Districts, & Corridors
9	Implementation	Implementation Plan

How to Use this Plan

This plan is designed to be used by anyone who is part of the Germantown community: Residents; property and business owners; elected officials; Village boards and commissions and Village staff. The plan gathers the vision of community members, elected officials, staff, and other stakeholders into one cohesive document, and can be used as a guidebook to the future that the Village of Germantown imagines for itself.

If you are a...



Business or Property Owner

you can track local economic conditions and see where the Village envisions growth for the future.



Resident

you can be empowered to know how possible changes in your community will affect your daily life.



Village Staff or Elected Official

you should use this plan to guide decision-making related to land use, economic development, school district facility planning, strategic goal setting, capital facility and annulal budgeting.

A Community-driven Planning Process

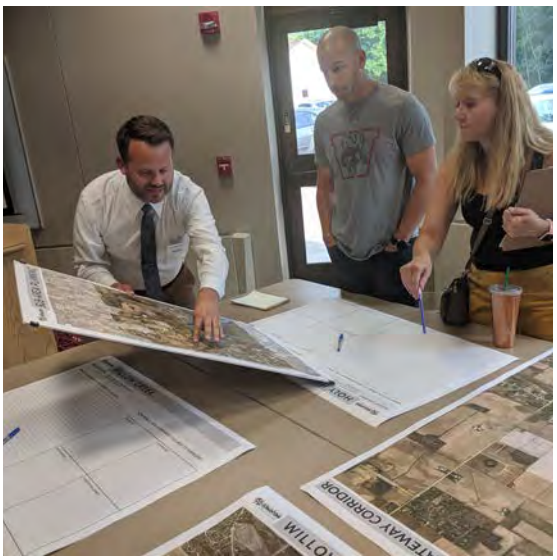
For Village of Germantown residents, this comprehensive plan update process is an opportunity to reflect on their community and plan for the future. It is vitally important the mission, values, goals, and strategies of this comprehensive plan reflect the ideas and values of those that live in Germantown now, as well as potential future neighbors and residents. Community engagement in the comprehensive planning process was robust, and included the following elements:

- A community-wide online survey
- Several "Community Conversation" public meetings:
  - July 2019 Open House: Participants provided general feedback
  - October 2019 Park Planning Party: Participants provided feedback on parks and open spaces
  - March 2021 Virtual Community meeting: Participants provided feedback on opportunity areas and physical design preferences
  - April & May 2022 Community Workshop: Participants provided feedback on Rural Preservation and Future Land Use
  - June 2022 Community Open House: Participants reviewed draft Plan document
- A dedicated website for the plan that included the following interactive elements:
  - An interactive map that allowed residents to leave comments on the draft Future Land Use Map
  - A Visual Preference Survey to help the planning team understand public opinion of potential future development types in the Village
- Plan Commission meetings and workshops to discuss the Future Land Use Map as well as the strategies and goals in the Comprehensive Plan, all open to the public

The feedback, ideas, and preferences that the planning team received from residents and elected officials has been embedded into each element of this plan. A full compilation of community outreach results that were conducted as part of this planning process can be found in the Appendix."







▲ July 2019 Community Conversation.

Project Schedule

FALL 2019

Comprehensive Planning process begins with review of prior plan and the Community Engagement kick off, including a community survey.

WINTER 2019-20

Following a community open house to discuss the comprehensive planning process and hear community feedback, the planning team began to identify issues and opportunities for each element of the Plan.

SPRING & SUMMER 2021

The Comprehensive Plan process continued despite the COVID-19 pandemic. The planning team used this time to dive deeper into analysis and creation of Neighborhood, District, & Corridor (NDC) guidelines.

FALL & WINTER 2020-21

In response to the COVID-19 pandemic, the planning team moved a portion of the engagement plan online.

SPRING & SUMMER 2021

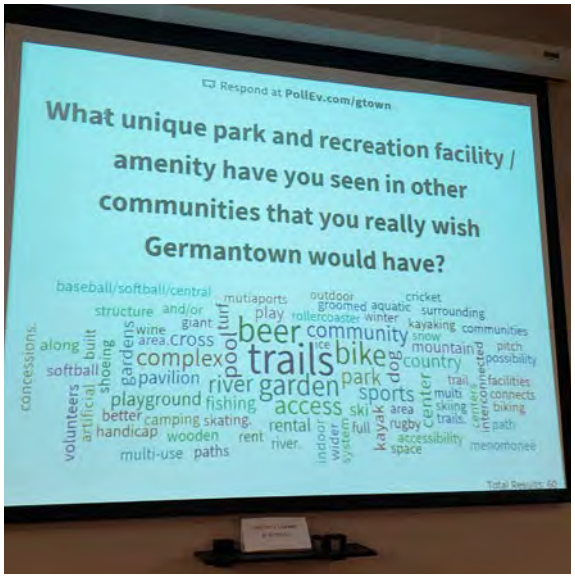
After a series of open meetings with the Plan Commission to refine the Future Land Use Map (NDC), the planning team hosted a virtual public workshop focused on the Future Land Use Map.

SPRING & SUMMER 2022

The Village hosted public workshops on Rural Preservation and Future Land Use, along with review of the draft Plan.

FINAL PLAN





(Left and right) 2019 Park Planning Party.

Community Feedback - Background

The Village utilized the online engagement platform Social Pinpoint to virtually collect feedback. The Social Pinpoint website was open from Fall of 2019 to Summer of 2022. In that time, the website received 143 unique respondents, 11,582 total visits, 185 total comments, and 79 survey responses.

Users could leave comments on a map that highlighted the proposed neighborhoods, districts, and corridors of the Village. They could complete a visual preference survey to give their input on the development types that work best for different areas of the Village. Lastly, the Social Pinpoint website showcased upcoming public events, detailed project phases, and linked to relevant plan documents.

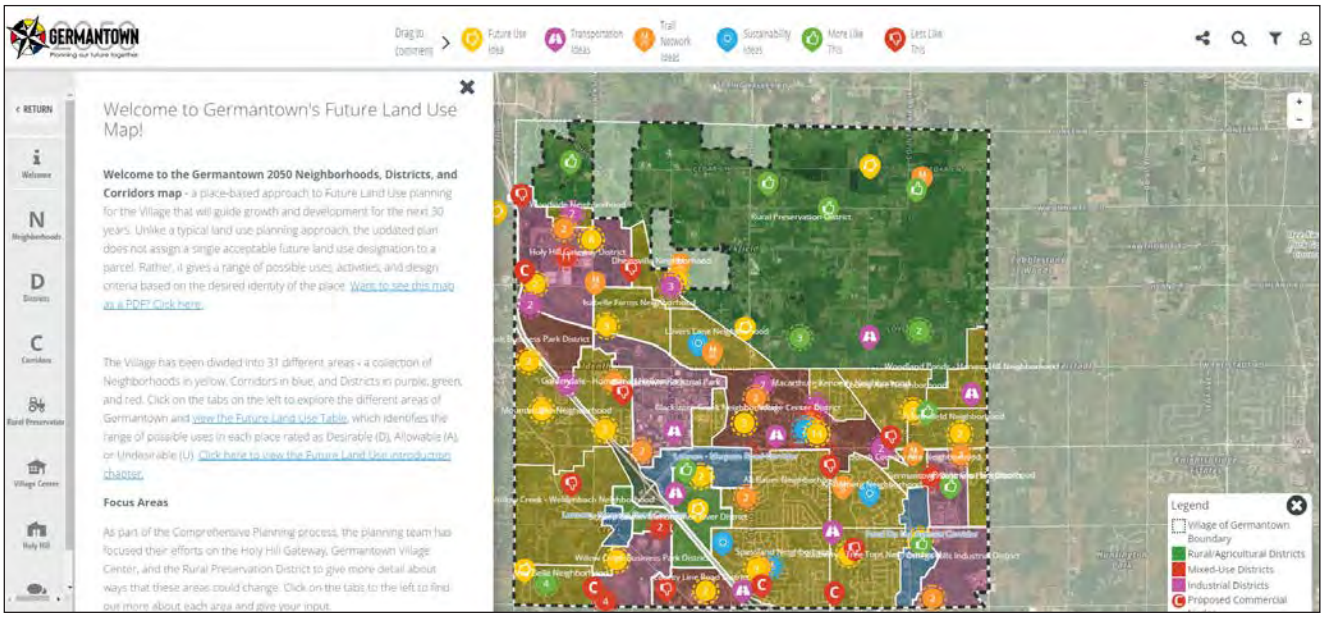
Themes of Engagement

The Village Center District received a high concentration of comments, most of which were future land use ideas. Respondents were concerned about the appearance and usage of specific lots that were deemed to be a hindrance to the downtown area. One particularly popular comment (40 likes and 4 dislikes) recommend that the Village use tax-increment financing to design a town center similar to one located in neighboring Mequon, Wisconsin. Throughout the downtown area, there were calls to increase trails, improve sidewalks, and install pathways to make the area more accessible to pedestrians and cyclists.

The Holy Hill Gateway District also received a high concentration of comments. Respondents were concerned with the industrial activity in an area that used to be "beautiful and quiet farmland" (43 likes, 2 dislikes). Respondents preferred development that transitioned appropriately into adjacent rural lands.

The Visual Preference Survey received 79 total responses. When shown visuals of townhomes, 49% of respondents voted a 4 or 5, with 5 meaning that this housing type is a good fit for the Village Center/ Mequon Road Area. When shown visuals with more apartments, only 19% of respondents voted with a 4 or 5.

▼ Map interface for Social Pinpoint showing neighborhoods, districts, corridors, and comments.



Key Terms

As you use and read through this plan, you may come across a few terms that are unfamiliar. Below is a list of often-used words and concepts for your reference - keep an eye out throughout the plan for discussion of these ideas and principles.

Affordable Housing
Affordable housing is defined by the U. S. Department of Housing and Urban Development (HUD) as access to decent and safe housing that costs no more than 30 percent of a household's gross monthly income. Housing costs for homeowners include the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities (heat and light). For renters, monthly housing costs include rent and utilities (heat and light).

Comprehensive Plan
A comprehensive plan is a local government's guide to community physical, social, and economic development. Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a thirty-year vision for future planning and community decisions (Wisconsin State Legislature).

Conservation Subdivision

The term "conservation subdivision" is used to describe a style of subdivision in which residential lots are designed to be smaller and more compactly located in order to preserve natural areas (e.g. farms, woodlands) as common shared spaces. Traditional subdivision, in contrast, typically subdivide a parcel of land into equal lot sizes without concern for maintaining natural areas.

Density
The term "density" is typically used to refer to the amount of housing units that are able to be developed on a given area of land - often expressed in dwelling units per acre. It is important to note that density is not the same thing as building height, size, or design.

Economic Development
The process of creating wealth through the mobilization of human, financial, capital, physical, and natural resources to generate marketable goods and services.

Environmental Corridor
Key elements of the natural resource base of the Southeastern Wisconsin Region: lakes, streams, and associated shorelands and floodlands; wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high-relief topography; wet, poorly drained, and organic soils; and remnant prairies. More specifically, SEWRPC has identified what have come to be termed "primary environmental corridors," "secondary environmental corridors," and "isolated natural resource areas." Primary environmental corridors are concentrations of significant natural resources at least 400 acres in area, at least two miles in length, and at least 200 feet in width. Secondary environmental corridors are concentrations of significant natural resources at least 100 acres in area and at least one mile in length. Isolated natural resource areas are those remaining significant natural resources at least five acres in area and at least 200 feet in width (SEWRPC).

Future Land Use Map
A future land use map is a tool that municipalities use to establish a vision for how land will be used in the future. While a zoning map determines the existing entitlements a property owner has, the future land use map serves to guide potential changes to the zoning districts of a municipality. In short, any proposed change to the zoning of a property must be consistent with the future land use plan of the municipality.

Green Infrastructure
Measures that use plant or soil systems, permeable pavement or other permeable surfaces or landscaping to store, infiltrate, or encourage the evaporation of stormwater to reduce run-off to sewer systems or to surface waters. Green infrastructure can be woven into a community at several scales, including: a rain barrel up against a house or a row of trees along a major city street, acres of open space, planting rain gardens or creating a wetland near a residential housing complex.

Infill Development
The term "infill development" refers to development that fills a hole within an existing urban fabric. Infill development is important in areas where a strong and continuous urban form is desired, such as along a commercial strip or within a downtown.

Master Plan
A comprehensive or far-reaching plan of action, typically for a targeted geographic area such as a neighborhood, park, or corridor.

Municipality
A city or village. Although this term is often commonly used to include cities, villages, and towns, and sometimes counties, this report consistently uses the term "municipality" to refer to cities and villages (in accordance with Section 236.02(6) of the Wisconsin Statutes) and the term "local government" to refer to cities, villages, and towns.

Next Generation Housing (NGH)
An initiative in Washington County to find successful, strategic and sustainable solutions to breaking down the barriers of home ownership for young professionals seeking attainable housing choices and a desire to live in the area. The NGH initiative will provide governmental services and support to participating municipalities in the County that will foster the creation of attainable housing options. The main goal is to provide 1,000 new owner-occupied housing (home and lot/site) with 75% under $300,000, and 25% under $400,000 by the Year 2032. This program will work to overcome the barriers to homeownership for the next generation and work to satisfy the basic need of obtaining quality homes under 30% of household income.

Plan Commission
The plan commission performs a wide variety of functions related to community planning and land use development. Formal roles are outlined in state statutes and local ordinances while informal roles evolve as a result of the nature of the plan commission's work. Generally, duties include plan implementation, public participation and education, development review, referrals and advisory recommendations (UW - Stevens Point).

Sewer Service Area
The physical area served by a waste- water treatment works, or an area for which an agreement has been reached for future wastewater service, or an area for which capacity is provided to allow disposal of septic tank or holding tank wastes.

Tax Increment Financing District (TIF)
Also commonly referred to as a Tax Increment District (TID), a TIF is a financing option that allows a municipality (town, village or city) to fund infrastructure and other improvements, through property tax revenue on newly developed property .

Traditional Neighborhood Design (TND)
A compact, mixed use neighborhood where residential, commercial and civic buildings are located within close proximity to each other. It is a planning concept based on traditional small towns and city neighborhoods. The variety of uses allows educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of paths, streets and lanes designed for pedestrians as well as vehicles. Residents have the option of walking, biking or driving to places within their neighborhood..

Village Board
A governing body that shall have the management and control of the village property, finances, highways, streets, navigable waters, and the public service, and shall have power to act for the government and good order of the village, for its commercial benefit and for the health, safety, welfare and convenience of the public, and may carry its powers into effect by license, regulation, suppression, borrowing, taxation, special assessment, appropriation, fine, imprisonment, and other necessary or convenient means (Wisconsin State Legislature).

Zoning Code
A set of municipal regulations that control the physical development of land and the kinds of uses to which each individual property may be placed.

PLAT OF

GERMANTOWN

WASHINGTON COUNTY

Township 9 North Range 20 East

Scale 2 Inches to the Mile, or 160 Rods to 1 Inch.

of the 4th Principal Meridian



Plat book of Washington and Ozaukee counties, Wisconsin : compiled from county records and actual surveys. Image by North West Publishing Co and Albert Volk, Library of Congress, Geography and Map Division.

History & Community Profile

Becoming Germantown

A community's history provides a lens through which to understand how it has developed over time and frame the forces shaping its future. In the case of Germantown, a glimpse at the diverse history of the land and people that have touched this special place provide a comprehensive view of the community today and the priorities guiding its next steps as a vibrant place to live and work.

The Village's German and rural roots from the early days of European settlement are robust and apparent even today: one of the original hamlets incorporated into Germantown, "Kuhberg", originally known as a stop-over point for cattlemen on their way to the Milwaukee market in the mid-1800's, translates roughly to "cowhill" in German. Today, the Village is home to a dedicated Germantown Historical Society that focuses on preserving the community's rich history and connecting its residents to the German roots from which its name stems. The Society has been instrumental in protecting and promoting the Village's treasured landmarks. This includes the Christ Church Museum, a place of gathering and worship since 1842, and the Valentine Wolf Haus and its vast genealogical library and the annual Oktoberfest extravaganza.

While today's Germantown residents are less focused on farm or field, they enjoy a landscape dotted with distinctly Saxony-style architecture and traverse the same Mequon Road and West Fond du Lac Avenue as generations prior. Over 400 acres of Village parks and open space, including the Dheinsville Historical Park, whose name pays homage to the area's first settler Phillip Dhein, and weekly farmer's markets not only remind residents of the Village's agricultural roots, but provide space to gather, celebrate, and connect.



▲ Photo of Dheinsville Historical Park welcome sign. Photo by Germantown Historical Society.

Pre-European Settlement: Land of Many

The land that would become Germantown was bustling with activity from native inhabitants long before European settlers arrived. Dating before the 19th century,the region including and surrounding modern-day Germantown was home to many Woodland Indian societies including the Kickapoo, Peoria, Menominee, Myaamia, and Winnebago, and later the Potawatomi. Their societies depended on the abundant resources in the Germantown area for survival including forest products, hunting, fishing, gathering, and agriculture.

1830-1960: Roots of a Village Planted & Sowed

Following a prolonged period of embroilment in the Great Lakes fur trade and countless wars among conquering European nations, a period of Woodland Indian removal produced the officially incorporated Germantown in 1924. Known as "Town 9" in Washington County of the Wisconsin Territory in 1836, the ancestral Indian lands were made available for purchase by European settlers. German emigrants seeking religious autonomy purchased all available land by the year 1845. The farmers, artisans, and laborers of what we know as modern-day Germantown quickly transformed the land into one of agricultural productivity, likely contributing significantly to the crop that provided one sixth of the nation's wheat from 1840-1880. Stores developed in Germantown around the needs of farmers, with 1873 business listings including blacksmiths, wagon makers, dry goods and lumber providers, saloons, hotels, and limestone companies. Germantown even hosted the first mutual insurance company in Wisconsin in 1871, in a building that still stands proudly today. Following a regional shift from cash crops to feed crops and dairy, Germantown remained a rural farming community on the outskirts of Milwaukee for roughly the next century.

1960-1970: Rural Community Incorporated

Germantown experienced a historical moment in 1963, when Milwaukee County sought to build a landfill and annexed a small piece of land from Washington County. As a preventative measure to hinder future annexation by Milwaukee County, seven adjacent unincorporated hamlets: Kuhberg, Willow Creek, Meeker Hill, Goldenthal, Rockfield, Dheinsville, and Germantown, merged into one incorporated Village of Germantown. The incorporation grew the Village to roughly 24 square miles, with rural character still dominating the landscape and culture. In 1970, approximately 70% of the Village's land was used for agriculture.

1970-2010: A Village of Change

Germantown was not unaffected by regional trends over the past decades that witnessed residents of Milwaukee enticed to seek scenic views and quieter lifestyles away from the urban hustle-and-bustle. Germantown witnessed a rapid period of growth as residents relocated to its picturesque wetlands, woodlands, and icons of history. As a result, the Village experienced an increased rate of suburban development. Single-family residences were constructed at a rapid pace, in addition to apartments and condominiums, mostly along County Line Road and south of Mequon Road in close proximity to Interstate 41 (I-41). The Germantown Chamber of Commerce was formed in 1981 to help promote the community and businesses. Industrial development was promoted by local leaders to alleviate the tax burden on the expanding number of residents. The community's transformation was not unrecognized: in 2007, Germantown was ranked the 30th in the top 100 best places to live compiled by Money Magazine. Over the 30-year time span of 1970-2000, the number of housing units in the Village of Germantown grew 295.9% while the population for the same time frame grew by 161.8%. Germantown's rapid growth of suburban and industrial development was not immune to consequence: in 1997, the American Farmland Trust named southern Wisconsin as one of the ten most threatened farming regions in the United States. From 1970 to 2002, Germantown's agricultural land area decreased by 25%.

2010-Present: Synthesizing Past, Present, & Future

Germantown has continued to attract a growing number of residents and businesses to the Village. Although originally an agricultural-based economy, most of the remaining farmland in Germantown is in the northern half of the Village, concentrated north of Freistadt Road, and residents largely commute elsewhere for work. As a Village experiencing increased development pressure, decreasing agricultural lands, and projected population growth, planning for Germantown's future today is key to maintaining the special character and sense of community it depends on. Germantown is not immune to its share of challenges. Roads once used only by farm vehicles for transporting crops must now interact with the increased speeds and traffic volumes of suburban residents as well as commercial and industrial activity. Traditional agricultural activities are often unappreciated by new residents to the community. Such conflicts are a driving force in creating a comprehensive plan that reconciles the identity of a rural past with the realities of the high-quality suburban community of the present and the goals for a thriving, sustainable future.



▲ Photo of historic plaque located in modern-day Germantown, WI. Photo by Germantown Historical Society.

▼ Plat map of South Germantown in the Township of Germantown sections, 18,19 and 20 from Plat Book of Washington and Ozaukee Counties. Image by North West Publishing Co., Wisconsin Historical Society.



Germantown At A Glance

The Village of Germantown is located in the southeast corner of Washington County, approximately 18 miles northwest of downtown Milwaukee and 12 miles south of West Bend, the county seat.

Located on the west side and in the southwest portion of the Village is I-41, a major freeway in southeastern Wisconsin which provides access between the Cities of Milwaukee and Green Bay. I-41 provides the community with convenient regional access to I-94, I-43, and all major components of the interstate freeway system in the Metropolitan Milwaukee area.

Some of the fastest growing communities in the Metropolitan Milwaukee area are located adjacent to Germantown, including the Village of Menomonee Falls and the City of Mequon. However, these communities saw their highest growth rates in the 1980s and early 1990s. As a result, development trends have begun to shift to Washington County. Germantown's close proximity and easy highway access to employment centers in and around Milwaukee and positive attributes have resulted in increased development pressure for the community.

The Village of Germantown was incorporated in 1927, and in 1964 annexed the majority of the Town of Germantown in response to the proposed expansion of the City of Milwaukee boundaries. Germantown's first Comprehensive Building and Zoning Code was adopted in 1953. The Code was repealed in 1967 when the Village adopted the "New Towns Concept" zoning ordinance. The Village received assistance from SEWRPC in 1988 and proceeded to repeal the previous code and adopt a new zoning ordinance. The zoning ordinance has been amended periodically since 1988 and was recodified in 2002.

20,917

Population of the Village of Germantown





7,818

Households in the Village of Germantown

Average household size in the Village of Germantown **2.56**

25% of Germantown residents are under **18** years old

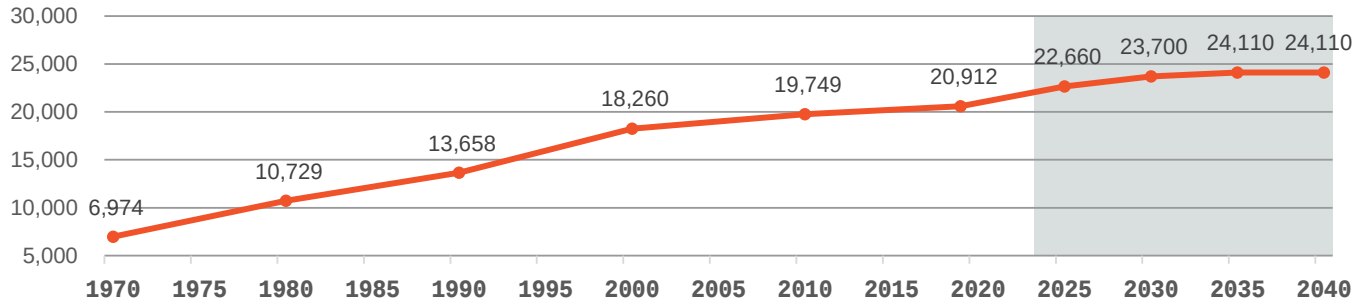
▲ Population: 2020 Decennial Census; All other data: 2020 American Community Survey 5-Year Estimates.

Population & Projected Growth

The Village of Germantown is growing. Between 2000 and 2020, the population grew by 15%, or about .7% per year. The Wisconsin Department of Administration's Demographic Services Center projects that Germantown's population will grow to be 24,110 by 2035, and then level off at that time. That increase represents a projected rate of growth of just over 1% per year. The graph below shows the historic population growth of the Village, as well as the growth that has been projected by the DOA (with a gray background).

When compared to the growth of peer communities, Germantown falls somewhere in the middle. Germantown has been growing at a faster rate than Cedarburg and Grafton, at a similar rate to Mequon, and slower than Richfield and Menomonee Falls. Germantown is also growing less quickly than Washington County as a whole. However, Germantown's projected rate of growth sets it apart from its peers. The other communities examined here are expected to experience only modest rates of growth over the next 20 years, while Germantown's rate of growth is projected to increase, similarly to Washington County as a whole.

Figure 2.1 – Village of Germantown Population History & Projection



▲ 1970,1980,1990, 2000 & 2010 US Census; 2020 Wisconsin DOA Population Estimate, Wisconsin DOA Population Projections, 2025-2040.

Note: there are several different agencies that create population projections for municipalities in the region. Though the graph above and the table on the following page use Wisconsin DOA projections, SEWRPC also published populations projections for Germantown based on the 2010 Census population. SEWRPC's projection model shows a much more aggressive growth - an additional 2,194 residents by 2035 (as compared to DOA) with a total population of 30,766 by 2050. SEWRPC also shows continued population growth through 2050 instead of the "leveling off" that the DOA projects for Germantown. As part of regular plan updates, the Village should track actual population numbers to better plan for the future.

Table 2.2 – Village of Germantown Population Projection, SEWRPC

	2035	2050
Population Projection	26,304	30,766

▲ SEWRPC Population Projections (2013).

Issues & Opportunities

As Germantown grows and households get smaller, the Village could consider adding different housing options to accommodate smaller families and an older generation that would like to downsize but stay within their community. Germantown will also need to balance the desire to preserve agricultural and environmental land in the northern part of the Village with development pressure from businesses and residents wanting to relocate and build in Germantown. A slightly higher density development pattern that still fits in with Germantown's community character would help the Village accommodate growth, welcome new neighbors and employment opportunities, and also preserve valued farmland and natural resources.

Table 2.3 – Population History & Projection Comparison

	Population Totals			Population Projections, WI DOA					
	2000	2010	2020	2025	2030	2035	2040	% Change, 2000-2020	Projected % Change, 2020-2040
Germantown	18,260	19,749	20,917	22,660	23,700	24,110	24,110	15%	15%
Cedarburg	10,908	11,412	12,121	12,020	12,250	12,240	12,020	11%	-1%
Grafton	10,312	11,459	12,094	12,370	12,750	12,870	12,770	17%	6%
Menomonee Falls	32,647	35,626	38,527	39,840	41,510	42,160	42,060	18%	9%
Mequon	21,823	23,132	25,142	24,930	25,610	25,780	25,510	15%	1%
Richfield	10,373	11,300	11,739	12,860	13,400	13,580	13,540	13%	15%
Washington County	117,493	131,887	136,761	152,810	160,280	163,490	163,890	16%	20%

▲ 2000, 2010, & 2020 Decennial Census, Wisconsin DOA Population Projections, 2025-2040 (2013).

Germantown is projected to keep growing until about 2035 - by about 3,500 residents, or an increase of just over **1%** per year

Households & Families

As seen on the table below,the Village of Germantown had an estimated 7,818 households within its limits in 2020, for an average household size of about 2.56. As with most of the state and country, average household size is projected to decrease over time.

The Wisconsin DOA predicts that Germantown will have 10,147 households in 2040, for an estimated increase of 2,329 from 2020. Average household size, however, is projected to fall to about 2.35 by 2040, a decrease of 8%. Germantown's current average household size is in line with peer communities, as is the projected decrease in average housing size.

According to the 2020 American Community Survey (ACS), the Village of Germantown has 5,585 families. The US Census defines a family as:

> *"A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family."*

Average family size in Germantown is slightly higher than the average household size; in 2020, it was an estimated 3.08 people per family.

Table 2.4 – Households Comparison and Projections

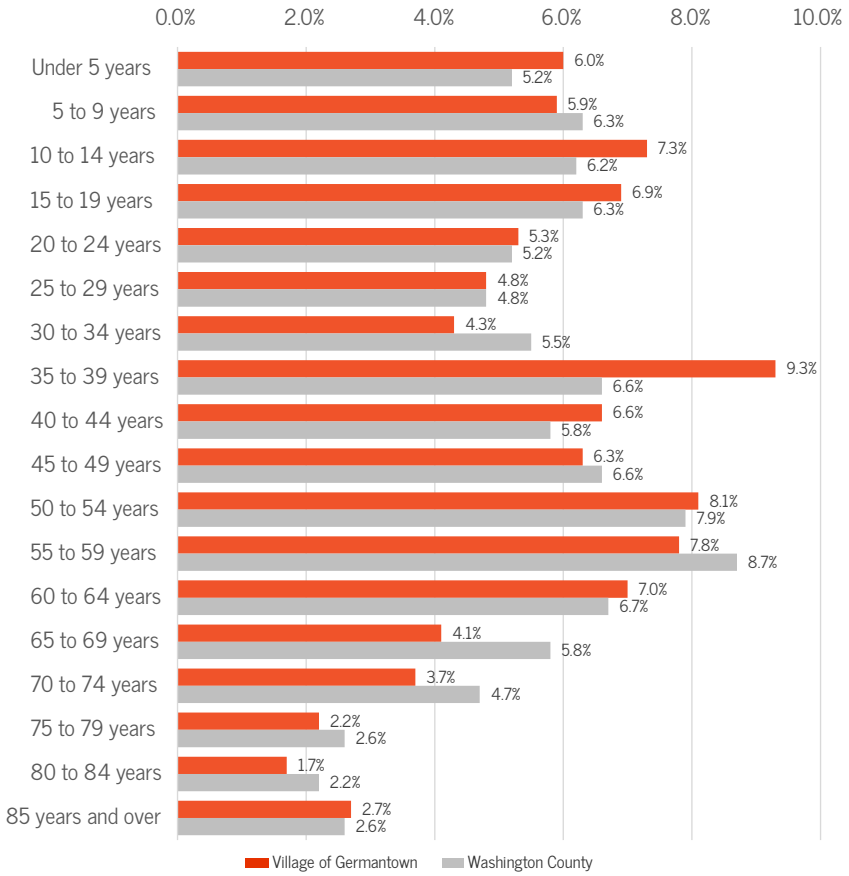
	Household Totals				Household Projections, WI DOA					
	2000	2010	2020	Average HH Size, 2020	2025	2030	2035	2040	Proj. Average HH Size. 2040	% Change, in Average HH Size, 2020-2040
Germantown	6,904	7,766	7,818	2.56	9,322	9,839	10,097	10,147	2.35	-8%
Cedarburg	4,432	4,691	4,920	2.32	5,197	5,335	5,357	5,274	2.22	-4%
Grafton	4,125	4,863	5,319	2.20	5,527	5,740	5,832	5,815	2.20	0%
Menomonee Falls	12,844	14,567	15,397	2.43	17,214	18,104	18,516	18,585	2.24	-8%
Mequon	7,861	8,598	8,839	2.58	9,732	10,064	10,161	10,049	2.38	-8%
Richfield	3,614	4,170	4,596	2.56	4,973	5,234	5,357	5,374	2.52	-1%
Washington County	43,842	51,605	54,787	2.46	62,557	66,198	68,092	68,572	2.35	-4%

▲ 2000 & 2010 US Census; 2020 American Community Survey 5-year estimates, Wisconsin DOA Household Projections, 2025-2040 (2013).

Age

The Village of Germantown's population follows a fairly typical breakdown by age cohort, and also follows a similar pattern to Washington County as a whole. Germantown's population seems to skew slightly younger than the County's as a whole, with a slightly smaller proportion of residents in the higher age brackets (60 and older), and a slightly higher proportion of residents between 10-19 years of age.

Chart 2.5 – Age of Germantown Population



▲ 2020 American Community Survey 5-year estimates

Race

Over 85% of the residents of the Village of Germantown are white. 4.3% of the population identifies as Asian, while 3.1% identifies as Black or African American.

3.2% of Germantown residents identify as Hispanic or Latino, regardless of their race.

Table 2.6 – Village of Germantown Race and Ethnicity

	Count	Percent
White	18,160	86.8%
Black or African American	650	3.1%
American Indian and Alaska Native	71	0.3%
Asian	897	4.3%
Native Hawaiian and Other Pacific Islander	2	0.0%
Some other race	151	0.7%
Two or more races	986	4.7%
Hispanic or Latino, regardless of race	660	3.2%

▲ Source: 2020 Decennial Census.

Employment and Travel to Work

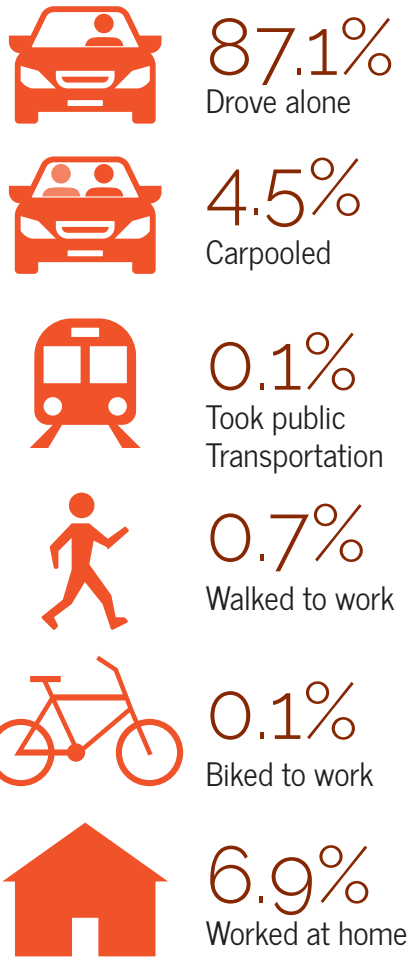
Germantown has a robust workforce of about 11,165 people over the age of 16. The industry category that employs the largest proportion of Germantown's population is "Educational services and healthcare and social assistance"; 25% of Germantown workers are employed in these fields. The industry that employs the second largest proportion of the population is "Manufacturing" (19%), followed by "Retail trade" (9%).

Unsurprisingly for a suburban community, the vast majority of Germantown's workforce travels to work by car, and 87% drive alone. Only .1% of Germantown commuters are able to take public transportation to work as part of their commute. Walking and biking to work is not common in Germantown, and as of 2018 3.1% of workers worked from home. This number more than doubled to 6.9% as of 2020 likely due to the stay-at-home orders enacted as a response to the COVID-19 pandemic.

Table 2.7 – Employment of Germantown Residents by Industry

	Count	Percent
Total Civilian Employed Population aged 16+	11,165	100%
Agriculture, forestry, fishing and hunting, and mining	75	1%
Construction	454	4%
Manufacturing	2,090	19%
Wholesale trade	576	5%
Retail trade	961	9%
Transportation and warehousing, and utilities	367	3%
Information	194	2%
Finance and insurance, and real estate and rental and leasing	1,092	10%
Professional, scientific, and management, and administrative and waste management services	1,001	9%
Educational services, and health care and social assistance	2,836	25%
Arts, entertainment, and recreation, and accommodation and food services	709	6%
Other services, except public administration	532	5%
Public administration	278	2%

Table 2.8 – Transportation to Work by Mode



▲ Data Source: 2020 American Community Survey 5-year estimates

◀ (Same as above)

Education

Residents of the Village of Germantown are well-educated in comparison to the county. Nearly half of the population over 25 years has a bachelor's or degree or higher, and fewer than 5% of people do not have a high school diploma. The Village of Germantown is slightly more educated than Washington County as a whole; 14% of Germantown residents have a graduate or professional degree in comparison with Washington County's 9.8%. The estimate for the state of Wisconsin overall falls at 10.5%.

Table 2.9 – Educational Attainment for Germantown Population over 25

	Germantown		Washington County	
	Count	Percent	Count	Percent
Population 25 years and older	13,822	(X)	95,853	(X)
Less than 9th grade	182	1.3%	1,067	1.1%
9th to 12th grade, no diploma	485	3.5%	3,621	3.8%
High school graduate (includes equivalency)	2,961	21.4%	28,8286	29.5%
Some college, no degree	2,610	18.9%	19,772	20.6%
Associate's degree	1,533	11.1%	11,529	12.0%
Bachelor's degree	4,112	29.7%	22,185	23.1%
Graduate or professional degree	1,939	14.0%	9,393	9.8%
High school graduate or higher	13,155	95.2%	91,165	95.1%
Bachelor's degree or higher	6,051	43.8%	31,578	32.9%

▲ Data source: 2020 American Community Survey 5-year estimates

Household Income

Median household income is used to identify the typical income of a household in a certain location. Germantown's median household income of $89,111 falls somewhere in the middle of its peer communities and is quite a bit higher than that of Washington County as a whole. In many cases, household income is correlated with both educational attainment and industry or profession of the workforce in a certain community.

Table 2.10 – Median Household Income Comparison

	Median Income
Germantown	$89,111
Cedarburg	$79,868
Grafton	$74,918
Menomonee Falls	$86,555
Mequon	$128,403
Richfield	$113,190
Washington County	$80,839

▲ Data source: 2020 American Community Survey 5-year estimates

CHANGING DEMOGRAPHICS & HOUSING TRENDS

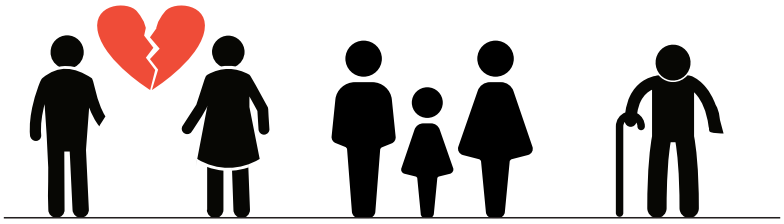
Households are changing in response to demographic and lifestyle factors, in Germantown and nationwide. Our population as a whole is aging, young adults are living with their parents for longer, more children live with a single parent, and adults are getting married later each year. Many of these dynamics are also present in Germantown and the Southeastern Wisconsin region.

In the US...

28% of households have just one occupant

more than double the 13% rate from 1960

due in part to:

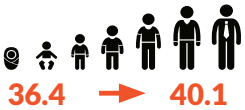


divorce

fewer children per family

longer lives & seniors aging in place

From 2000 to 2020...



...the median age of Germantown residents increased from 36.4 to 40.1
(...the median age of Washington County increased from 36.6 to 43.2)



...Germantown's population aged 65 and above increased by 69%
(...the population aged 65 and above in Washington County increased by 85%)



...Germantown's population aged 20-44 decreased by 12%
(...the population aged 20-44 in Washington County decreased by 11%)



...Germantown's population aged 19 and below decreased by 1%
(...the population aged 19 and below in Washington County decreased by 5%)

▲ For all graphics above, data are sourced from 2020 American Community Survey 5-year estimates.

SEWRPC Jobs/Housing Balance Analysis from **A Regional Housing Plan for Southeastern Wisconsin:2035**

In 2013, SEWRPC analyzed the relationship between anticipated job wages and housing costs in each municipality as part of the 2035 Regional Housing Plan for Southeastern Wisconsin, and included a chapter of recommendations based on this analysis.

The findings indicate that Germantown's current overall ratio of jobs to housing is balanced, meaning that they have an approximately equal amount of employment and housing capacity. The breakdown of cost of housing and the wages that jobs pay in Germantown was found to be balanced as well, as of the date of the analysis.

However, the report also found that Germantown's projected jobs-to-housing ratios predicted that there was likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use map and expected development pattern. The regional housing plan defines moderate-cost housing as higher-density single family housing units, usually on lots of less than 20,000 square feet. This Comprehensive Plan update takes this warning to heart, and the updated Future Land Use Map for Germantown takes a more place-based approach – one that incorporates a diversity of housing in neighborhoods throughout Germantown, including moderate - cost, higher-density single family housing.

It is important to the Germantown community, and the region as whole, that the housing available in Germantown reflects the jobs available in the community so that the people who work in Germantown can live here as well.

To respond to these changing family demographics, communities are re-evaluating their housing stock and considering adding new options. Increasingly, communities are placing a higher emphasis on medium-high density, multi-family housing options so that changing individuals and families have more housing choices.

In addition to Germantown's changing demographics, there are several other ongoing issues and community goals that will impact Germantown's future housing stock. First, as discussed earlier in this section, Germantown's population is expected to grow in the coming years. As the Village adds new residents, more housing will be needed to accommodate the additional households. Germantown is projected to add about 2,300 households by 2040, which would mean that an equivalent number of new housing units would be needed. As the number of households grows, the size of households is projected to fall - which means that different, and smaller, types of housing may best accommodate these new households. More information about including different types of housing in Germantown's planned development is outlined in the Housing section.

To accommodate new housing in Germantown, new land will need to be developed. In addition to the size of housing units that should be added to suit the needs of new residents, the density of new housing should also be carefully considered. One of Germantown's goals is to preserve rural and environmental land. Developing denser housing, such as small lot single family homes, duplexes, or low-rise multifamily buildings, will allow the Village to conserve land. Adding density to the Village Center through infill development will likewise allow for more agricultural and environmental land to be conserved. More detail about the relationship between population growth, housing density is outlined in the Neighborhoods, Districts, and Corridors Chapter.

DENSITY IN GERMANTOWN



New housing, particularly high-density housing, can be a contentious issue in communities across the country. In spite of this, the market is responding to increasing demands for density, as family sizes are shrinking and baby boomers and millennials are choosing more vibrant, sustainable, and walkable places to live. Satisfying these demands for increased density presents opportunities for communities like Germantown to untap a wealth of benefits for both current and future residents.

What does "density" mean?

The term "density" is typically used to refer to the amount of housing units that are able to be developed on a given area of land - often expressed in dwelling units per acre. It is important to note that density is not the same thing as building height, size, or design.



What are the benefits of denser housing in Germantown?

More coffee shops, restaurants, and rec options

Denser housing attracts amenities. Research shows that millennials are more interested than prior generations in having amenities within walking or biking distance.

More housing options for all Germantown residents

A diversity of housing types and densities provides residents with more choices and price points, allowing young families to afford homes in Germantown and empty nesters or retirees to downsize and stay within their own community.

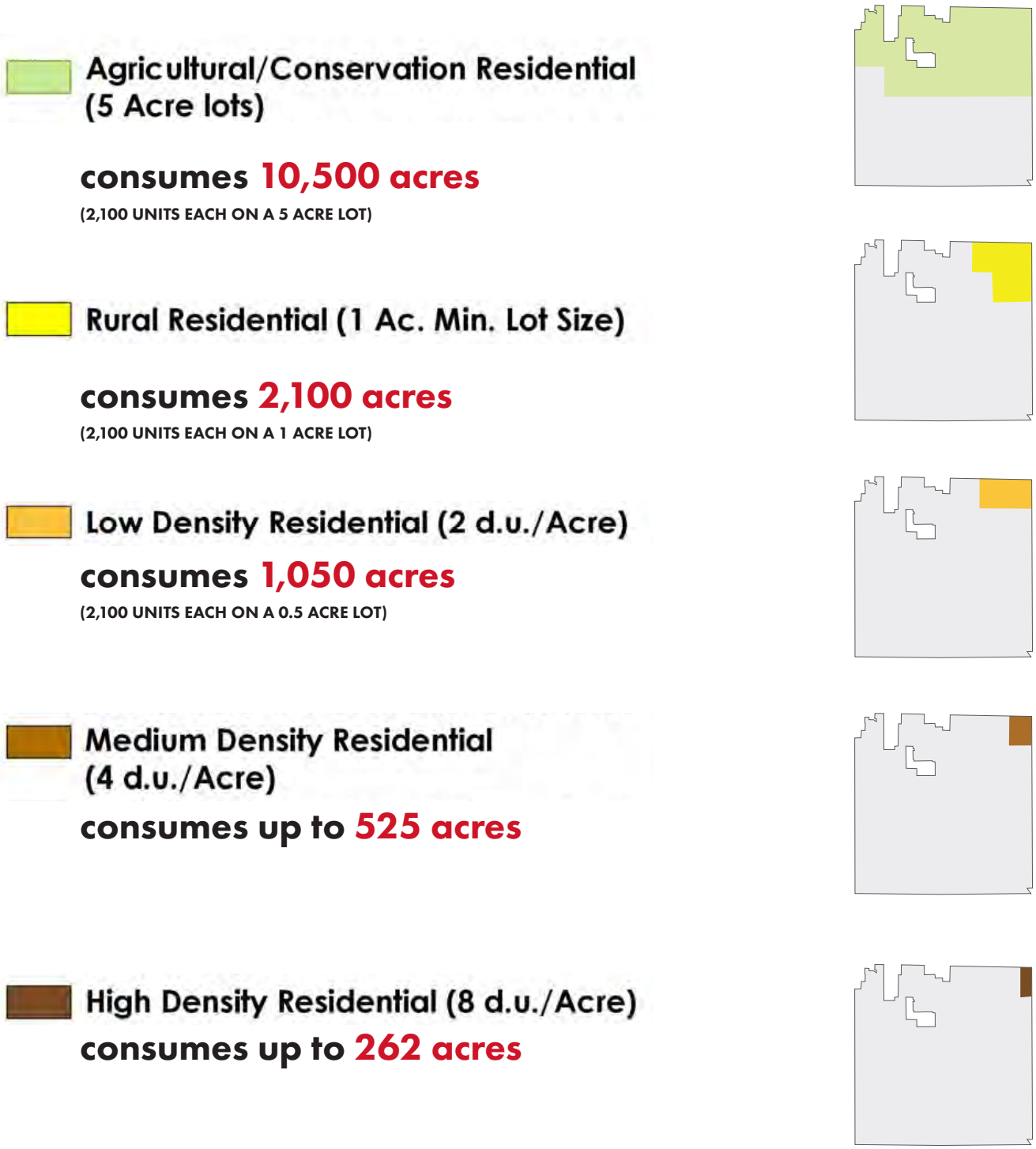
More preserved agricultural and conservation land

Denser housing means that less open space needs to be developed to accommodate the same number of households, enabling the Germantown community to preserve more land for agriculture and conservation.

For more information on the diverse housing types that Germantown is prioritizing to meet the demands of current and future residents, see the Housing section in Chapter 7: Systems.

How does denser housing preserve Germantown's agricultural and conservation lands?

By the year 2040, the Department of Administration (DOA) is projecting an additional 2,329 households in the Village of Germantown. The village currently identifies five different residential densities in the Comprehensive Plan. To better understand land consumption realities, below are five land use scenarios based upon the projected growth:



▲ Graphic showing how increased density can be used to conserve land. Graphic by GRAEF.

Land Use Trends

As Germantown's population grows, it is vitally important that the community consider how new development will impact land use. As part of the Comprehensive Planning process, the Village has projected future acreages for three important land use categories: Residential, Industrial, and Commercial. These three categories drive other land use change, such as increased land used for transportation (new roads) and utilities. Increased land area used for commercial, industrial, and residential uses will correspond with a decrease in land used for agriculture or open space, as noted on the previous pages.

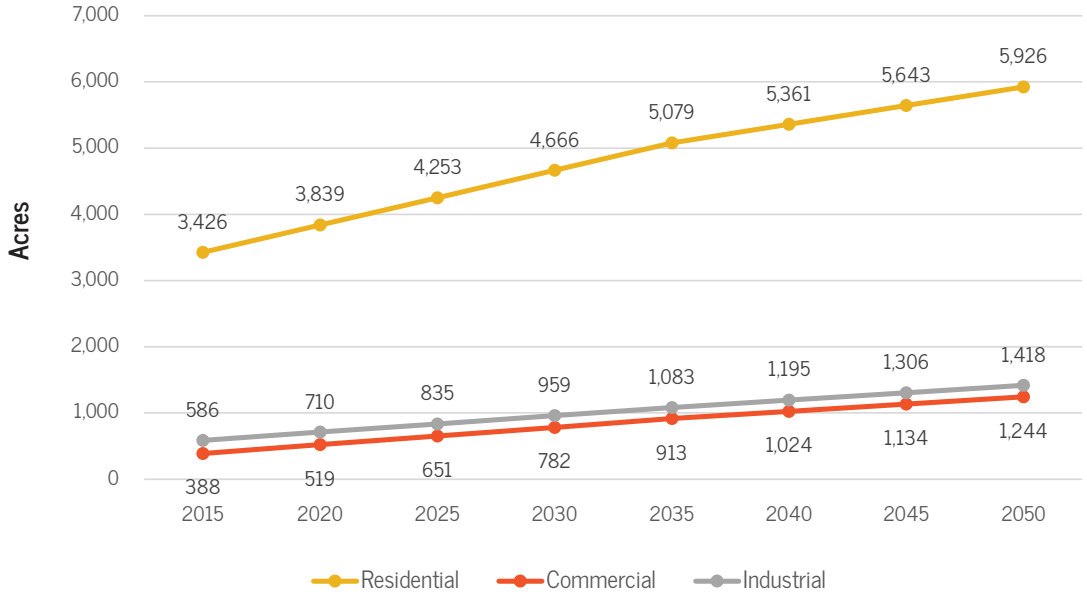
The Industrial and Commercial land use projections for Germantown, found in the table below, are based on the land use projections for those categories published by SEWRPC. The agency projects land use by acreage for industrial and commercial uses for the years 2035 and 2050. The chart below shows land use projections in five-year increments (using an even rate of change between 2015-2035 and 2035-2050).

The residential land use projections are based on both projected population and household growth in Germantown, as well as a set of assumptions about the density at which housing will be developed. Utilizing Wisconsin DOA household projection numbers, Germantown is projected to add 2,300 new households (which corresponds to new housing units) in the community by 2040.

Land use projections were calculated using existing land use conditions as well as planned neighborhoods, districts, and corridors specified in the Future Land Use portion of the 2050 Plan (Chapter 5). The projected 2,300 new housing units were distributed across expected residential densities outlined in Chapter 5. 6% of these units would be rural or conservation subdivisions (lowest density), just under 50% of the units would be similar to the historic neighborhoods in Germantown with lots of about .5 acres (low density), and that 45% of the units would be medium or high density residential development. By 2050, this equates to an additional 2,500 acres of residential land use in the community. 58% of that land would be used for the 6% of units built at rural or conservation subdivision densities, and just 10% of that land would accommodate 45% of the new units at medium and high densities.

These assumptions represent not only a calculated projection of land use in the Village, but an illustration of how careful planning for development at target densities is essential for preserving natural landscapes and rural character in the community.

Chart 2.11 – Land Use Projections in Acres by Land Use Type, Five-year Increments



By 2050, 27% of Germantown's total land area is expected to be used for residential purposes. In 2015, 15.6% of land was residential.

Data Source: Wisconsin DOA household projections (2013), SEWRPC land use projections (2013), GRAEF.

Mission, Vision, Guiding Principles

Vision Statement

Through the Comprehensive Planning process, residents of Germantown have developed the following Vision Statement, describing the community they aspire to create together:

Germantown's ethnic heritage, high-quality of life based on its rural and suburban character, and desirable location in the greater metropolitan area create our competitive advantage. We will work together, with respect for each other, maintain that character and ensure Germantown's future as a neighborly and safe place to live, work and play.



Mission Statement

The Village of Germantown staff and government must work as one cohesive body to implement this plan and work towards the community's vision statement. The following mission statement has been crafted to guide the Village's work together.

The Village of Germantown is responsive to our citizens and businesses, embracing our heritage while working together to provide quality services in a fiscally responsible manner that will enhance the quality of life in our community.

Guiding Principles

As the Village of Germantown works to realize their collective vision through implementation of this Comprehensive Plan, three core guiding principles should always remain at the center of decision making, policies, programs, and development. These three principles were first outlined in the Village of Germantown's 2020 Smart Growth Plan, which was adopted in 2004, but they are still relevant today.



Preserve and enhance the environment

Germantown is committed to preserving the natural resources and physical features of the community and landscape through regulations and partnerships, through quality new development , and by focusing on historic property and Germanic architectural features.



Invest in people, neighborhoods and communities

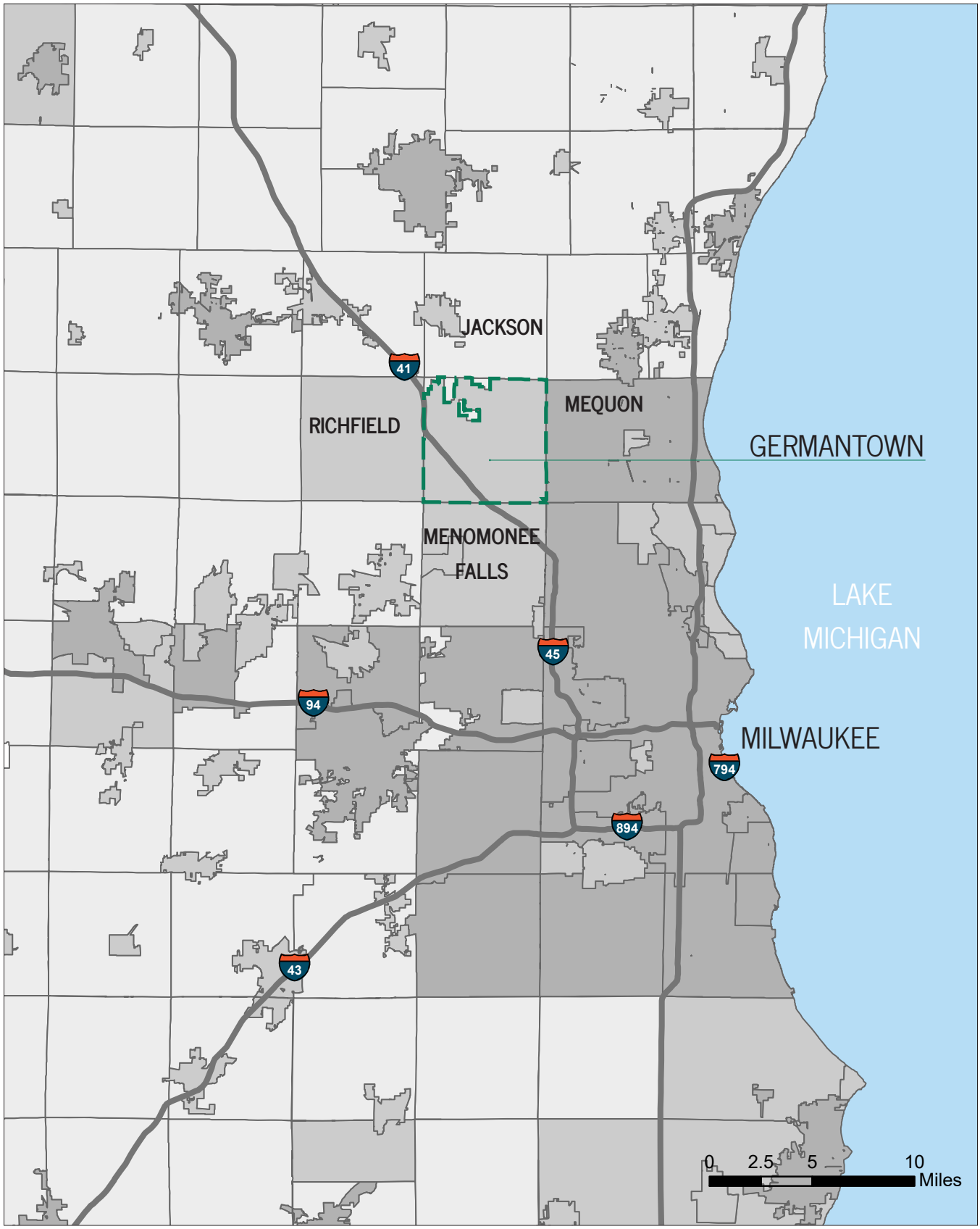
Germantown will balance land uses, preserve agricultural land, provide for diverse and supportive public facilities, and encourage safe and efficient transportation. The Village will also implement effective and responsive administrative practices, and coordinate actions between departments and adjacent communities.



Build a strong economic base

Germantown will support development that provides a diverse array of goods, services, and employment opportunities in the community. Germantown will also focus on encouraging infill development and promoting the Village as a tourist destination to bolster the Village's fiscal wellbeing.

Map 4.1 – Germantown in the Region



Regional Context & Intergovernmental Cooperation

Wisconsin's Smart Growth legislation requires that comprehensive plans are coordinated with other jurisdictions and agencies including school districts, adjacent municipal governments, and other regional agencies so that issues such as transportation, stormwater management, and sanitary sewer growth are considered at a regional scale. As part of this Comprehensive Plan update, planning efforts for the County, region, and nearby municipalities were reviewed, and are referenced throughout the document. Some of the planning efforts referenced here are shown at the right.

The Village has a relationship of mutual respect with the adjacent local governments. The Village of Germantown believes in addressing issues that are in the best interest of the citizens of Village, as well as those of adjacent communities. Further details regarding how the Village collaborates with other communities and governing bodies can be found in the table at the end of this chapter.

Regional Objectives

The Village of Germantown can take on the following objectives as it works to address regional issues.

Vision 2050

- Implementing transit-first designs on streets and would work with transit operators to implement programs to improve access to suburban employment centers.
- Asset management planning by State and local governments ensures that limited funding resources are used effectively by planning rehabilitation and reconstruction of roadway features consistent with their life cycle.

Regional Plans Referenced:



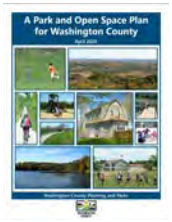
Vision 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin

SEWRPC

A Multi-Jurisdictional Comprehensive Plan for Washington County 2050

SEWRPC





A Park and Open Space Plan for Washington County

Washington County Planning and Parks

The Menomonee River Watershed Updated Implementation Plan

MMSD, Southeastern Wisconsin Watersheds Trust





Bikeway and Trail Network Plan for Washington County

Washington County Planning and Parks

Washington County Comprehensive Plan

- Accommodate higher density development in areas with appropriate urban services to encourage a diverse portfolio of housing options.
- Promote the development of new businesses, or business expansion, in areas with existing physical infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.

Washington County Parks and Open Space Plan

- Create an environment for strong intergovernmental relations and public-private partnerships.
- Use available regulatory authority to guide urban development in a way that protects important natural resources.
- Consult with the State and County to identify specific lands recommended for acquisition. These lands are listed in the Parks and Open Space Plan for preservation purposes.

The Menomonee River Watershed Updated Implementation Plan

(Goals specific to Germantown)

- Develop an enhanced pond maintenance program.
- Utilize the 10-year Road Capital Improvement Project program to reduce impervious pavement.
- Complete a green infrastructure program.

Bikeway and Trail Network Plan for Washington County

- Jackson to Germantown via Eisenbahn State Trail Extension.
- Improvements to sidepath at Holy Hill Road-Freistadt Road.
- Germantown to Bugline Trail via I-41 Pedestrian Overpass.

Village Cooperation with Outside Agencies

Regional Transportation & Land Use

The highways and roads within the Village of Germantown provide safe and convenient access within the Village and also provide residents with access to locations throughout the southeastern Wisconsin region and beyond. The Wisconsin Department of Transportation (WisDOT), Washington County Highway Department and Southeastern Wisconsin Regional Planning Commission (SEWRPC) are responsible for the maintenance, construction, and planning of all regional Federal, State and County roads within the region. WisDOT and SEWRPC have also studied alternatives to vehicular transportation including various transit systems at both a regional and local scale.

SEWRPC has developed a number of plans over the years that include data, analysis and final recommendations integral to Germantown's growth and development. As of the writing of this Comprehensive Plan update, SEWRPC's most recent long-range plan is *Vision 2050*, which was adopted in 2018 and integrates transportation and land use planning and vision for the seven-county Southeastern Wisconsin region into one document.

Sanitary Sewer System

The Village of Germantown owns and maintains the existing sanitary sewers within the Village boundary. The Milwaukee Metropolitan Sewer District (MMSD) has two wastewater treatment facilities for the region and provides treatment of the Village's wastewater. The MMSD has a Sanitary Sewer Master Plan and delineates a sewer service area boundary within the Village of Germantown. The Village of Germantown has a policy of cooperation with the MMSD and maintains regular communication as future sewer service area needs arise.

Stormwater Management

The Village's current Stormwater Management Plan is an implementation tool for the Village's stormwater management policy. MMSD has developed a Conservation Plan that addresses stormwater management policies and practices that should be adhered to in the Menomonee River Priority and the Milwaukee River Watersheds, the watersheds in which the Village is located. The Village intends to work with the MMSD to use the Conservation Plan as a guide for stormwater management and controlling nonpoint source pollution in the Village.

Public School Facilities

The Germantown School District serves all of the Village of Germantown, all of the Town of Germantown, the eastern third of the Town of Richfield, the southeast corner of the Town of Polk, and the southern third of the Town of Jackson. The Village and the School District will jointly and cooperatively plan for new facilities in the area as needs arise. See Systems Chapter for more information.



Photo of MacArthur Elementary School taken September of 2020. Source: GRAEF.

Community Voices

...Use this Extremely Valuable land along the best attribute that Germantown has - the RIVER...



Photo of Menomonee River taken September of 2020. Source: GRAEF.

Table 4.1 – Intergovernmental Elements and Relationships

ELEMENT	RELATIONSHIP	GOVERNMENT, AGENCY, OR DEPARTMENT
Transportation	Federal and State Highways	Wisconsin Department of Transportation
	County Highways	Washington County Department of Public Works
	Airports	Washington County Department of Public Works
	Regional roadway planning	Southeast Wisconsin Regional Planning Commission (SEWRPC)
	Railways facilities	Wisconsin Central, Chicago & North Western
Natural & Cultural Resources	Wetlands, Endangered Species, Sensitive Environmental Locations	Wisconsin Department of Natural Resources (DNR)
	Floodplains	Federal Emergency Management Agency (FEMA), Wisconsin DNR
	Wisconsin History & Documents	Wisconsin State Historical Society
	Groundwater	Wisconsin DNR
Utilities & Community Facilities	Public Safety - State	Wisconsin State Patrol
	Public Safety - County	Washington County Sheriff Department
	Sanitary Sewer	Milwaukee Metropolitan Sewer District
Housing	County Assistance	Washington County
	State Assistance	Wisconsin Housing and Economic Development Authority
	Federal Assistance	United States Department of Housing and Urban Development
Economic Development	Training	The Workforce Development Center & the U.S. Small Business Administration
	State Community Development Assistance	Wisconsin Department of Commerce, Department of Workforce Development, Forward Wisconsin
	Regional Assistance	Wisconsin Regional Economic Partnership
	County Assistance	Washington County Economic Development Corporation

▲ Source: Germantown 2020 Smart Growth Comprehensive Plan.




HB
Von
Rothenburg
1586
Willkommen
VON ROTHENBURG
Bier Stube
Hours
Monday-Friday
3pm-close
Saturday & Sunday
11am-close

Neighborhoods, Districts & Corridors

During the 2050 planning process, the Village Plan Commission engaged in a process to update the Land Use Plan.

The updated Land Use Plan has been developed as a "place based" approach to land use planning. It represents a customized tool that helps describe the desired future character of the various "places" in and around Germantown. Unlike a typical land use planning approach, the updated plan does not assign a single acceptable future land use designation to a parcel. Rather it gives a range of possible uses and/or activities and design criteria that represent possible acceptable uses for a parcel. The purpose of this Chapter is to guide land uses in the neighborhoods, districts, and corridors in Germantown. The assessment of existing conditions and land use planning provided in this Chapter is based on the neighborhood, district, and corridor framework devised by the Congress for New Urbanism (CNU).

This updated Land Use Plan gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to help discuss, evaluate and respond to development proposals in the village. The Land Use Plan on the following pages includes the following:

- Existing Land Use
- Future Land Use Map
- Future Land Use Table
- Neighborhood, District, and Corridor profiles

Community Voices

Less industrial, more focus on Germantown's **residential and community development.**

We moved here for the **rural environment.**

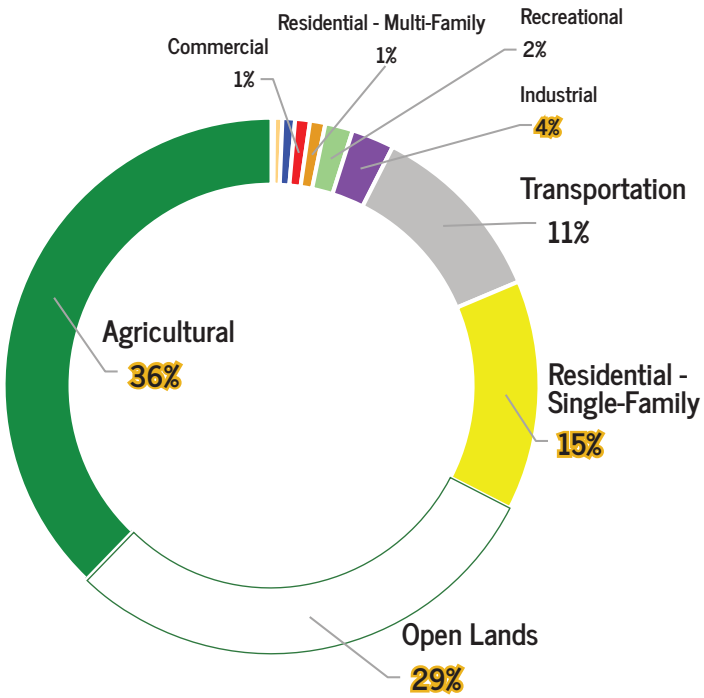
Trails, park connection, shops, restaurants, residential.

Existing Land Use

The majority of the land in Germantown is currently used for Agricultural and Open Lands purposes. These categories combined comprise over 60% of land in the Village. Single-family homes and transportation uses (roads and parking) make up the next largest categories, 15% single-family residential and 11% transportation. Commercial land use, located primarily along Mequon Road and along County Line Road, makes up only 1% of the Village's land use. It should be noted that parking areas within non-single-family residential properties are counted towards the Transportation land use category, so total land areas for non-single-family residential categories are all slightly higher than the land acreages listed below.

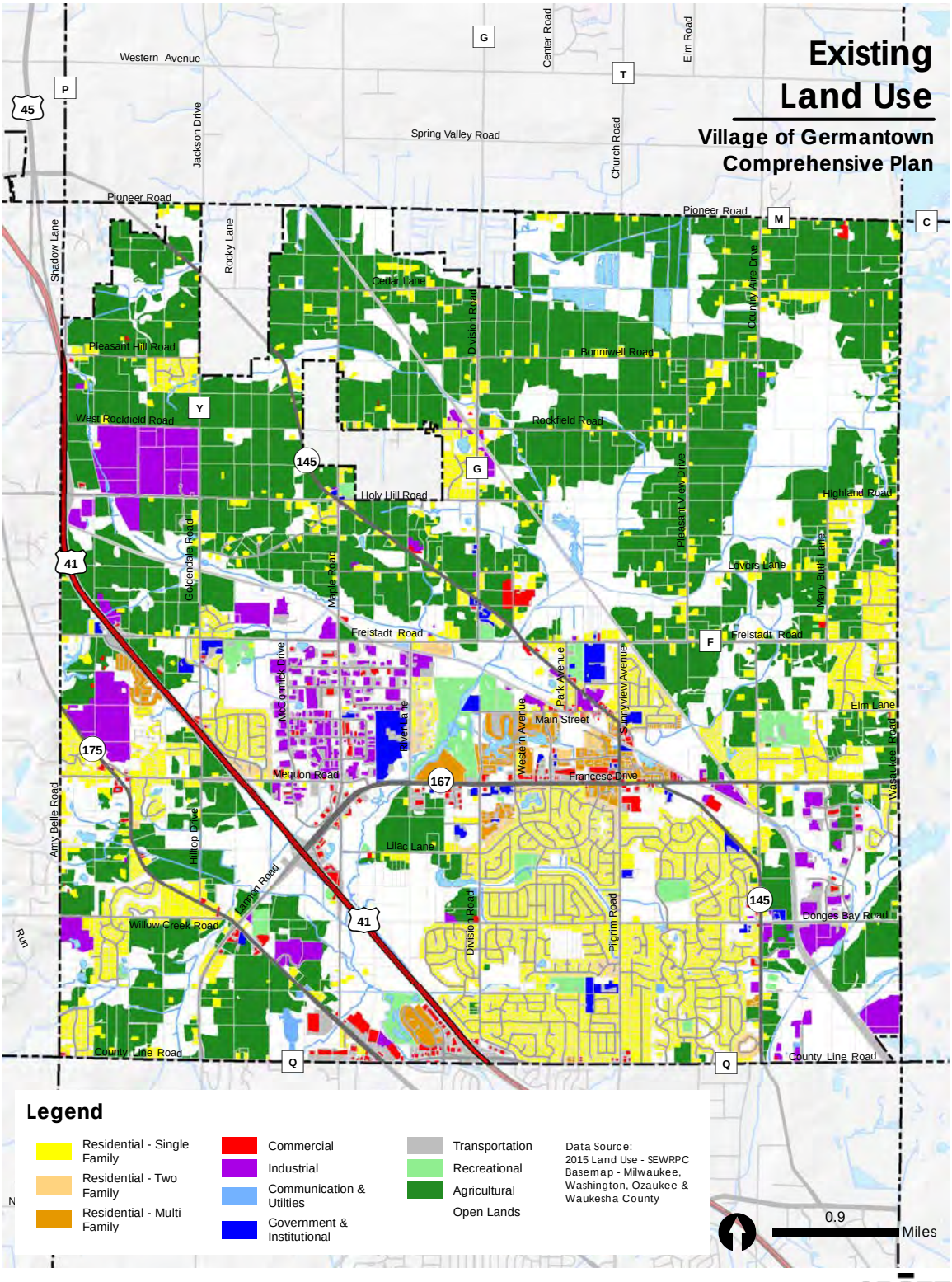
Land Use Breakdown

- Residential - Single-family
  15% - 3,205 acres
- Residential - Two-family
  <1% - 110 acres
- Residential - Multi-family
  1% - 240 acres
- Commercial
  1% - 197 acres
- Industrial
  4% - 876 acres
- Communications & Utilities
  <1% - 33 acres
- Government & Institutional
  4% - 168 acres
- Transportation
  11% - 2,461 acres
- Recreational
  2% - 343 acres
- Agricultural
  36% - 7,899 acres
- Open Lands *
  29% - 6,489 acres



* Including wetlands, areas within the floodplain, and woodlots

Map 5.1 – Existing Land Use



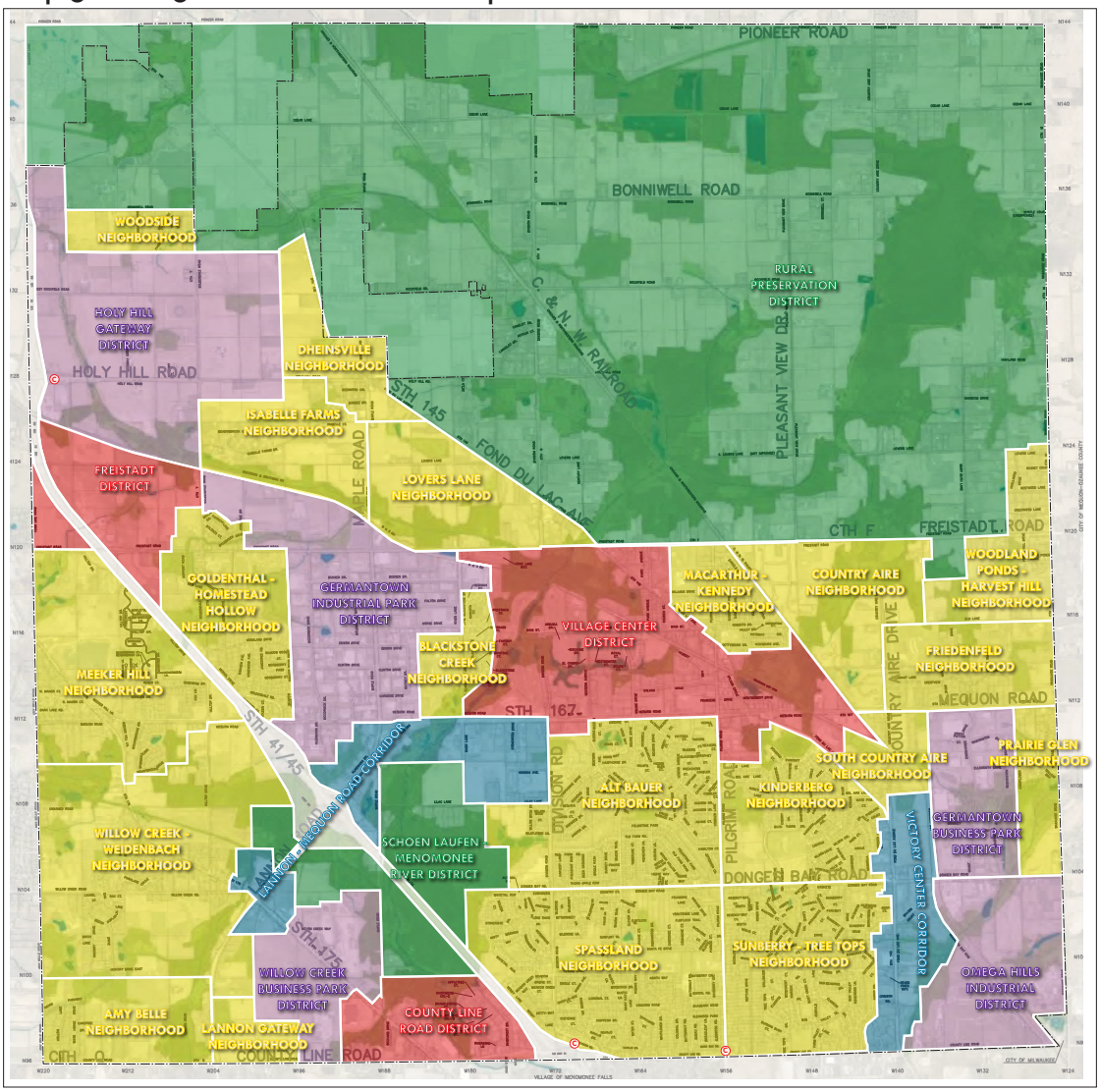
FUTURE LAND USE

The Future Land Use Map

The Future Land Use Map (Map 5.2) illustrates the Village as a series of places. Each place has a unique natural, cultural and economic character and special identity within Germantown.

Each of the Neighborhoods, Districts, Corridors, and Overlay Areas is defined with solid "boundary" lines. These areas were formed after feedback from the community, Plan Commissioners, and Village staff. These guideline "boundaries" may shift over time to accommodate an updated view of the Neighborhoods, Districts, and Corridors in the Village. Most importantly, unlike the previous 2020 Future Land Use Map, the Neighborhoods, District and Corridors shown on the 2050 Future Land Use Map do not represent a singular use but illustrate an area with a mix of compatible existing and future uses. These are detailed in the Future Land Use Table on the following pages. The 2050 Future Land Use Map and Table go hand in hand and cannot be interpreted separately.

Map 5.2 – 2050 Future Land Use Map Overview



Future Land Use Table

The Future Land Use Table (Table 5.1) organizes important land use considerations:

Category, Place Type, & Names

These columns identify each area or place as either a Neighborhood, District or Corridor, the type of place it is, and the name of the place. Each area of Germantown is categorized.

Preferred Future Land Uses

These columns identify the range of desirable uses and activities for the various places within the Village. While not intended to be a detailed or exhaustive inventory of all possible land uses, the generalized list of uses and activities represent the vast majority of likely and desirable uses within Germantown. Other possible uses not represented in a place or on the table will be considered on a case-by-case basis through application of the Zoning Code and may required a land use plan amendment to fully comply with this Land Use Plan.

The generalized types of uses and activities include:

- Existing Uses (+ existing non-conforming zoning)
- Residential: Single Family
- Residential: Two to Four Family
- Residential: Multi-family / Senior
- Mixed-Use: Commercial / Residential
- Mixed-Use: Commercial / Industrial
- Commercial (includes "Activity Centers")
- Institutional
- Open Space & Recreational
- Mineral Extraction
- Industrial
- Agricultural / Hobby Farming / Agribusiness

Each of these generalized uses and activities is "rated" on its degree of desirability for each place within the Village. Each general use is given a designation to reflect that rating. The designations are as follows::

- **Desirable (D**) – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
- **Allowable (A)** – These uses are generally considered appropriate for the area but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
- **Undesirable (U)** – These uses should not be encouraged but may still be acceptable for the area under special circumstances

A designation of Desirable or Allowable for a particular place does not imply that the use or activity will automatically be approved or judged suitable for every parcel within that place. Similarly, an Undesirable rating does not automatically exclude the use or activity from every parcel within that general place. Rather the designation of a use as Desirable, Allowable, or Undesirable within a particular place is intended as a guide to inform the discussion about the general suitability of a proposed use and its appropriateness in supporting the overall future vision for the area and its compatibility with existing and planned uses in and around the neighborhood or district.

Furthermore, the designation of Desirable or Allowable does not imply an entitlement to that future land use on any particular parcel of land within the village. The appropriateness of any specific future land use on any particular parcel will be determined on a case-by-case basis through application of the Zoning Code and is subject to further detailed review, evaluation and approval by the Village of Germantown as part of any and all applicable Village of Germantown ordinances and development review and zoning processes.

Table 5.1 – Future Land Use Table (Page 1 of 2)

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 (includes "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	County Line Road District	A	u	u	A	A	A	D	A	A	u	u	u	Y	YES	D	U	A	10 units/acre
District	Mixed-Use	Freistadt District	A	A	A	D	D	D	A	A	A	u	D	u	Y	YES	-	-	-	SF:2.9 units/ac 2-4F: 6 units/ac MF:25 units/ac
District	Mixed-Use	Village Center District	A	A	A	D	D	u	D	A	D	u	u	u	Y	YES	D	A	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:25 units/ac
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	Y	YES	-	-	-	25 units/acre
District	Industrial / Landfill	Omega Hills Industrial District	A	u	u	u	u	D	A	A	A	A	D	u	N	YES	-	-	-	-
District	Industrial / Commercial	Willow Creek Business Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Rural / Open Space	Rural Preservation District	A	A	u	u	u	u	u	A	D	A	u	D	N	YES	U	U	D	see NOTE 1
District	Open Space	Schoen Laufen - Menomonee River District	A	u	u	u	u	u	u	A	D	u	u	u	P	YES	-	-	-	-
Corridor	Mixed-Use	Lannon - Mequon Road Corridor	A	A	A	A	A	A	D	A	A	u	u	u	P	YES	D	U	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:10 units/ac
Corridor	Mixed-Use	Victory Center Corridor	A	A	A	A	A	A	D	A	A	u	A	u	Y	YES	D	U	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:10 units/ac

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)
NOTE 4:	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 permitted through a Planned Development District approved by the Village Board pursuant to the Planned Development District section of the Zoning Code.	
NOTE 5:	Expansion of existing and nonconforming uses within existing property boundaries may be permitted subject to zoning restrictions and Plan Commission approval.	
*	Area is within (or partially within) SSA, but the majority of properties are not connected to sewer	
**	"Conservation Subdivision" includes: (a) minimum open space requirement (40-60%), (b) minimum lot size (1.0 acre for "Rural/Open Space" and "Residential" outside SSA; 8,000SF for "Residential" inside SSA)	

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

GERMANTOWN 2050
Planning our future together.

DRAFT SEPTEMBER 13, 2022

Table 5.1 – Future Land Use Table (Page 2 of 2)

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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming	Sewered? (Y/N/Partial)	Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
Neighborhood	Residential Community	Alt Bauer Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Amy Belle Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Blackstone Creek Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	5.8 units/acre
Neighborhood	Residential Community	Country Aire Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	P	YES	A	A	D	Non-sewered: 1.0 unit/acre Sewered: 2.9 units/acre
Neighborhood	Residential Community	Dheinsville Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	D	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Friedenfeld Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y*	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6 units/acre Non-sewered: 1 unit/acre
Neighborhood	Residential Community	Goldenthal - Homestead Hollow Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	Non-sewered: 1.0 unit/acre Sewered: 2.9 units/acre
Neighborhood	Residential Community	Isabelle Farms Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P*	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Kinderberg Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Lannon Gateway Neighborhood	A	D	u	D	u	u	u	u	D	u	u	u	Y	NO	D	U	D	SF:2.9 units/ac MF:10 units/ac
Neighborhood	Residential Community	Lovers Lane Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	U	U	D	See NOTE 2 and NOTE 3
Neighborhood	Residential Community	MacArthur - Kennedy Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	U	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Meeker Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Prairie Glen Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	A	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre Non-sewered: 1 unit/acre
Neighborhood	Residential Community	South Country Aire Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre Non-sewered: 1 unit/acre
Neighborhood	Residential Community	Spassland Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Sunberry-Tree Tops Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	NO	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Willow Creek - Weidenbach Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Woodland Ponds-Harvest Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	N	YES	U	A	D	1.0 units/acre
Neighborhood	Residential Community	Woodside Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	Y*	YES	A	U	D	see NOTE 2 and NOTE 3

It is important to note that the Future Land Use Plan Table identifies possible future uses, but it does not propose the discontinuation of existing uses. There are a wide variety of existing uses throughout the village and these uses, as they currently exist, should not be discouraged. However, as uses become obsolete or change and future uses are proposed for the area, the Future Land Use Plan Table should be utilized to guide the discussions and make evaluations of the appropriateness of proposed uses.

As the land planning process evolves, the possible future uses/activities and their ratings within a particular place may be amended, added, or removed.

SSA

The village contains different portions of land that are either served by public sanitary sewer or are outside of the sewer service area (SSA). Properties outside of the SSA must provide individual private sewer facilities. Addressing the availability and future needs of utilities and facilities for a community is a primary component for a comprehensive plan. Utilities can be particularly influential when determining the location and extent of future land uses. The intensity of urban uses generally necessitates the use of a public sanitary sewer system. Since social responsibility is one aspect of smart growth, the appropriate utilities should be provided prior to allowing the development of more intensive land uses. The extent to which utilities are made available to non-urban land relates directly to the extent by which urban land uses may be developed in those areas.

Environmental Corridor

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has identified linear concentrations of unique recreational, aesthetic, ecological and cultural resources. It is a region-wide goal to protect and preserve these corridors.
Three types of Environmental areas are mapped on the NDC (hatched underlay):

- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area

As part of any future land use decision, the Future Land Use table will identify if the area contains a SEWRPC-delineated Environmental Corridor and if it does, additional regulations or guidelines may be required through the Zoning Code and/or development review process.

Preferred Site Design

This column gives guidance regarding the Village's preferred pattern of residential or mixed-use development in a particular place within the Village. The three general community design types include the following:

- **Traditional Neighborhood Design (TND):** A compact mixed-use neighborhood where residential, commercial and civic buildings are generally within close proximity to each other. TNDs may occur in infill settings or on the edges of older well-established areas, but often involve all-new construction on previously undeveloped land. This type of development involves traditional town planning principles. TND projects include a range of housing types, a network of well-connected streets (arterial, collector and local) and sidewalks, meaningful and useful public spaces, and where economically feasible have amenities such as stores, schools, and places of worship within walking distance of residences. TND projects generally have a variety of residential lot sizes ranging from smaller and narrower "village type" lots to larger and wider "estate type" lots. This type of development is similar in character to a number of the long-established neighborhoods and districts in Germantown.

- **Conservation Subdivision Design (CSD):** A residential housing development that is characterized by compact lots, clustered home sites and shared common open space, and where the natural features of land are preserved, enhanced and made accessible to the greatest extent possible. In this type of development dwellings are located in a manner that reduces the area of land cleared, graded, and converted from agricultural, woodland, or

wildlife habitat uses to building sites, driveways, and yard space. In such developments, lot sizes, dimensions, and setbacks may be reduced from those typically required for conventional residential developments. Often the total allowable number of dwellings is increased as a bonus for preserving or creating meaningful and significant open space or environmental features. The common open space often makes up over 30-60% of the total subdivision area. Often the common open space is held in joint ownership by a homeowners association or other conservation related organization and is maintained and preserved according to a professionally prepared open space management plan.

- **Suburban Subdivision Design (SSD):** A residential housing development that subdivides an entire parcel of land into private lots and which does not contain significant common open space parcels or features. Generally these types of developments contain no more than 10% open space for such uses as stormwater control or possibly small park spaces. Other significant environmental features are often included within private development lots as amenities for the individual lot owners. Typical suburban subdivisions usually contain a network of streets that often have only "collector" level connections to surrounding neighborhoods. Designs often utilize landscaped cul-de-sacs to create a sense of privacy and value for individual lot owners. Landscaped streets, pathways sidewalks and parks are included in most well-designed suburban subdivisions.

Density

This column indicates the maximum prescribed densities within a particular place. The inclusion of density maximums is intended to remind landowners, Village officials and developers about the overall goal of maintaining the efficient use of land and resources. Planning for a slightly higher density development pattern within the Village makes use of the existing infrastructure that can accommodate future growth in Germantown.

Reasonable variations from the stated densities may be considered at the time particular developments are proposed provided that the overall average density does not exceed the maximum density prescribed for a given place.

Further, to ensure compatibility between existing residential neighborhoods and future residential development, the density (and lot size) of new development adjacent to existing neighborhoods should not be more than 50% higher (or lower) than the density of an adjacent existing neighborhood unless specific measures are implemented to mitigate potential incompatibilities, e.g. extensive setbacks, perimeter open space corridors, berming, landscaping, etc.

Preferred General Character Description

Each place includes a 2-page narrative that describes the desired overall character of the place. It is intended to give a brief snapshot of the Village's intentions for the general mix and character of the future land uses in the area.

Similar to the "Opportunity Area" detailed plans included in Section 6: Economic Development, it is intended that the Village will prepare a detailed land use plan for each Neighborhood, District and Corridor after adoption of the generalized Future Land Use Plan as a part of the 2050 Plan.

The Plan Commission and staff will prioritize and prepare these supplemental plans for each Neighborhood, District and Corridor based on public input received from the residents, property owners and business operators within that Neighborhood, District and Corridor. These plans will further guide decision-making regarding future development and the timing of future public improvements, including road and utility improvements and extensions. The detailed plans will be adopted as amendments to the 2050 Plan.

Neighborhoods, Districts, Corridors Profiles

Future land use for Germantown is based on two elements in this chapter:

- the Neighborhoods, Districts & Corridors map ("Future Land Use map"), and
- the Future Land Use table.

Determining the appropriate future land use for a parcel or a set of sites comes from these two items.

Neighborhoods

Germantown neighborhoods were identified during the comprehensive planning process based on their distinct identities, housing characteristics (including density and lot size) and geographic features. Some neighborhoods are well-established, while others are generally undeveloped but have potential for growth.

Neighborhoods in Germantown:

- Alt Bauer (pg. 50)
- Amy Belle (pg. 52)
- Blackstone Creek (pg. 54)
- Country Aire (pg. 56)
- Dheinsville (pg. 58)
- Friedenfeld (pg. 60)
- Goldenthal-Homestead Hollow (pg. 62)
- Isabelle Farms (pg. 64)
- Kinderberg (pg. 66)
- Lannon Gateway (pg. 68)
- Lovers Lane (pg. 70)
- MacArthur - Kennedy (pg. 72)
- Meeker Hill (pg. 74)
- Prairie Glen (pg. 76)
- South Country Aire (pg. 78)
- Spassland (pg. 80)
- Sunberry-Tree Tops (pg. 82)
- Willow Creek - Weidenbach (pg. 84)
- Woodland Ponds-Harvest Hills (pg. 86)
- Woodside (pg. 88)

Districts

Districts were selected during the comprehensive planning process as areas where the Village, property owners, and investors should concentrate business activity and expansion over the next thirty years. District types include mixed-use, industrial, and rural/agricultural.

Districts in Germantown:

- Mixed-Use (retail, commercial, institutional offices, multi-family residential)
  - County Line Road (pg. 90)
  - Freistadt (p.92)
  - Village Center (p.94)
- Industrial
  - Germantown Business Park (pg. 96)
  - Germantown Industrial Park (pg. 98)
  - Holy Hill Gateway (pg. 100)
  - Omega Hills Industrial (pg. 102)
  - Willow Creek Business Park (pg. 104)
- Rural/Open Space
  - Rural Preservation (pg. 106)
  - Schoen Laufen-Menomonee River (pg. 108)

Corridors

Corridors identify areas of connectivity between the neighborhoods and districts along major thoroughfares that include a variety of land uses, including natural, recreational and cultural uses, retail, commercial, institutional office, higher-density single-family and multi-family residential.

Corridors in Germantown:

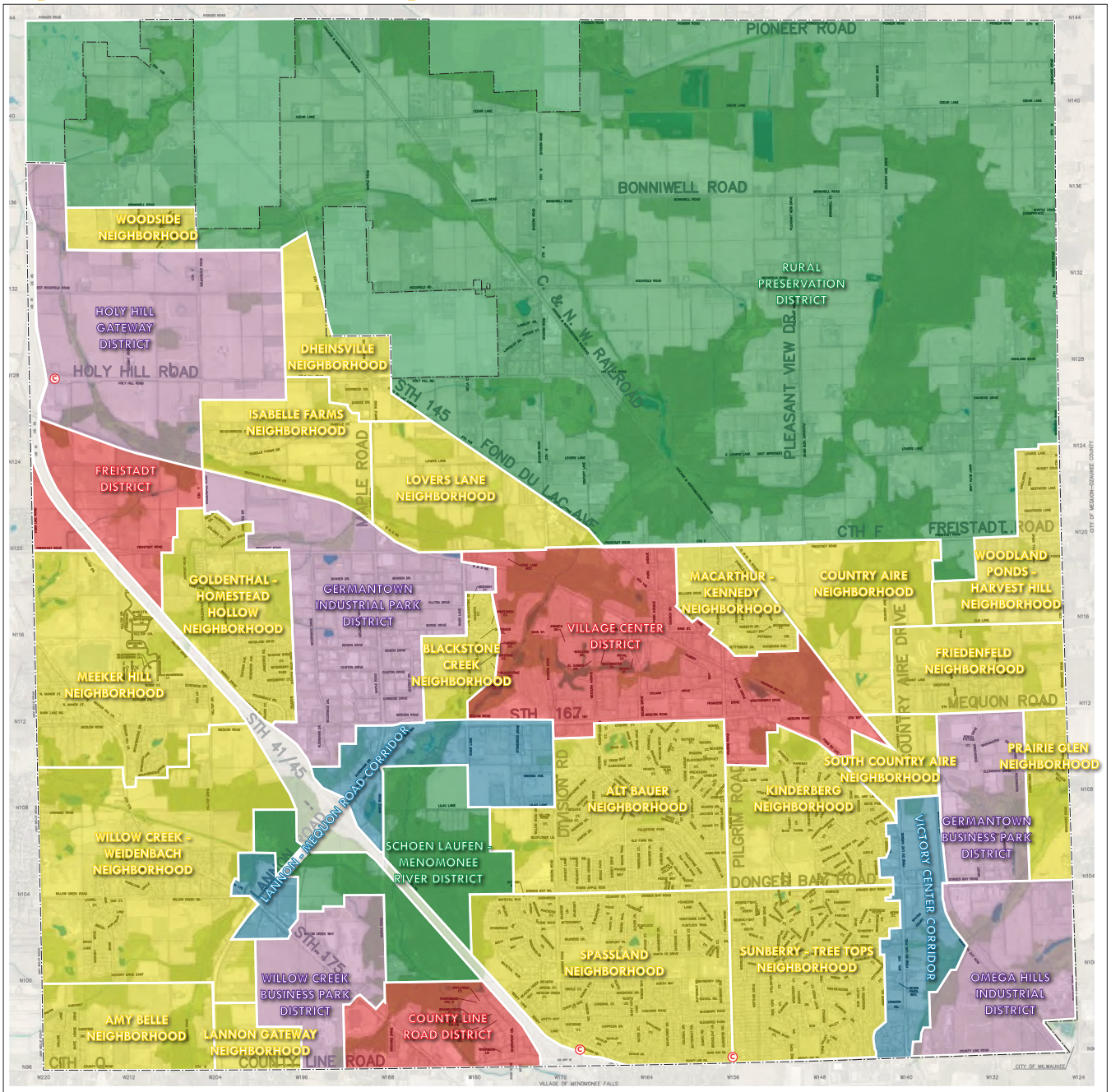
- Lannon - Mequon Road (pg. 110)
- Victory Center (pg. 112)

Overlays

There is only one overlay area included as a part of the future land use plan in Germantown. This overlay has been created to identify the extent and importance of environmental features located throughout the Village:

- SEWRPC Environmental Corridor Overlay

Map 5.3 – 2050 Future Land Use Map



*Note: This map is intended for use in combination with the Future Land Use Table

LEGEND:

NEIGHBORHOODS

- ALT BAUER
- AMY BELLE
- BLACKSTONE CREEK
- COUNTRY AIRE
- DHEINSVILLE
- FRIEDENFELD
- GOLDENTHAL - HOMESTEAD HOLLOW
- ISABELLE FARMS
- KINDERBERG
- LANNON GATEWAY
- LOVERS LANE
- MACARTHUR - KENNEDY
- MEEKER HILL
- PRAIRIE GLEN
- SOUTH COUNTRY AIRE
- SPASSLAND
- SUNBERRY - TREE TOPS
- WILLOW CREEK - WEIDENBACH
- WOODLAND PONDS - HARVEST HILL
- WOODSIDE

DISTRICTS

MIXED-USE DISTRICTS
- COUNTY LINE ROAD
- FREISTADT
- VILLAGE CENTER

BUSINESS PARK/INDUSTRIAL DISTRICTS
- GERMANTOWN BUSINESS PARK
- GERMANTOWN INDUSTRIAL PARK
- HOLY HILL GATEWAY
- OMEGA HILLS INDUSTRIAL DISTRICT
- WILLOW CREEK BUSINESS PARK

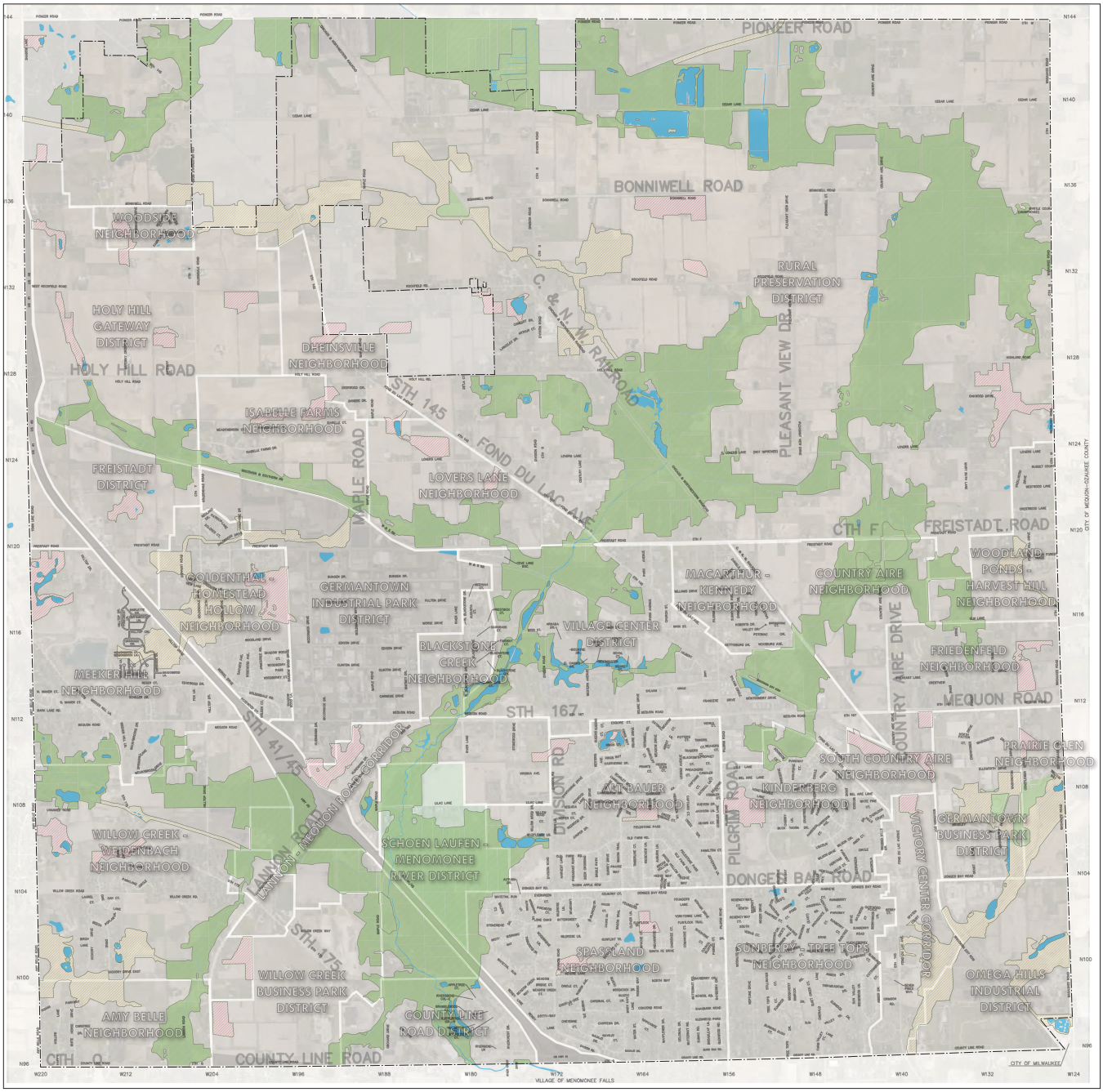
RURAL/OPEN SPACE DISTRICTS
- RURAL PRESERVATION
- SCHOEN LAUFEN - MENOMONEE RIVER

CORRIDORS

CORRIDORS
- LANNON-MEQUON ROAD
- VICTORY CENTER

MUNICIPAL BOUNDARY

Map 5.4 – SEWRPC Environmental Corridor Overlay

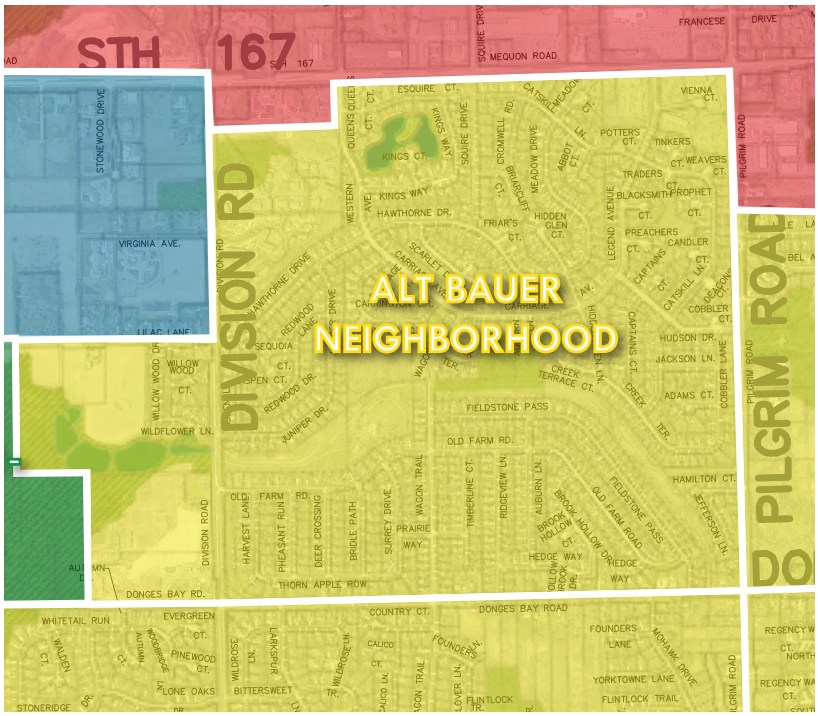


LEGEND

- Primary Environmental Corridors
- Secondary Environmental Corridors
- Isolated Natural Resource Areas

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Alt Bauer NEIGHBORHOOD



GENERAL CHARACTER

The Alt Bauer Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with some multi-family and senior residential development along Division Road, Mequon Road, and Pilgrim Road. Residential zoning within this neighborhood is predominantly Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rs-6 (3.5 DU's/acre with min. 12,500 sq ft lots). There is one existing commercial property located within the Alt Bauer Neighborhood located on the south side of Mequon Road. This property is Zoned B-3 General Business and is currently a Veterinarian Clinic.

SPECIAL FEATURES

Transportation The Alt Bauer neighborhood is bounded Pilgrim Road to the west, Donges Bay Road to the south, and Mequon Road (Hwy 167) to the north. Mequon Road connects the Alt Bauer Neighborhood to I-41 to the west and Hwy 145 (Fond du Lac Avenue) to the east.

Environmental, Natural & Agricultural There are a couple of small Isolated Natural areas within the Alt Bauer Neighborhood. These areas are integrated among the residential development.

Public Park, Education, Safety & Utility Alt Bauer Park is located within the southwest quadrant of the Alt Bauer Neighborhood, approximately 19 acres in size. Pedestrian Trails run along Division Road and also connect Division Road through Alt Bauer Park to Wagon Trail. This neighborhood is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Alt Bauer Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

The Alt Bauer Neighborhood is almost fully developed. Future residential development is intended to be single-family development on existing platted lots, and, on the two large vacant tracts remaining west of Division Road (south of Lilac Lane and north of Donges Bay Road). Residential lots platted at average densities that are the same or similar to the existing pattern of development (2.9 to 3.5 DU's/acre on 12,500-20,000 sq ft lots).

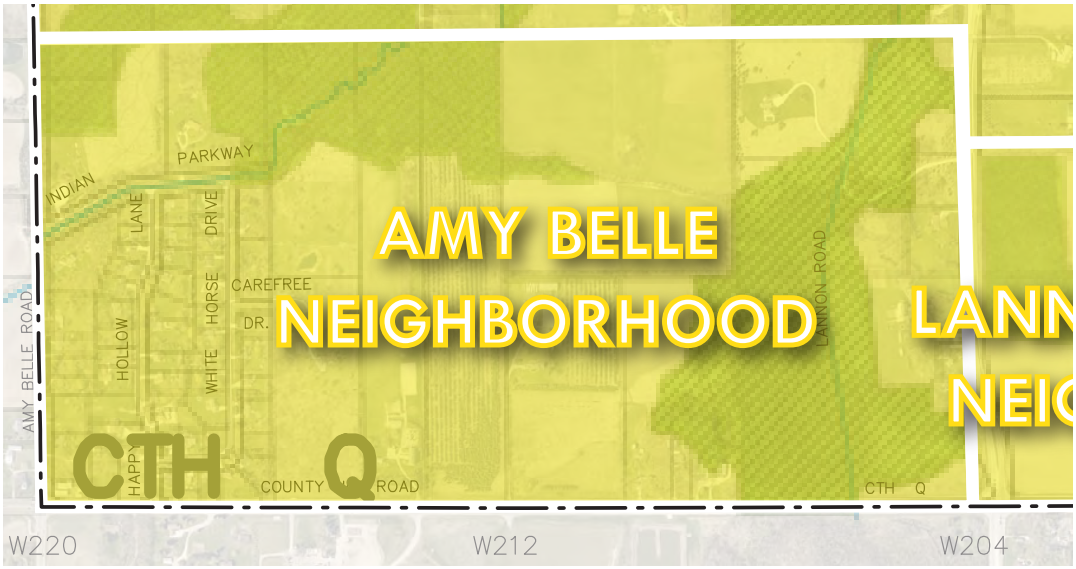
Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

Other than the pre-existing commercial parcels no additional commercial uses are intended to develop in this neighborhood.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Amy Belle NEIGHBORHOOD



GENERAL CHARACTER

The Amy Belle Neighborhood is a generally undeveloped except for the single-family Happy Hollow subdivision in the southwest corner of the Village. Residential zoning within this area is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots). Undeveloped parcels in this neighborhood range from vacant residential lots approximately 0.5 acres in size to larger 5-acre residential and 10 to 40-acre agricultural parcels. Agricultural parcels are generally used for hobby farm or crop production uses.

There is one commercially-zoned property at the Amy Belle Road @ County Line Road intersection that is currently occupied by a gas station/convenience store.

SPECIAL FEATURES

Transportation The Amy Belle neighborhood is bounded by County Line Road to the south, Lannon Road to the east, and Amy Belle Road to the west. The neighborhood is connected to I-41 via County Line Road (Hwy Q).

Environmental, Natural & Agricultural A primary environmental corridor runs through the eastern quarter of the neighborhood just west of Lannon Road and contains both wooded areas and designated wetlands. There is a secondary environmental corridor located in the north-central area of the neighborhood which also contains a wooded area with wetland designation. Both agricultural row crops and tree farming are located in the Amy Belle Neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Amy Belle Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	No	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Amy Belle Neighborhood include undeveloped open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcel at the County Line @ Amy Belle Road intersection, no additional commercial uses are intended to develop in this neighborhood.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42..

Blackstone Creek NEIGHBORHOOD



GENERAL CHARACTER

The Blackstone Creek Neighborhood is a relatively new neighborhood with single-family residential and two-family condominium development east of River Lane and part of the Blackstone Creek Planned Development District (PDD). Residential zoning within this neighborhood is Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rd-2 (8 DU's/acre with minimum .5-acre lots). The Germantown High School property west of River Lane makes up the western portion of the neighborhood. The large open space area in the south part of the neighborhood contains the Menomonee River and associated wetlands and floodplain.

SPECIAL FEATURES

Transportation River Lane bisects the Blackstone Creek Neighborhood north and south. The Germantown Industrial Park District establishes the western and northern boundaries of the neighborhood. Mequon Road is the southern boundary of the neighborhood and connects the neighborhood to I-41 to the west.

Environmental, Natural & Agricultural The Menomonee River Corridor environmental area crosses the southern quarter of the Blackstone Creek neighborhood, with the river itself crossing the very southeastern corner of the neighborhood.

Public Park, Education, Safety & Utility The Germantown High School makes up the western portion of the Blackstone Creek neighborhood. This neighborhood is located within the Sewer Service Area and served by Village sewer and water.

PREFERRED FUTURE LAND USE

Blackstone Creek Neighborhood

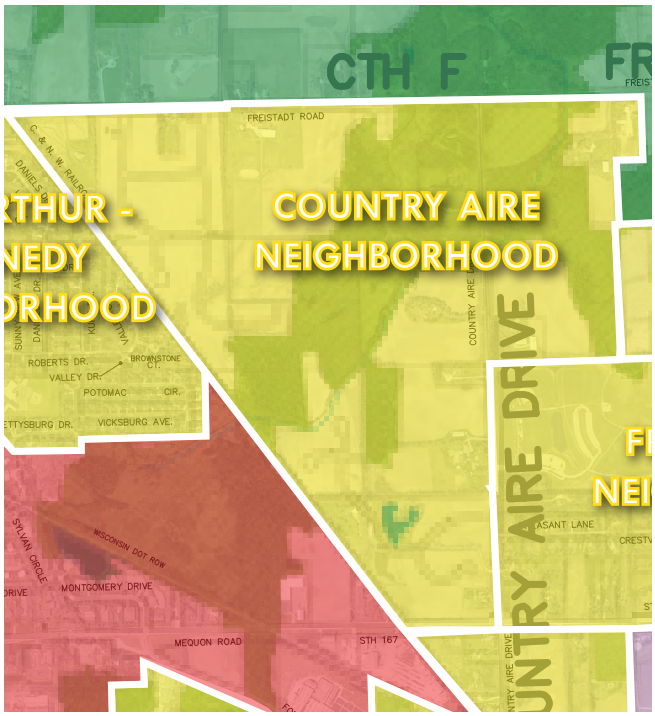
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	5.8 units/ acre

The Blackstone Creek Neighborhood has been fully developed. Any future construction would be infill or redevelopment compatible with surrounding uses and densities.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Country Aire NEIGHBORHOOD



GENERAL CHARACTER

The Country Aire Neighborhood is a relatively new neighborhood with single-family residential and some multi-family condominium development west of Country Aire Drive. Residential zoning within this neighborhood is predominantly Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rm-2 (8 DU's/acre with minimum .5-acre lots). The remainder of the neighborhood is comprised of estate-size residential lots in the Rs-1 zoning district (.2 DU's/acre with 5-acre minimum lots) and agricultural parcels in the A-1 zoning district (minimum 35-acre parcels).

SPECIAL FEATURES

Transportation The Country Aire neighborhood is bounded by Mequon Road to the south, Freistadt Road to the north, the Canadian National Railroad to the west and Country Aire Drive to the east. Approximately 80 acres of the neighborhood extends east of Country Aire Drive in the northeast portion of the neighborhood. Country Aire Drive and Mequon Road connects the Country Aire Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west.

Environmental, Natural & Agricultural The Country Aire neighborhood is bisected by a large environmental corridor composed of wooded areas and wetland designation. Much of the undeveloped areas outside of the environmentally designated areas are in agricultural row crop production.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area.

PREFERRED FUTURE LAND USE

Country Aire Neighborhood

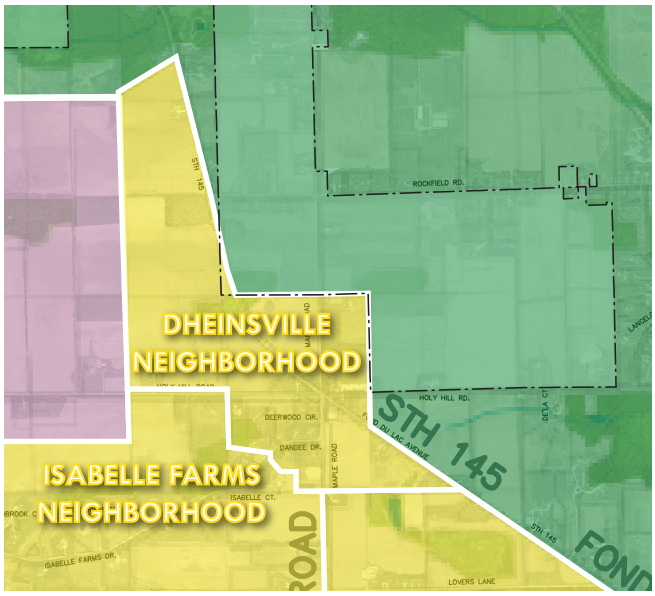
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	u	Yes	P	A	A	D	Sewered: 2.9 units/acre Non-sewered: 1 unit/acre

Future land use in the Country Aire neighborhood includes single-family residential development following conservation design principals is preferred on future lots platted at average densities that are the same or similar to the existing pattern of residential development served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Dheinsville NEIGHBORHOOD



GENERAL CHARACTER

The Dheinsville Neighborhood is a predominantly undeveloped rural residential neighborhood located in the northern part of the Village adjacent to the Town of Germantown. Most of the land is zoned for agricultural uses. Residential uses within this neighborhood are predominantly zoned Rs-1 (.2 DU's/acre with minimum 5-acre lots), Rs-2 (.5 DU's/acre with minimum 2-acre lots), and Rs-4 (2.2 DU's/acre with 20,000 sqft lots).

There is one commercial property as well as a few institutional uses located in the hamlet of Dheinsville, at the at the Maple Road @ Holy Hill Road intersection. This includes Dheinsville Historic Park, the Germantown Historical Society, the former Christ Church and associated cemetery.

SPECIAL FEATURES

Transportation The Dheinsville neighborhood includes the general area around the Holy Hill Road and Maple Road intersetion and extends approximtately 1 mile north on the west side of Fond du Lac Avenue and 1/4 mile south along Maple Road. Holy Hill Road connects the neighborhood to I-41 to the west.

Environmental, Natural & Agricultural The neighborhood includes a few isolated natural resource areas. Much of the neighborhood is in active agricultural row crop production.

Public Park, Education, Safety & Utility The Dheinsville neighborhood is not currently served by Village sewer and water, however, the Dheinsville hamlet and area around it near the Maple Road @ Holy Hill Road intersection is located within the Potential Sewer Service Area extension area. Properties are currently served by onsite septic and well water.

Historical & Cultural The Dheinsville Neighborhood is home to the historic Dheinsville Settlement located at the intersection of Fond du Lac Avenue (Hwy 145), Maple Road, and Holy Hill Road, and includes Dheinsville Park, The Valentine Wolf House (N128W18780 Holy Hill Road), The Christ Evangelical Church (W188N12808 Fond du Lac Avenue), and the Christ Church Parsonage (N188W12838 Maple Road). Our Saviour's United Church of Christ is located at W172N12533 Division Road, along the eastern edge of the neighborhood.

PREFERRED FUTURE LAND USE

Dheinsville Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	N	D	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Dheinsville Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

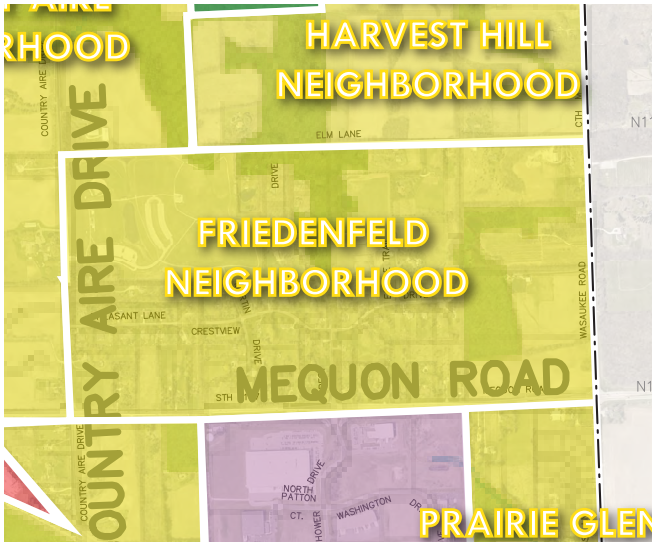
D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

No new, expanded, or additional commercial uses are intended to be developed in this neighborhood.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42..

Friedenfeld NEIGHBORHOOD



GENERAL CHARACTER

The Friedenfeld Neighborhood is a single-family residential neighborhood located adjacent to the Village's Friedenfeld Park located on Country Aire Drive. Approximately half of the neighborhood is developed with single-family residential lots within the Forest Heights platted subdivisions. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots), Rs-3 (1 DU/acre with 1-acre min. lots) and Rs-2 (.5 DU's/acre with 2-acre min. lots). The remaining area to the east along Wasaukee Road is generally undeveloped and in agricultural use.

SPECIAL FEATURES

Transportation The Friedenfeld neighborhood extends between Country Aire Drive and Wasaukee Road, north of Mequon Road to Elm Lane. Mequon Road connects the Friedenfeld Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west. Wasaukee Road connects the neighborhood to County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There are a couple of natural areas located in the neighborhood integrated among existing single-family dwellings and agricultural lots.

Public Park, Education, Safety & Utility Friedenfeld Park is located in the northwest corner of the Friedenfeld neighborhood and contains approximately 53 acres of land. There are two (2) pedestrian access points from the adjacent residential areas into the park; one from Elm Lane and the other from Martin Drive. This neighborhood is located within the Sewer Service Area, however public water and sewer utilities have not been extended to this neighborhood.

PREFERRED FUTURE LAND USE

Friedenfeld Neighborhood

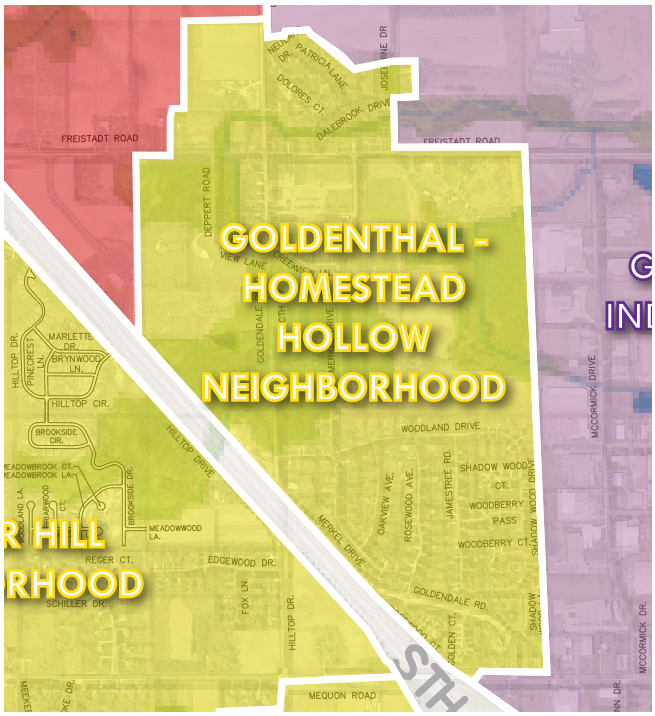
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/acre 2-4F: 6 units/acre Non-sewered: 1 unit/acre

In addition to open space and recreational area, traditional neighborhood or conservation subdivisions of single-family dwellings are desirable for this neighborhood. Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of residential development if not served by public water and sewer (.5 to 1.0 DU's/acre on 1-2 acre lots), or, at a higher density if served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Goldenthal-Homestead Hollow NEIGHBORHOOD



GENERAL CHARACTER

The Goldenthal - Homestead Hollow Neighborhood is a single-family and two-family residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots), Rs-5 (2.9 DU's/acre with minimum 15,000 sqft lots) and Rd-2 (two-family at 5.8 DU's/acre with minimum 15,000 sqft two-family lots). There are a few commercially zoned properties located along the east side of I-41 including the Keller construction management property and restaurant property, and south of the intersection of Freistadt Road @ Goldendale Road. St. Boniface Church and School is located in the southeast corner of the Freistadt Road / Goldendale Road intersection. A childcare center is located southwest of this intersection, off Deppert Road.

SPECIAL FEATURES

Transportation The Goldenthal-Homestead Hollow neighborhood is bounded by I-41 and the Freistadt Business Park District to the west, Mequon Road to the south, and the Germantown Industrial Park District to the north and east. I-41 can be accessed via Mequon Road and Lannon Road to the South or Goldendale Road and Holy Hill Road to the north.

Environmental, Natural & Agricultural The west central portion of the Goldenthal–Homestead Hollow Neighborhood is covered by a secondary environmental corridor and separates the existing development into two general areas, north and south. An isolated environmental area is located in the east central portion of the neighborhood and is a part of the Homestead Hollow County Park.

Public Park, Education, Safety & Utility Washington County's Homestead Hollow Park is located in the north western portion of the neighborhood with access from Freistadt Road. St. Boniface Church and School are located in the southeast corner of the Freistadt Road @ Goldendale Road intersection. This neighborhood is located within the Sewer Service Area and most of the southern area is served by public sewer and water (or is at least available). The area north of Freistadt Road is not currently served by sewer or water (but it is available).

Historical & Cultural The St. Boniface Catholic Parish, cemetery and private elementary and middle school is located in the Goldenthal-Homestead Hollow neighborhood.

PREFERRED FUTURE LAND USE

Goldenthal-Homestead Hollow Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	Sewered: 2.9 units/acre Non-sewered: 1 unit/acre

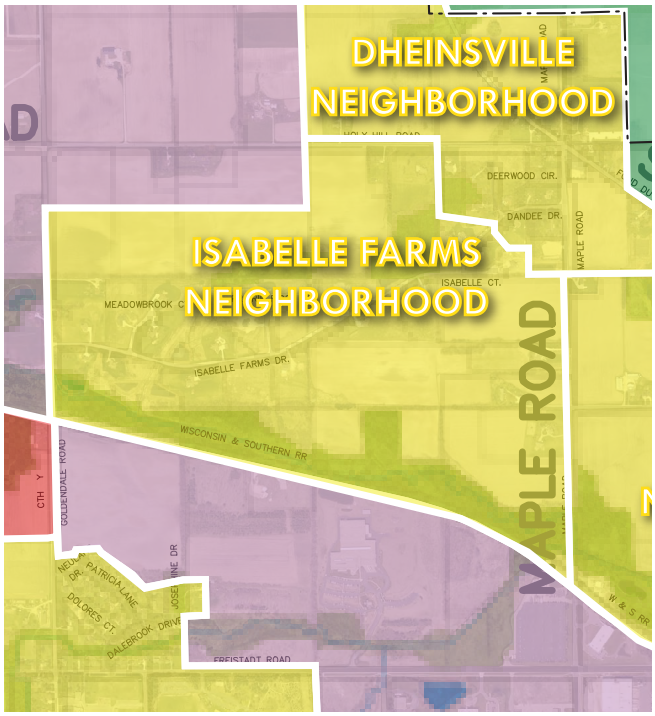
A majority of the Goldenthal-Homestead Hollow Neighborhood is developed. Undeveloped parcels on the west side and through the middle of the neighborhood are unbuildable due to environmentally sensitive wetlands. The only undeveloped area suitable for new residential development is in the northwest corner of the Goldendale @ Freistadt intersection; land currently used for agricultural purposes. Traditional Neighborhood or Conservation Subdivision would be desired future development in this area at average densities that are the same or similar to the existing pattern of residential development served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sqft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Isabelle Farms NEIGHBORHOOD



GENERAL CHARACTER

The Isabelle Farms Neighborhood is a rural, single-family, large-lot residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-1 (.2 DU's/acre with minimum 5-acre lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots).

SPECIAL FEATURES

Transportation The Isabelle Farms neighborhood is generally bounded by Holy Hill Road to the north, Goldendale Road to the west, Maple Road to the east, and the Wisconsin and Southern Rail line to the south. Holy Hill Road connects the neighborhood to I-41 to the west. Maple Road connects the neighborhood to Fond du Lac Avenue to the north.

Environmental, Natural & Agricultural A primary environmental corridor runs along the southern boundary of the neighborhood, and the Wisconsin and Southern Rail line. The areas (generally the northwest and southeast) that have not been developed with residential lots are currently in agricultural row crop production.

Public Park, Education, Safety & Utility The Isabelle Farms neighborhood is not currently served by Village Sewer and Water, however, the northern quarter mile of the neighborhood is located within the Potential Sewer Service Area extension. Properties are currently served by onsite septic and well water.

Historical & Cultural The Johann Knetzger Homestead is located at W188N12369 Maple Road, in the southeastern corner of the Isabelle Farms neighborhood.

PREFERRED FUTURE LAND USE

Isabelle Farms Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	P	A	U	D	see NOTE 2 and NOTE 3

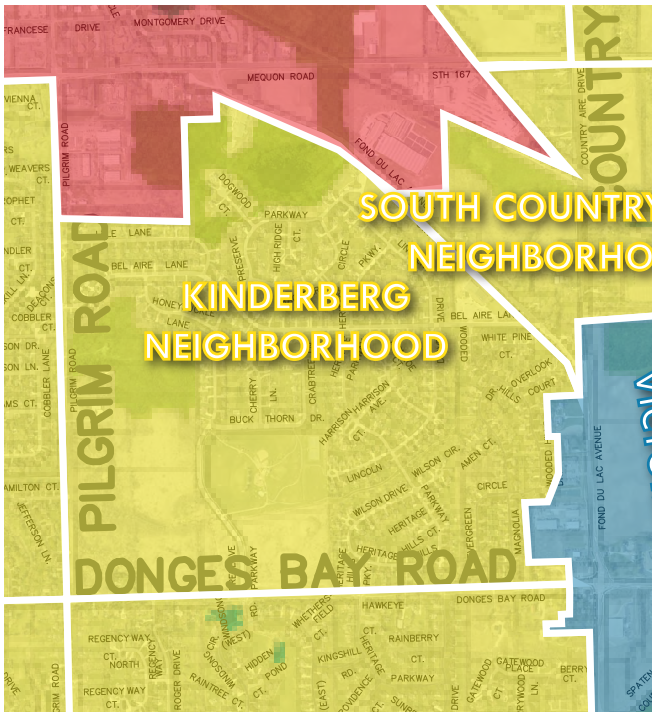
Desirable future land uses within the Isabelle Farms Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42..

Kinderberg NEIGHBORHOOD



GENERAL CHARACTER

The Kinderberg Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). Non-residential uses are limited to institutional uses, i.e. church and park, along Pilgrim Road and Donges Bay Road. There are no commercial properties located within this neighborhood.

SPECIAL FEATURES

Transportation The Kinderberg Neighborhood is generally bounded by Hwy 145 (Fond du Lac Avenue) to the east and north, Donges Bay Road to the south, and Pilgrim Road to the west.

Environmental, Natural & Agricultural There are a couple of Isolated Natural areas located along the west and north areas of the Kinderberg Neighborhood. These areas are primarily wooded with wetland designation.

Public Park, Education, Safety & Utility Kinderberg Park is south-centrally located within the Kinderberg Neighborhood and is approximately 23 acres in size. Pedestrian Trails run along Donges Bay Road and also connect Preserve Parkway through Kinderberg Park to Magnolia Drive. This neighborhood is served by Village sewer and water.

Historical & Cultural The Jacob Schunk Homestead, designated as a local historical site, is located at N104W15446 Donges Bay Road

PREFERRED FUTURE LAND USE

Kinderberg Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

A majority of the Kinderberg Neighborhood has been developed with single-family residential and institutional uses. There are approximately 55 acres of undeveloped, unplatted land in the southwest corner of the neighborhood in the northeast corner of the Pilgrim Road @ Donges Bay intersection (west of Preserve Parkway).

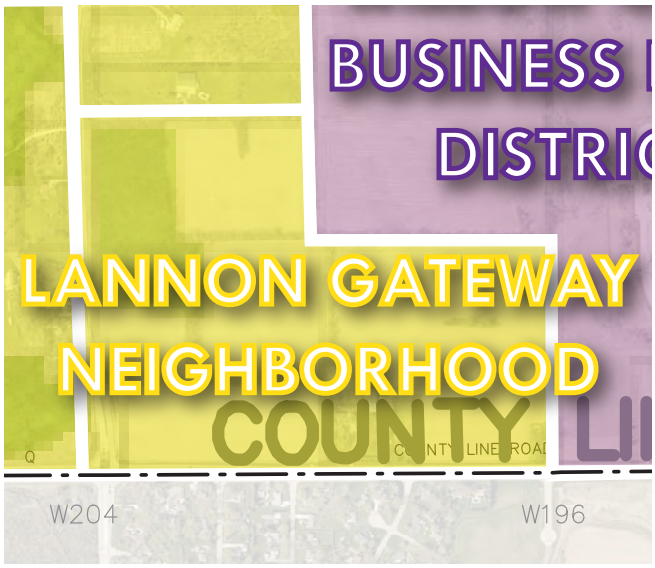
Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

No new non-residential development is intended to develop in this neighborhood.

Lannon Gateway NEIGHBORHOOD



GENERAL CHARACTER

The Lannon Gateway Neighborhood is generally undeveloped except for the few single-family parcels located on the north side of County Line Road/Hwy Q. The majority of the land is currently in agricultural row crop production with dividing treelines throughout. There is a 14-acre wooded area in the northwest corner of the neighborhood, adjacent to Lannon Road.

SPECIAL FEATURES

Transportation The Lannon Gatewas neighborhood is bounded by County Line Road to the south, and by the Willow Creek Business Park to the wast and sal. Lannon Road to the west, and Amy Belle Road to the west. The neighborhood is connected to I-41 via County Line Road (Hwy Q) and Lannon Road (Hwy Y).

Environmental, Natural & Agricultural There are no designated environmental corridors in this neighborhood, however there is a 14-acre wooded area in the northeast corner of the neighborhood that should be preserved as a natural resources and as an buffer for surrounding properties from any future development in this area.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area. Water and sewer are currently located near to the southeast corner of the neighborhood, on the north side of County Line Road. Existing residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Lannon Gateway Neighborhood

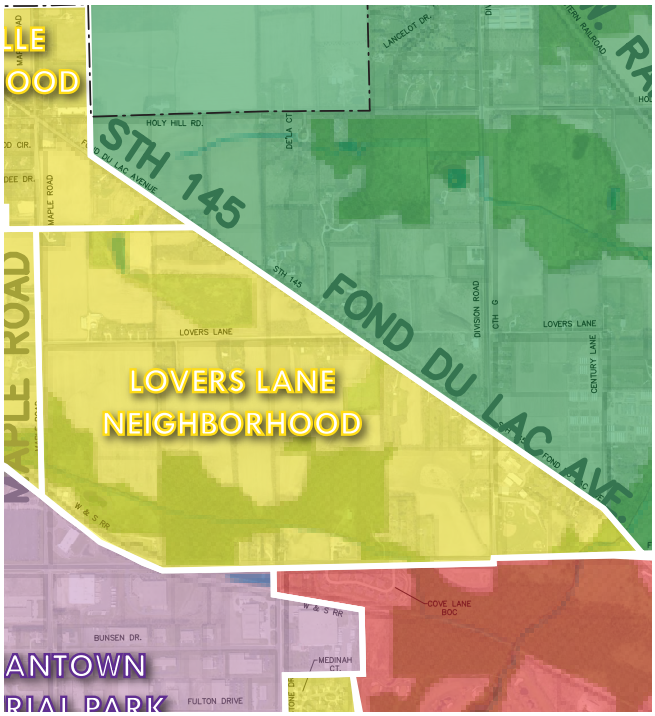
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	D	u	u	u	u	D	u	u	u	No	Y	D	U	D	SF:2.9 units/ac MF:10 units/ac

Desirable future land uses within the Lannon Gateway Neighborhood include single-family and multi-family residential. Future residential development is acceptable at an average density of 2.9 DU/acre for single-family and 10 DU /acre for multi-family. The extension of sewer and water will be required for future development in this neighborhood.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Lovers Lane NEIGHBORHOOD



GENERAL CHARACTER

The Lovers Lane Neighborhood is a rural, single-family, large-lot residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-1, Rs-2 , and pockets of Rs-3.

SPECIAL FEATURES

Transportation The Lovers Lane neighborhood is generally bounded by Fond du Lac Avenue to the north and east, Maple Road to the west and Freistadt Road to the south. One quarter mile north on Maple Road, Holy Hill Road connects the neighborhood to I-41 to the west. Maple Road and Fond du Lac Avenue connect the neighborhood to the south.

Environmental, Natural & Agricultural A primary environmental corridor runs along the southern boundary of the neighborhood. There are a few isolated environmental areas located throughout the neighborhood as well.

Public Park, Education, Safety & Utility The Lovers Lane neighborhood is not currently served by Village Sewer and Water. Properties are currently served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Lovers Lane Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	N	U	U	D	see NOTE 2 and NOTE 3

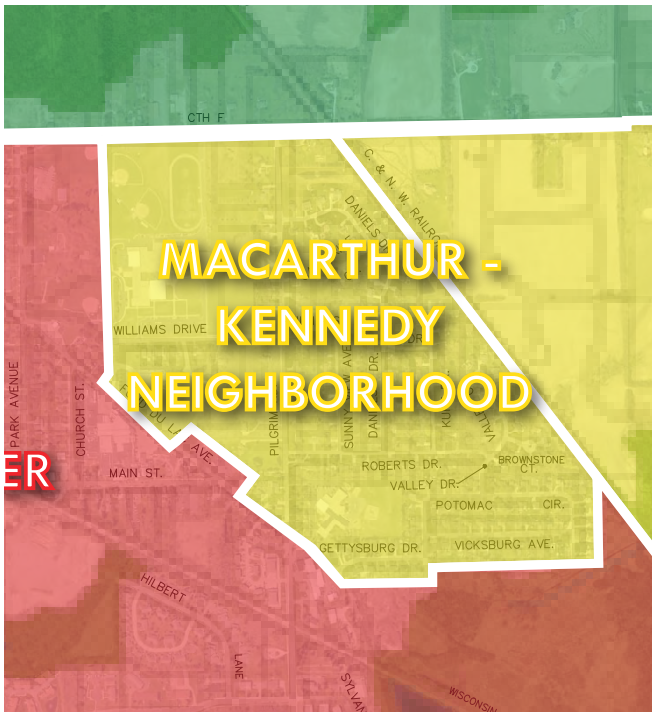
Desirable future land uses within the Lovers Lane Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42..

MacArthur-Kennedy NEIGHBORHOOD



GENERAL CHARACTER

The MacArthur - Kennedy Neighborhood is predominantly a single-family and two-family traditional residential neighborhood located to the east of the Village Center District. This neighborhood is developed around two public schools: Kennedy Middle School and MacArthur Elementary School. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots), Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots), Rs-6 (3.5 DU's/acre with minimum 12,500 sq ft lots) and Rd-2 (two-family at 5.8 DU's/acre with minimum 15,000 sq ft two-family lots).

SPECIAL FEATURES

Transportation The MacArthur - Kennedy neighborhood extends from Freistadt Road to the north to the south edge of the Green Meadow Subdivision. The neighborhood is bounded by Fond du Lac Avenue and Park Avenue to the west and the Canadian National Railroad to the east. Fond du Lac Avenue connects the neighborhood to Mequon Road to the south and further to County Line Road and I-41.

Environmental, Natural & Agricultural The MacArthur-Kennedy neighborhood is generally developed. There are some small pockets of treed areas located amongst private residential parcels, particularly west of Pilgrim Road and in the far southeast corner of the neighborhood.

Public Park, Education, Safety & Utility MacArthur Elementary School and Kennedy Middle School are both located along the western edge of the MacArthur Neighborhood. This neighborhood is located within the Sewer Service Area and served by Village sewer and water.

Historical & Cultural The Jacob Schlaefer Homestead, a local designated historical site, is located at W156N11685 Pilgrim Road near the center of the MacArthur-Kennedy neighborhood.

PREFERRED FUTURE LAND USE

MacArthur - Kennedy Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	U	SF: 2.9 units/ acre 2-4 Family: 6 units/acre

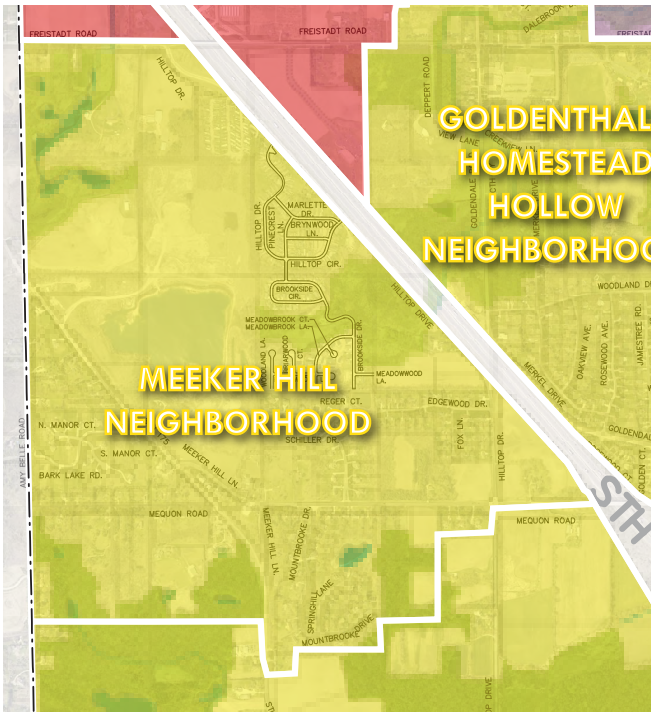
The MacArthur-Kennedy Neighborhood has been fully developed. Any future construction would be infill or redevelopment of existing residential uses at average densities that are the same or similar to the existing pattern of residential development (2.2 to 2.9 DU's/Acre on 15-20,000 sqft lots) The large open space area in the south part of the neighborhood is both environmentally sensitive with a large wetland complex and the site of the former Germantown landfill; a designated brownfield site.

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Meeker Hill NEIGHBORHOOD



GENERAL CHARACTER

The Meeker Hill neighborhood is comprised of a mix of single-family residential lot sizes and is home to the Village's only Mobile Home Park. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-3 (1.0 DU's/acre with minimum 1-acre lots). Mobile Home Park (MHP) zoning allows a density of 4.4 DU's/acre with 6,000 sqft "lots".

There are a few commercially zoned properties located at the intersection of Mequon Road and Appleton Avenue. There is approximately 100 acres of mineral extraction area located in the Meeker Hill neighborhood which is inactive and privately owned.

SPECIAL FEATURES

Transportation The Meeker Hill neighborhood is bounded by the western limits of the Village and I-41 to the east. The neighborhood extends approximately ¼ mile south of Mequon Road. Mequon Road connects the Meeker neighborhood to Lannon Road to the east, which connects to I-41.

Environmental, Natural & Agricultural There are environmental areas located in the east central and northwestern portions of the neighborhood. There is approximately 100 acres of mineral extraction area located in the Meeker neighborhood which is inactive and privately owned. There are scattered sites of agricultural row cop production throughout the neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Meeker Hill Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	P	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Meeker Hill Neighborhood include open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. No new or expanded mobile home development is intended to occur in the neighborhood.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42..

Prairie Glen NEIGHBORHOOD



GENERAL CHARACTER

The Prairie Glen Neighborhood is a relatively isolated single-family residential neighborhood located along the eastern boundary of the Village. The northern half of the neighborhood is a "Planned Development District" of residential development using a conservation design approach to protecting environmental features and creating common open space areas for use by the neighborhood residents. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots). The remaining area to the south is undeveloped and zoned A-1: Agricultural. This neighborhood is bisected by a navigable waterway (Nor-X-Way Channel) and abutting wetland complex. The area along Mequon Road is developed with a 1-2 acre, un-platted residential properties.

SPECIAL FEATURES

Transportation The Prairie Glen neighborhood is bounded by Mequon Road to the north, Donges Bay Road to the south, Wasaukee Road to the east, and the Germantown Business Park to the west. Mequon Road connects the Prairie Glen Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west. Wasaukee Road connects to County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There is an isolated natural area of approximately 9-acres located along the western edge of the neighborhood, about a quarter mile south of Mequon Road. Approximately 50 acres of land in the southern portion of the neighborhood are apart of an environmental corridor and include wooded area and wetland designation. Approximately 25 acres of land in the southeast corner of the neighborhood are in agricultural row crop production.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area. The properties within the Prairie Glen Subdivisions are served by Village sewer and water, while the older residential properties are still served by well and septic.

PREFERRED FUTURE LAND USE

Prairie Glen Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	A	A	D	SF: 2.9 units/acre 2-4F: 6 units/acre Non-sewered: 1 unit/acre

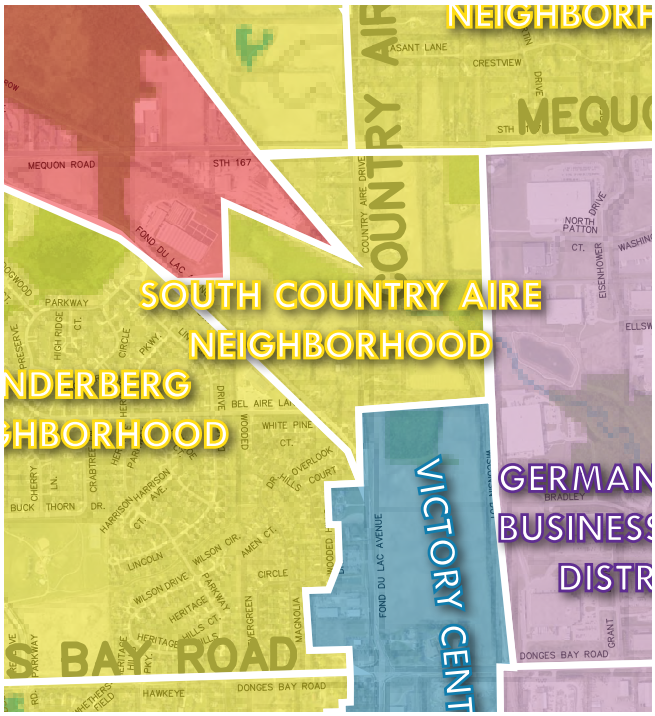
Additional conservation design development with single-family lots at the same or similar density are desirable for the remaining undeveloped areas in this neighborhood, including the 25 acres of undeveloped land in the southeast corner of the neighborhood along Wasaukee Road. Strawgrass Lane has been designed with the potential of an extension connecting with Mequon Road if the large residential lots are re-developed.

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

South Country Aire NEIGHBORHOOD



GENERAL CHARACTER

The South Country Aire Neighborhood is about 50 percent developed with single-family residential uses on individually platted lots varying in size from .5 to 10 acres. Residential zoning within this neighborhood is predominantly Rs-3 (1.0 DU/acre with minimum 1-acre lots) and Rs-4 (2.2 DU's/acre with min. 20,000 sq ft lots). The remaining area is undeveloped and zoned A-2: Agricultural. There are two small commercially zoned properties located in the neighborhood but contain residential uses.

SPECIAL FEATURES

Transportation The South Country Aire Neighborhood is generally bounded Hwy 145 (Fond du Lac Avenue) to the west, Mequon Road to the north, The Germantown Business Park to the east, and the intersection of Country Aire Drive and Hwy 145 to the south. The Canadian National and the Wisconsin & Southern railroads bisect this neighborhood from the southeast corner of the neighborhood and diverge as they continue to the northwest.

Environmental, Natural & Agricultural There are two Isolated Natural areas located in the neighborhood including a wooded area in the northeast area, extending south of Mequon Road and a wooded area with wetland designation along the western portion of the neighborhood south of the railroad.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area and a majority of the existing residences are served by Village water. Sanitary Sewer is not currently extended to this area, however it may be possible in the future with further development.

PREFERRED FUTURE LAND USE

South Country Aire Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/acre 2-4F: 6 units/acre Non-sewered: 1 unit/acre

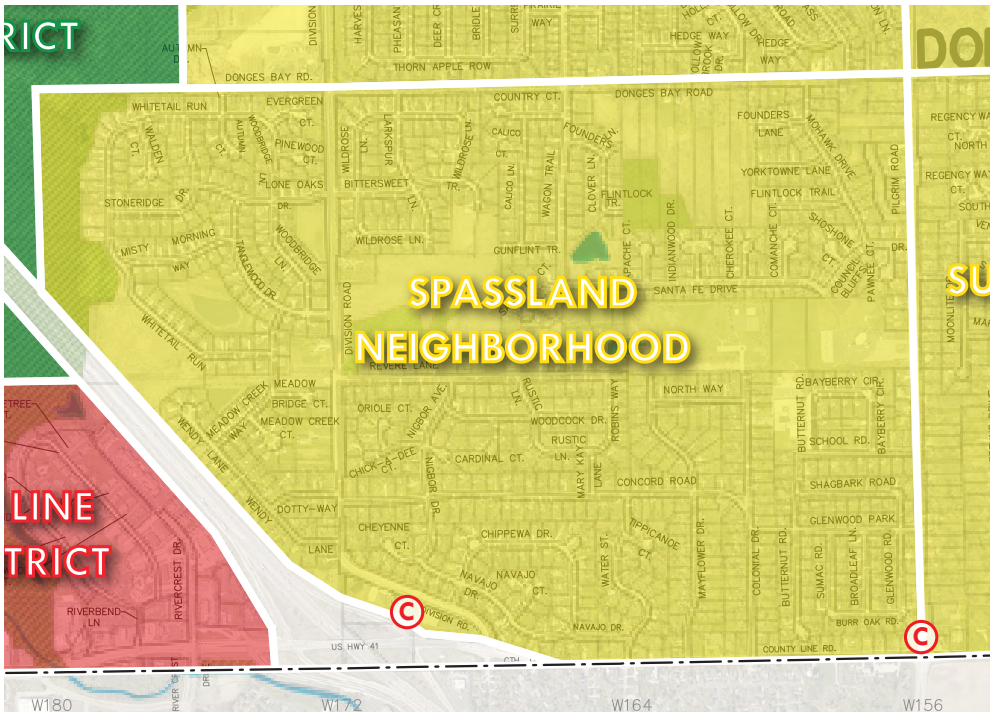
The South Country Aire Neighborhood includes undeveloped land intended for future single-family residential development platted at average densities that are the same or similar to the existing pattern of residential development in the adjacent Kinderberg neighborhood (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots) and served by sanitary sewer.

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Spassland NEIGHBORHOOD



GENERAL CHARACTER

The Spassland Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with small pockets of multi-family residential along County Line Road and Pilgrim Road. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). There are highway oriented commercial and professional office businesses located in the southwest corner of the neighborhood near the Division Road @ County Line Road intersection. There are also scattered commercial properties along County Line Road from Division Road east to and Pilgrim Road. Institutional uses, e.g. parks, elementary school and church, are located in the east central portion of the neighborhood.

SPECIAL FEATURES

Transportation The Spassland Neighborhood is bounded by Pilgrim Road to the east, County Line Road (Hwy Q) to the south, I-41 to the west.

Environmental, Natural & Agricultural There is a primary environmental corridor that extends into the northwest corner of the neighborhood. This area has been designated as an outlot in the Lone Oaks Subdivision. There are two isolated natural areas within the Spassland Neighborhood. One area is located north of Spassland Park and is owned by private property owners. The other area is located in the souther portion of the Heritage Park North Subdivision

Public Park, Education, Safety & Utility Spassland Park and County Line Elementary School are located within the Spassland Neighborhood. This neighborhood is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Spassland Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	A	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Almost all of the land in the Spassland Neighborhood is developed with residential lots. There is very little unplatted vacant land available for future development. The vacant land that is available is comprised of small platted subdivision lots or small, unplatted infill parcels scattered throughout the neighborhood. There are a number of long, narrow unplatted residential properties along Donges Bay Road that could be subdivided into smaller residential lots if done in a coordinated manor.

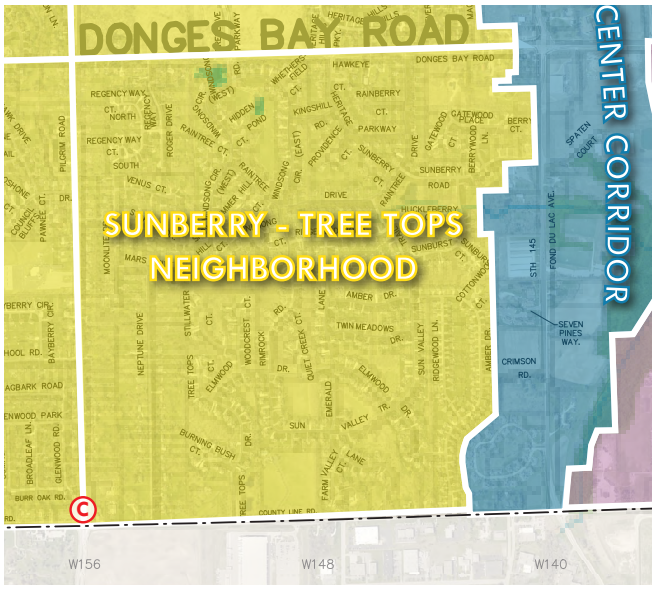
Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

Future non-residential development is intended to be limited to neighborhood-type commercial and office uses where they already exist along Division Road and County Line Road.

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

See all notes on page 42..

Sunberry - Treetops NEIGHBORHOOD



GENERAL CHARACTER

The Sunberry-Tree Tops Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with some multi-family residential along the eastern edge near Fond du Lac Avenue. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). There is a small commercial node located in the southwest corner of the neighborhood near the intersection of Pilgrim Road and County Line Road (Hwy Q). This area is currently zoned B-1 Neighborhood Business and includes a gas station/convenience store, café, a multi-tenant commercial building, and a commercial office building.

SPECIAL FEATURES

Transportation The Sunberry - Tree Tops neighborhood is bounded Pilgrim Road to the west, Donges Bay Road to the north, and County Line Road (Hwy Q) to the south. Hwy 145 (Fond du Lac Avenue) bounds the east edge of the neighborhood and connects the area with Hwy 100 and I-41 to the south and Hwy 167 (Mequon Road) to the north.

Environmental, Natural & Agricultural There are a few small Isolated Natural areas within the Sunberry-Tree Tops Neighborhood. These areas are integrated among the residential development.

Public Park, Education, Safety & Utility The Tree Tops Subdivision has a private park, approximately 4 acres in size. This neighborhood is served by Village sewer and water.

Historical & Cultural St. John United Church of Christ and Cemetery – N104W14181 Donges Bay Road – is located in the Sunberry-Tree Tops neighborhood.

PREFERRED FUTURE LAND USE

Sunberry - Treetops Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	A	u	u	u	A	u	D	u	u	u	No	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

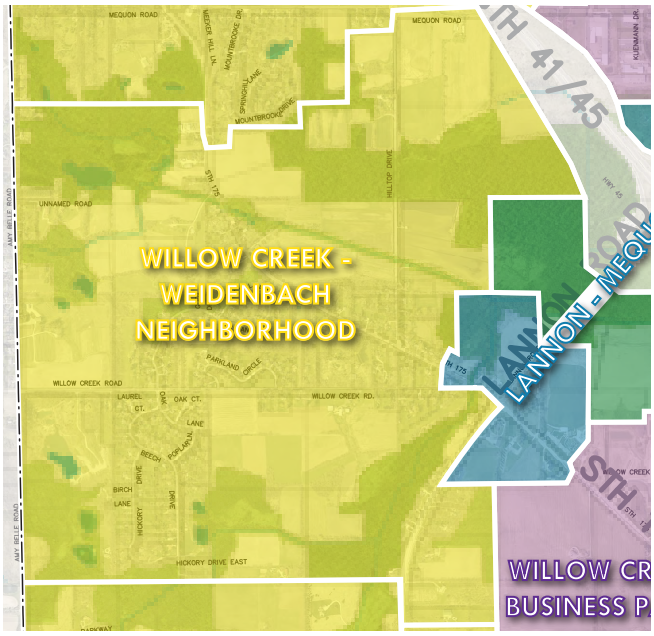
Almost all of the Sunberry-Tree Tops neighborhood is developed with single-family residential lots. There is very little unplatted vacant land available for future development. The vacant land that is available is comprised of small platted subdivision lots or small, unplatted infill parcels scattered throughout the neighborhood. Future development is intended to be predominantly single-family residential development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/ acre on 15-20,000 sq ft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Willow Creek-Weidenbach NEIGHBORHOOD



GENERAL CHARACTER

The Willow Creek-Weidenbach neighborhood is a predominantly single-family residential neighborhood located in the southwest area of the Village. The neighborhood is home to residential subdivisions north and south of Willow Creek Road and along Appleton Avenue, pre-existing commercial properties scattered along Appleton Avenue and individual large-lot residential lots and agricultural parcels throughout the neighborhood. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots).

SPECIAL FEATURES

Transportation The Willow Creek - Weidenbach neighborhood is bounded by the western limits of the Village and the Lannon-Mequon Road Corridor to the east. Appleton Avenue (Hwy 175) runs from the north central area of the neighborhood, south and east to connect with Lannon Road, which provides access to I-41.

Environmental, Natural & Agricultural Environmental Corridor areas make up a large portion of the northern, eastern and southern areas of the neighborhood. Much of the remaining undeveloped area is in agricultural row crop production.

Public Park, Education, Safety & Utility Weidenbach Park is located in the south-central area of the Weidenbach neighborhood, containing 4 acres. This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Willow Creek-Weidenbach Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	No	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Willow Creek-Weidenbach neighborhood include undeveloped open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside of the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

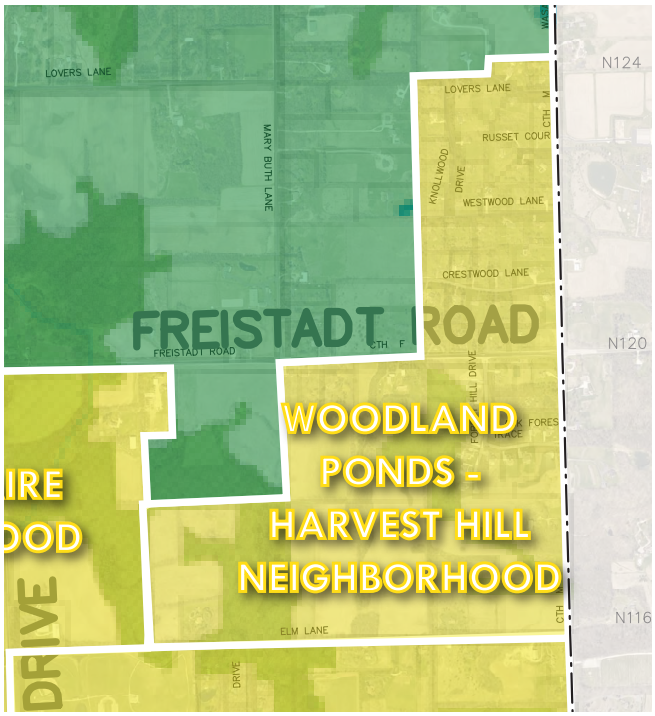
Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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 sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42..

Woodland Ponds-Harvest Hill NEIGHBORHOOD



GENERAL CHARACTER

The Woodland Ponds – Harvest Hill Neighborhood is almost entirely developed with single-family residential lots between 1 and 2 acres in size. Residential zoning within this neighborhood is predominantly Rs-3 (1 DU/acre with 1-acre min. lots). The area north of Freistadt Road served by Crestwood, Westwood and Lovers Lane developed 30+ years ago, while the Harvest Hills and Woodland Ponds subdivisions developed only within the last 15 years.

SPECIAL FEATURES

Transportation The Woodland Ponds – Harvest Hill Neighborhood is located west of Wasaukee Road, north of Elm Lane, extending north to Lover's Lane. Wasaukee Road connects the neighborhood to Mequon Road and County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There are two large environmental areas located in the central area and the southwestern corner of the neighborhood. Residential lots have been developed around these environmental areas.

Public Park, Education, Safety & Utility This neighborhood is located outside the Village Sewer Service Area. This neighborhood has direct pedestrian access to Friedenfeld Park from Elm Lane.

PREFERRED FUTURE LAND USE

Woodland Ponds-Harvest Hill Neighborhood

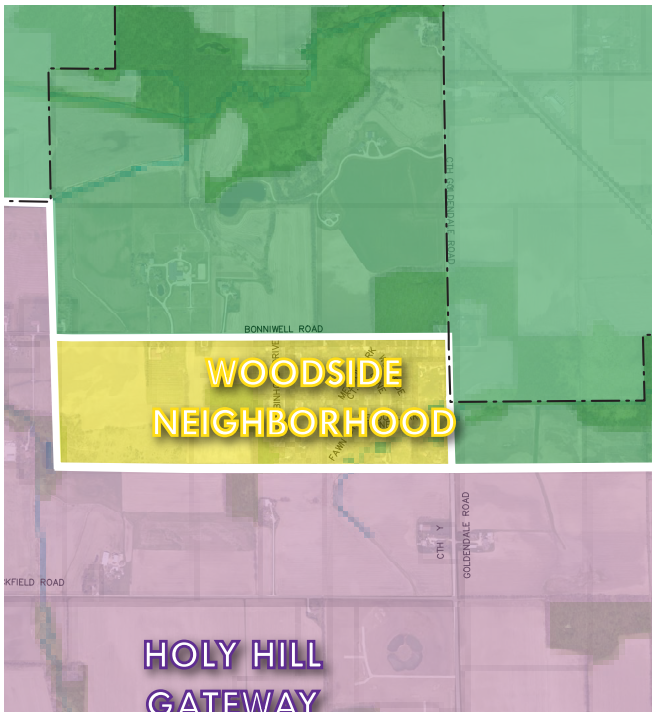
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	u	Yes	No	U	A	D	1.0 unit/acre

A majority of the Woodland Ponds – Harvest Hill neighborhood has been developed with single-family residential lots. Any single-family development within the remaining buildable area should be preferably of conservation subdivision design. Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of residential development (.5 to 1.0 DU's/acre on 1-2 acre lots). No commercial development is intended to develop in this neighborhood.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Woodside NEIGHBORHOOD



GENERAL CHARACTER

The Woodside Neighborhood is a rural single-family residential neighborhood located in the northwest corner of the Village. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots). Outside of the fully developed Woodside subdivision, there are larger, individual residential lots with the remaining area, to the west along Bonniwell Road, generally undeveloped and zoned A-2: Agricultural.

SPECIAL FEATURES

Transportation The Woodside neighborhood is bounded by Bonniwell Road to the North and Goldendale Road to the east. Goldendale Road connects the neighborhood to Holy Hill Road and I-41 to the south. The neighborhood extends approximately 3/4 mile west of Goldendale Road and is bounded by the Holy Hill Gateway District to the south and west.

Environmental, Natural & Agricultural There is approximately 7 acres of wooded, isolated environmental area located in the central area of the neighborhood. The western properties of the neighborhood are primarily in agricultural row crop production.

Public Park, Education, Safety & Utility The Woodside neighborhood is not currently served by Village Sewer and Water, however, it is located within the Potential Sewer Service Area extension area. Properties are currently served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Woodside Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	D	u	u	u	u	u	u	D	u	u	D	Yes	Y	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Woodside Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

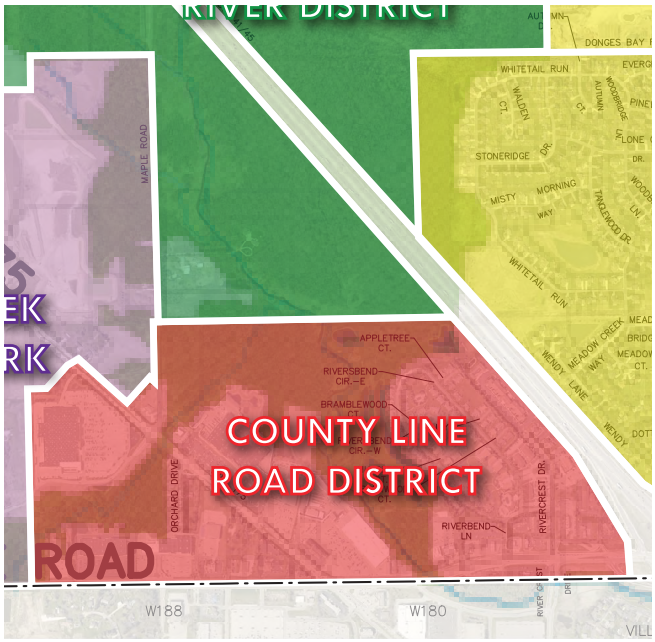
In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42..

County Line Road DISTRICT



SPECIAL FEATURES

Transportation The County Line Road District is located at the interchange with I-41. The district is generally bounded by I-41 to the east, County Line Road to the south and the Walmart-Maple Road extension to the west. Appleton Avenue bisects the district.

Environmental, Natural & Agricultural The Menomonee River and associated environmental corridor bisects the district north to south as it crosses south into Menomonee Falls.

Public Park, Education, Safety & Utility The entire district is served by Village sewer and water.

GENERAL CHARACTER

The County Line District is a mixed-use commercial and residential district that is predominantly developed with banking and other financial uses, grocery and other retail shopping uses, office uses, hotel and restaurant uses, automobile service and convenience stores. Residential uses are limited to a small area of small, single-family lots zoned Rs-4 (2.2 DU's/acre with 20,000 sqft lots) on Orchard Drive south of Appleton Ave and the Riversbend condominium and apartment complex zoned Rm-3 (10 DU's/acre) north of County Line Road and Riversbend Lane.

PREFERRED FUTURE LAND USE

County Line Road District

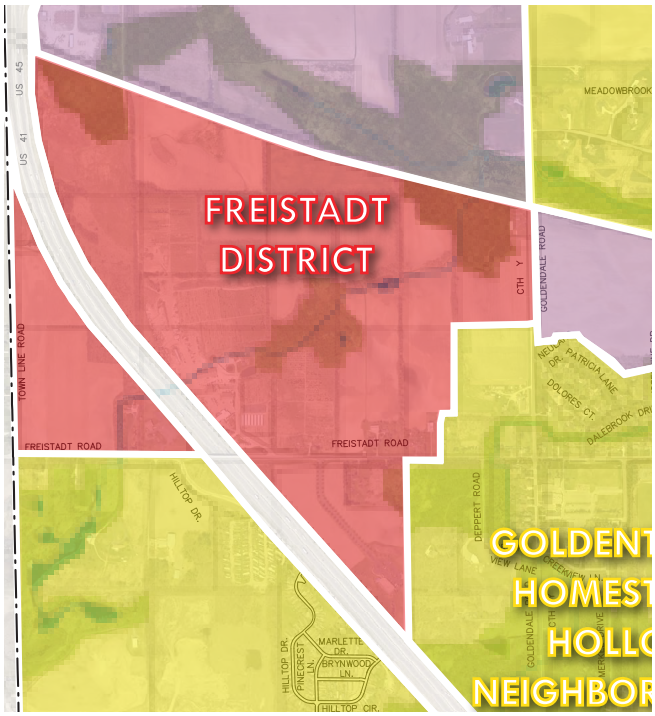
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	u	u	A	A	A	D	A	A	u	u	u	Yes	Yes	D	U	A	10 units/acre

The County Line Road District is intended to continue as a mixed-use commercial and residential district. New development will likely be the result of redevelopment along Appleton Avenue and County Line Road, including multi-family residential uses at average densities up to 10 DU's/acre.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Freistadt DISTRICT



GENERAL CHARACTER

The Freistadt District is predominantly undeveloped but intended to be a mixed-industrial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 7. The District is almost entirely undeveloped. Existing uses include the D.J. Frank nursery and landscaping services operation and the Germantown Mutual Insurance campus. Existing zoning in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Freistadt District is bounded by I-41/Town Line Road to the west, the WSOR railroad to the north, Goldendale Road to the east and Freistadt Road to the south (except for the Germantown Mutual Insurance campus immediately south of Freistadt Road). Freistadt Road does not currently have an interchange with I-41.

Environmental, Natural & Agricultural Goldendale Creek bisects the district from west to east as part of an environmental corridor south of the railroad.

Public Park, Education, Safety & Utility A majority of this district is not located within the Sewer Service Area (SSA) however is located within the Potential Sewer Service area, given the existing water and sewer facilities abutting the district, and, the potential extension of facilities to the Village of Richfield.

PREFERRED FUTURE LAND USE

Freistadt District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	A	D	D	D	A	A	A	u	D	u	Yes	Yes	-	-	-	SF:2.9 units/ac 2-4F: 6 units/ac MF:25 units/ac

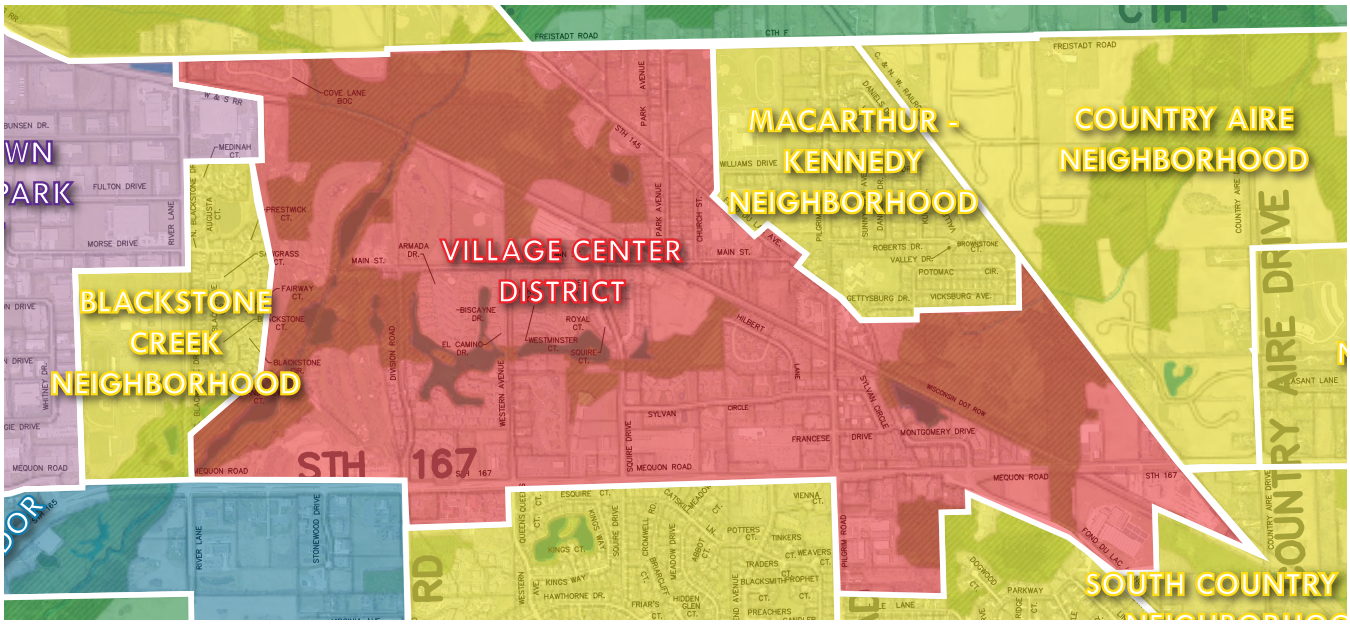
The Freistadt District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, corporate office and service-related commercial uses. The potential for mixed-use commercial with high-density residential could be appropriate for land adjacent to Freistadt Road and I-41. Single-family development at a density of 2.9 units/acre would also be appropriate.

See the Economic Development Section of this Plan for more information on future land uses within the Freistadt District.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Village Center DISTRICT



GENERAL CHARACTER

The Village Center District is a mixed-use commercial and residential district that is predominantly developed with banking and other financial uses, medical clinics and offices, churches, veterinary uses, grocery and other retail shopping uses, the Germantown post office, other general office uses, fast-food and sit-down dining restaurants, automobile service and convenience stores, the Village Hall, Library and Police Department campus. Residential uses widely vary in type and density throughout the district but include single-family lots north of Main Street with Rs-4 zoning (2.2 DU's/acre with minimum 20,000 sqft lots), Rs-5 (2.9 DU's/acre with min. 15,000 sqft lots), and Rs-6 (3.5 DU's/acre with min. 12,500 sqft lots). Multi-family condominiums and apartment-style rental units with Rm-2 (8.0 DU's/acre) and Rm-3 zoning (10.0 DU's/acre) are located south of Main Street from Division to Pilgrim Road. There are a few existing industrial uses on the east end of the district along Mequon Road near the WSOR and CN railroads.

SPECIAL FEATURES

Transportation The Village Center District is in the middle of the Village and is generally bounded by Freistadt Road to the north, Mequon Road to the south, the Menomonee River to the west and Pilgrim Road to the east (except for an area extending easterly to the Canadian-National railroad). The district has access to all parts of the Village by the main east-west roadways, e.g., Mequon Road, Fond du Lac Ave and Main Street, as well as the main north-south roadways, e.g., Division Road, and Pilgrim Road.

Environmental, Natural & Agricultural The Menomonee River and associated environmental corridor runs through the Blackstone Creek golf course on the west side of the district. The ponds in the Lake Park residential area are also tributary to the Menomonee River.

Public Park, Education, Safety & Utility The historic Main Street area is in the Village Center district. Firemen's Park, Fire Station No. 1, the Village's Senior Center and the Blackstone Creek golf course are in the district. The entire district is served by Village sewer and water.

The Village Center is intended to serve as the heart or central place within the community. The two primary circulation routes, Main Street and Mequon

PREFERRED FUTURE LAND USE

Village Center District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	A	D	D	u	D	A	D	u	u	u	Yes	Yes	D	A	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:25 units/ac

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Road, are envisioned to be better connected through a combination of infrastructure improvements and redevelopment. The Village Center District is intended to continue as a mixed-use commercial and residential district but reinvigorated with more placed-based, pedestrian-friendly design elements. Improvements to Main Street and Pilgrim Road should continue to emphasize the conversion of existing buildings to entertainment, retail, and high-density residential uses that would service existing residents as well as draw visitors from the region. Historic and architecturally significant buildings should be preserved, and curb cuts and off-street parking areas minimized or placed in the rear of properties.

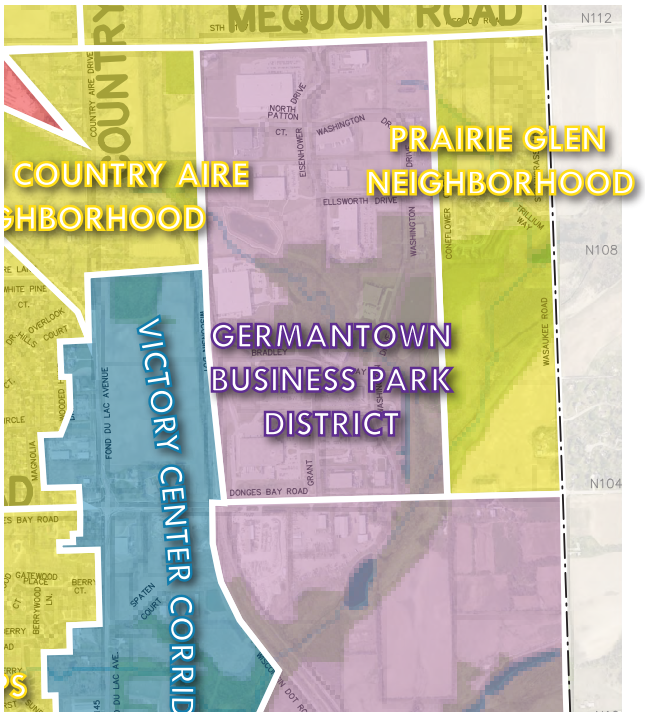
Opportunities exist at major intersections along Mequon Road for mixed-use redevelopment inclusive of outdoor gathering spaces. This shift from auto-dominant site design to "place-based" development should be emphasized with existing and future commercial property owners (see opportunity area scenarios included for the Village Center District). Multi-family residential development is acceptable in a traditional pattern of development up to densities of 25.0 DU's/acre and is encouraged to be developed as part of an overall mixed-use development. Park and open space uses are desirable, particularly those with a river-orientation abutting the Menomonee River corridor, including the area currently used for the Blackstone Creek golf course.

See the Economic Development Section of this Plan for more information on future land uses within the Village Center District.

The Village has intentions to adopt a new "Village Center" zoning district to guide development within the district consistent with the parameters in Section 6, "Opportunity Areas", and the 2018 "Saxony Village Connectivity Plan".

See all notes on page 42.

Germantown Business Park DISTRICT



GENERAL CHARACTER

The Germantown Business Park District is an industrial district comprised predominantly of light industrial uses, warehouse, and corporate office uses. The entire district lies within Tax Incremental District (TID) No. 4. The Germantown Business Park is almost entirely developed with only a few vacant parcels. Except for the Village water tower, all parcels within the district are zoned M-1: Limited Industrial.

SPECIAL FEATURES

Transportation The Germantown Business Park includes land south of Mequon Road, east of the WSOR-Canadian National railroads, north of the Donges Bay Road and west of the Prairie Glen residential subdivision. An active rail siding serves the Waste Management recycling facility on Donges Bay Road.

Environmental, Natural & Agricultural Development of the Germantown Business Park included the creation of 45 acres of storm water basin and wetland mitigation area adjacent to an existing environmental corridor located in the central and southeastern areas of the district.

Public Park, Education, Safety & Utility The Village water tower is located in the northwest corner of the district. The entire district is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Germantown Business Park District

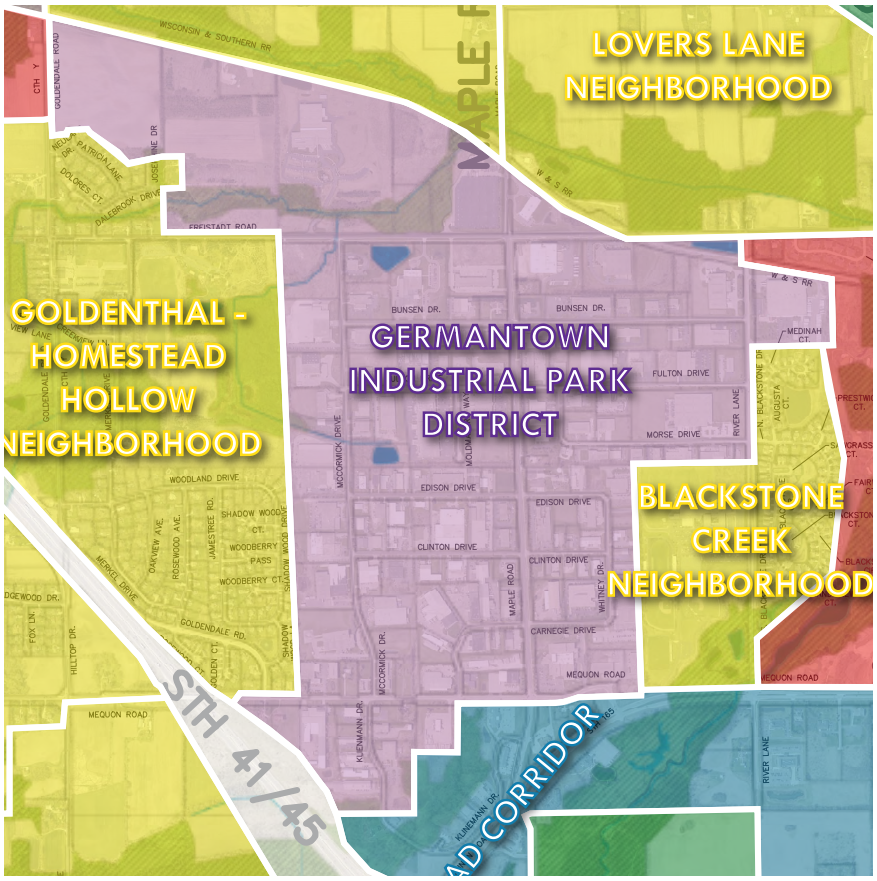
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	u	D	u	Yes	Yes	-	-	-	-

The Germantown Business Park is intended to further develop and maintain a mixed-use industrial and commercial district with light industrial, warehouse, corporate office and service-related commercial uses. No residential uses are intended for this district.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Germantown Industrial Park DISTRICT



GENERAL CHARACTER

The Germantown Industrial Park District is an industrial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. The district lies within Tax Incremental District (TID) Nos. 1, 2 3 and 7. The Germantown Industrial Park is almost entirely developed with only a few undeveloped parcels and generally in the TID No. 7 area. Except for one small, single-family residential use along Maple Road, the Village water tower and Fire Station No. 2, all parcels within the district are zoned M-1: Limited Industrial.

SPECIAL FEATURES

Transportation The Germantown Industrial Park includes the area generally bounded by Mequon Road to the south, River Lane to the east, the WSOR railroad to the north and the Homestead Hollow County Park to the west.

Environmental, Natural & Agricultural A tributary to the west branch of the Menomonee River runs through the Speaker Corporation campus north of Freistadt Road.

Public Park, Education, Safety & Utility One of three Village water towers is located in the district. The entire district is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Germantown Industrial Park District

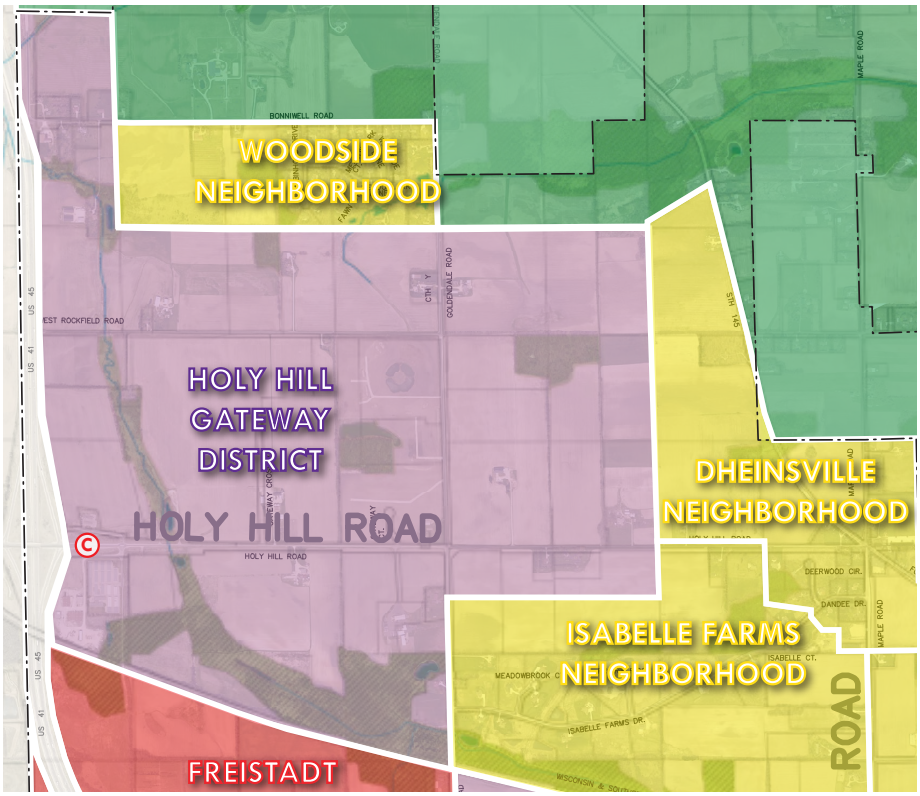
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	u	D	u	Yes	Yes	-	-	-	-

The Germantown Industrial Park is intended to further develop and maintain as an industrial and mixed-use commercial district with light industrial, warehouse, corporate office and service-related commercial uses. No residential uses are intended for this district.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Holy Hill Gateway DISTRICT



GENERAL CHARACTER

The Holy Hill Gateway District is predominantly undeveloped but intended to be an industrial and mixed-use commercial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 8. Existing development includes personal storage and highway-oriented commercial uses at the Holy Hill road interchange, a trucking and warehouse operation at the Holy Hill @ Goldendale Road intersection, and light industrial and warehousing uses in the Gateway Corporate Park north of Holy Hill Road and west of Goldendale Road. The existing zoning of the currently undeveloped parcels in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Holy Hill Gateway District is located at the Holy Hill Road interchange with I-41. The district is generally bounded by I-41 to the west, the Woodside Neighborhood to the north, the Dheinsville Neighborhood to the east, and the WSOR railroad to the south.

Environmental, Natural & Agricultural Goldendale Creek, a tributary to the Menomonee River, and associated environmental corridor runs along the north side of the WSOR railroad in the southern part of the district. Rockfield Creek, a separate tributary to Little Cedar Creek, runs north-south through the district parallel to I-41.

Public Park, Education, Safety & Utility Village sewer and water currently serves a portion of the Holy Hill Gateway District. The system has capacity to serve the entire district upon further extention.

PREFERRED FUTURE LAND USE

Holy Hill Gateway District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	u	u	D	D	D	A	A	A	u	D	u	Yes	Yes	-	-	-	25 units/acre

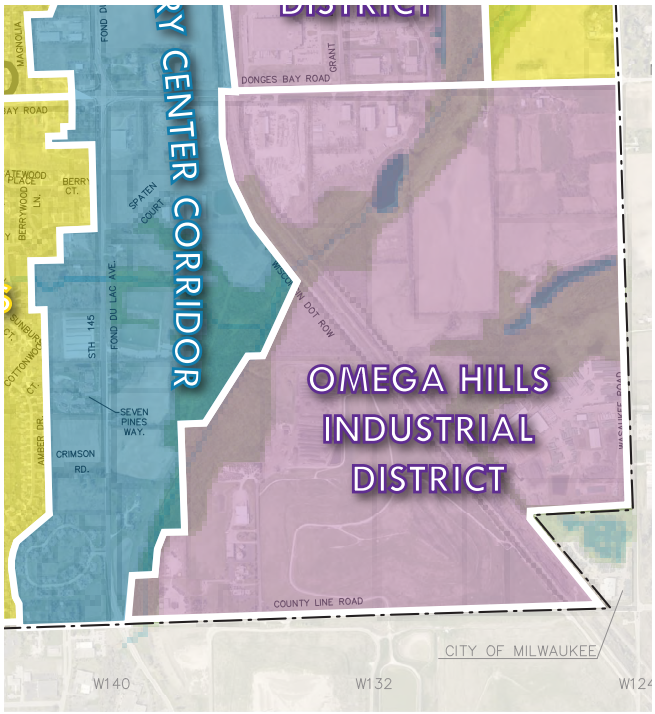
D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

The Holy Hill Gateway District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, hospitality, corporate office uses. Community-scale retail and service-related commercial uses are intended to locate at the Holy Hill Road interchange (except for "big box" retail) and neighborhood-type commercial uses at the Holy Hill Road/Frontage Road intersection. The potential for mixed-use commercial with high-density is desirable for land adjacent to and along the I-41 corridor. See the Economic Development Section of this Plan for more information on future land uses within the Holy Hill Gateway District.

Industrial and Warehousing Development in the Holy Hill Gateway District created potentially negative impacts on the surrounding rural areas. Residents and property owners demand that future industrial, warehousing, and commercial development not expand beyond Rockfield Road to the North and Goldendale Road to the East. In addition, residents have requested that regardless of where the ultimate district boundary is established, the Village needs to develop specific and substantial setback and buffering requirements for future development of the land within the district that is adjacent to the Rural Preservation District, Woodside Neighborhood, Dheinsville Neighborhood, and Isabelle Neighborhood. The Village intends to develop and adopt specific setback, buffering, lighting, noise, and other development requirements in the Zoning Code to mitigate potential negative impacts associated with future development in this and other districts.

See all notes on page 42..

Omega Hills Industrial DISTRICT



GENERAL CHARACTER

The Omega Hills District is an industrial district found in the southeast corner of the Village comprising the 83-acre Omega Hills North landfill site and other Waste Management uses and services. Additionally, Tax Incremental Financing District (TID) No. 9 comprises the Omega Hills Industrial Park as well as the Village's new public works and recycling facility. Service uses include the Orchard Ridge landfill gas-to-electric power station, industrial pre-treatment facility, medical waste recycling and disposal facility, and composting operation. Other uses within the district include the Hyponex soil packaging operation on Wasaukee Road and agricultural uses along Donges Bay Road and Wasaukee Road. Zoning within the district includes M-1: Limited Industrial (along Donges Bay Road), M-2: General Industrial (along Wasaukee Road) and M-3: Special Industrial for the Waste Management uses along County Line Road.

SPECIAL FEATURES

Transportation The Omega Hills District is bounded by Donges Bay Road on the north, Wasaukee Road on the east, County Line Road on the south, and the Nor-X-Way Channel on the west. The district is bisected by the WSOR and Canadian National railroads, but the rail lines do not directly serve any abutting land.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the western edge of the district.

Public Park, Education, Safety & Utility The district is not served by Village sewer and water; a portion of the district along County Line Road is served by water from Menomonee Falls.

PREFERRED FUTURE LAND USE

Omega Hills District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	A	D	u	Yes	No	-	-	-	-

The Omega Hills District is intended to continue as an industrial district with various landfill-related uses. The vacant land along Donges Bay Road and Wasaukee Road is intended to develop with light industrial, warehouse, corporate office uses. Limited service-related commercial uses are acceptable. No residential uses are intended for this district.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Willow Creek Business Park DISTRICT



GENERAL CHARACTER

The Willow Creek Business Park District is an industrial district comprised predominantly of undeveloped agricultural and environmentally sensitive land. Light industrial uses, including warehouse and corporate office uses, have developed in the eastern part of the district on Willow Creek Way east of Appleton Avenue. Residential uses are located north of County Line Road and along Maple Road north of Appleton Avenue. Apart from the WE Energies Germantown Power Plant, most of the land in the district south of Appleton Avenue is undeveloped.

SPECIAL FEATURES

Transportation The Willow Creek Business Park includes land on both sides of Appleton Avenue bounded by the Lannon Gateway Neighborhood and the Lannon - Mequon Road Corridor to the west and County Line Road to the south. The district has access to I-41 by way of the Lannon Road and County line Road interchanges.

Environmental, Natural & Agricultural The primary environmental corridor associated with the Menomonee River and Willow Creek is located along the eastern edge of the district.

Public Park, Education, Safety & Utility The entire district is located within the Service Sewer Area.

PREFERRED FUTURE LAND USE

Willow Creek Business Park District

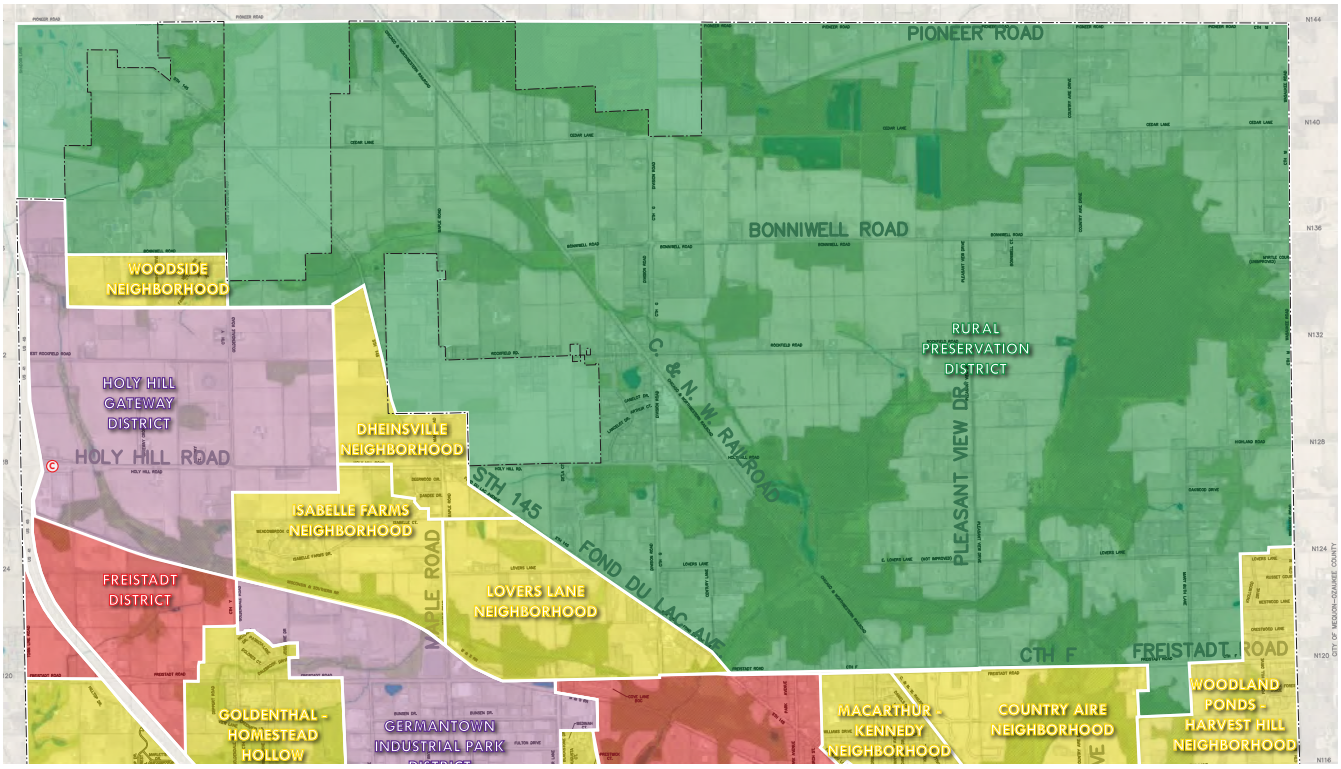
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	u	D	u	Yes	Yes	-	-	-	-

The Willow Creek Business Park District is intended to further develop and maintain as a mixed-use industrial and commercial district with light industrial, warehouse, corporate office, retail and service-related commercial uses.

Neighborhood-type commercial retail and service-oriented uses may be acceptable along Appleton Avenue

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Rural Preservation DISTRICT



GENERAL CHARACTER

The Rural Preservation District includes the majority of land outside of the sewer service area in the northern portion of the village. Nearly 1/3 of the total area includes environmental corridors. The remaining land is either working agricultural land or low-density residential.

SPECIAL FEATURES

Transportation The Rural Preservation District is generally bounded by Pioneer Road to the north, Wasaukee Road to the east, Freistadt Road to the south, and Fond du Lac Avenue to the west. The District also includes land west of Goldendale Road and north of Bonniwell Road.

Environmental, Natural & Agricultural The headwaters of the Menomonee River are within the district along with Little Cedar Creek.

Public Park, Education, Safety & Utility Wilderness Park is located in the district. This district is not served by Village sewer and water.

PREFERRED FUTURE LAND USE

Rural Preservation District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	u	u	u	u	u	A	D	A	u	D	Yes	No	U	U	D	see NOTE 1

The Rural Preservation District is intended to primarily contain agricultural and open space uses. In order to retain the rural character of the district, the allowance for new non-farm residential uses is limited to (1) the development of residential subdivisions as a conservation subdivision at a density of 1 unit/5 acres; or (2) single-lot CSM development to a density of 1 unit/20-acre.

This residential development policy replaced the previous 5-acre density and lot size policy in an effort to better preserve the rural character, appearance, and quality of life in the district. It is intended that the Village will adopt a new set of "conservation subdivision design" regulations in the Zoning Code based on a density of 1 unit/5 acres, a minimum open space requirement of 40-60%, and a minimum lot size of 1.0 acres.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

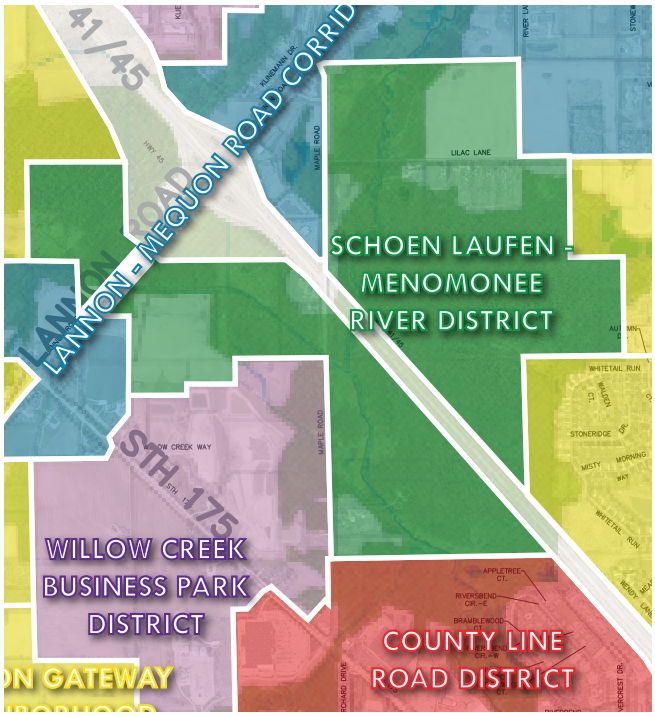
To transition from a 5-acre to 20-acre minimum parcel size requirement and give guidance to property owners who may want to divide an existing "parent" parcel into smaller parcels that are greater than 10 acres and less than 20 acres in area, the following policy should be implemented through revisions to the Zoning and Subdivision Codes:

Existing parcels greater than 10 acres but less than 20 acres in area may be divided one time into parcels not less than 5 acres in area.

See all notes on page 42..

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)

Schoen Laufen-Menomonee River DISTRICT



GENERAL CHARACTER

The Schoen Laufen District is an environmentally sensitive, open space district comprised predominantly of open space and agricultural uses. Except for a few single-family residential parcels along Lilac Lane and Maple Road and the Village's Schoen Laufen Park, all parcels within the district are zoned A-1 or A-2: Agricultural.

SPECIAL FEATURES

Transportation The Schoen Laufen District is bisected by I-41 and has access primarily from Lilac Lane or Maple Road.

Environmental, Natural & Agricultural The Menomonee River runs through the district on both sides of I-41 and the majority of the land is within a primary environmental corridor.

Public Park, Education, Safety & Utility Schoen Laufen Park is located in the district.

PREFERRED FUTURE LAND USE

Schoen Laufen District

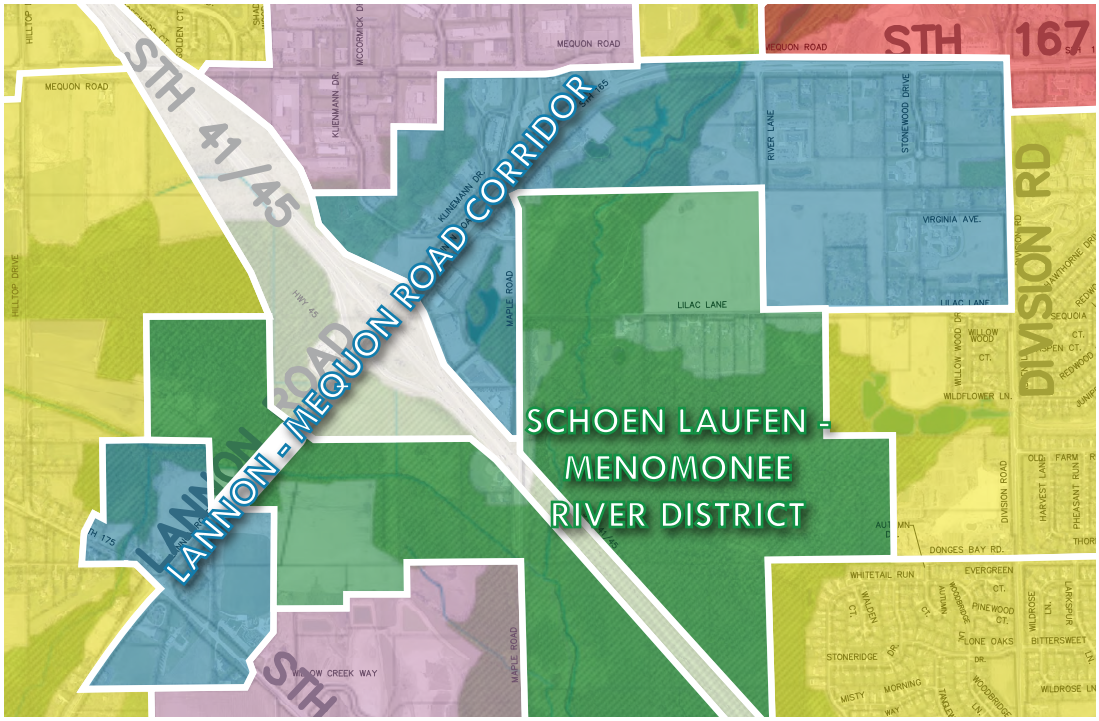
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	u	u	A	D	u	u	u	Yes	P	-	-	-	-

The Schoen Laufen District is intended to remain undeveloped, except for the existing residential and institutional uses.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Lannon-Mequon Road CORRIDOR



GENERAL CHARACTER

The Lannon-Mequon Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including hotels and event venues, appliance sales, banking and financial uses, truck & trailer rental services, medical and general offices, institutional and government uses, independent senior and assisted living communities, and some single-family residential uses.

SPECIAL FEATURES

Transportation The Lannon-Mequon corridor includes land abutting portions of Lannon Road on both sides of I-41 and Mequon Road from Lannon Road east to Division Road.

Environmental, Natural & Agricultural The Menomonee River and associated primary environmental corridor is located across the middle of the corridor west of River Lane.

Public Park, Education, Safety & Utility The corridor is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Lannon-Mequon Road Corridor

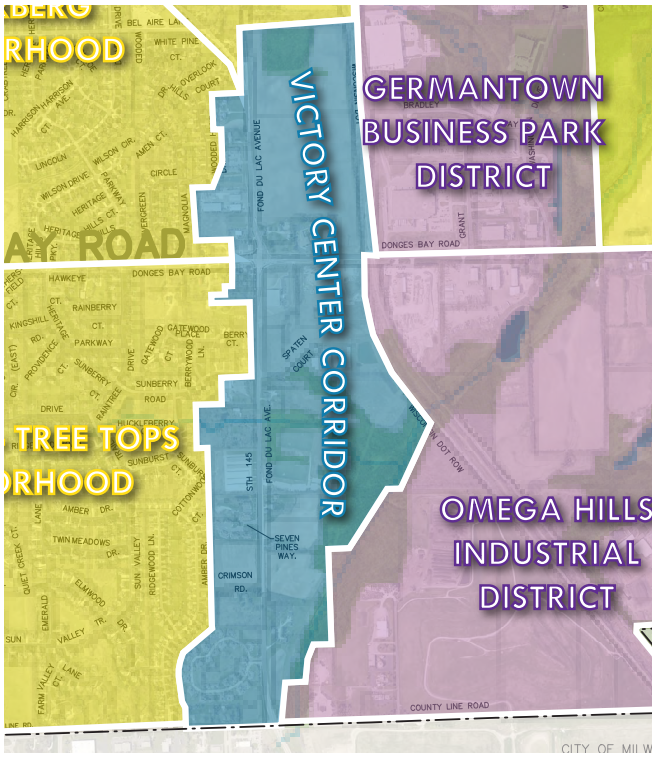
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	A	A	A	A	D	A	A	u	u	u	Yes	P	D	U	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:10 units/ac

The Lannon-Mequon Road corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development. Residential development is intended to develop in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two- to four-family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre. Future commercial uses are desirable including retail, office, hospitality and other service-oriented uses.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

Victory Center CORRIDOR



GENERAL CHARACTER

The Victory Center Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including auto and truck repair services, personal storage uses, a local bar, and a coffee shop,. Sports Specialists, a wholesaler of fishing equipment, has a large warehouse near the Donges Bay @ Fond du Lac Ave intersection.

A portion of the corridor is in Tax Incremental district (TID) No. 4, including approximately 60 acres of vacant land east of Fond du Lac Ave.

SPECIAL FEATURES

Transportation The Victory Center corridor includes land abutting a portion of Fond Du Lac Avenue (STH 145) from the Country Aire Drive intersection south to County Line Road. The corridor is bounded on the east by the WSOR railroad, Nor-X-Way Channel and Omega Hills landfill.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the eastern edge of the corridor.

Public Park, Education, Safety & Utility The Germantown School District office is in the corridor. The FC Wisconsin soccer organization has play and practice fields at their facility on the east side of Fond du Lac Ave. The corridor is served by Village sewer and water.

Historical & Cultural The Victory Center, also known as "Kuhberg", was one of seven unincorporated hamlets within what is now the Village of Germantown.

PREFERRED FUTURE LAND USE

Victory Center Corridor

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	A	A	A	A	D	A	A	u	A	u	Yes	Yes	D	U	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:10 units/ac

The Victory Center corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two- to four-family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre.

Future commercial uses are desirable including retail, office and other service-oriented uses. Industrial uses are also acceptable in those areas currently zoned M-1 and/or located within the TID No. 4 boundary.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42..

ZONING GUIDE FOR FUTURE LAND USE

How to use this matrix:
As the Neighborhoods, Districts, and Corridors chapter guides land use, it also appropriately locates development within Germantown's zoning code. Any zoning amendments in the Village shall use the below matrix to ensure the proposed zoning is consistent with the Future Land Use (NDC) Map.

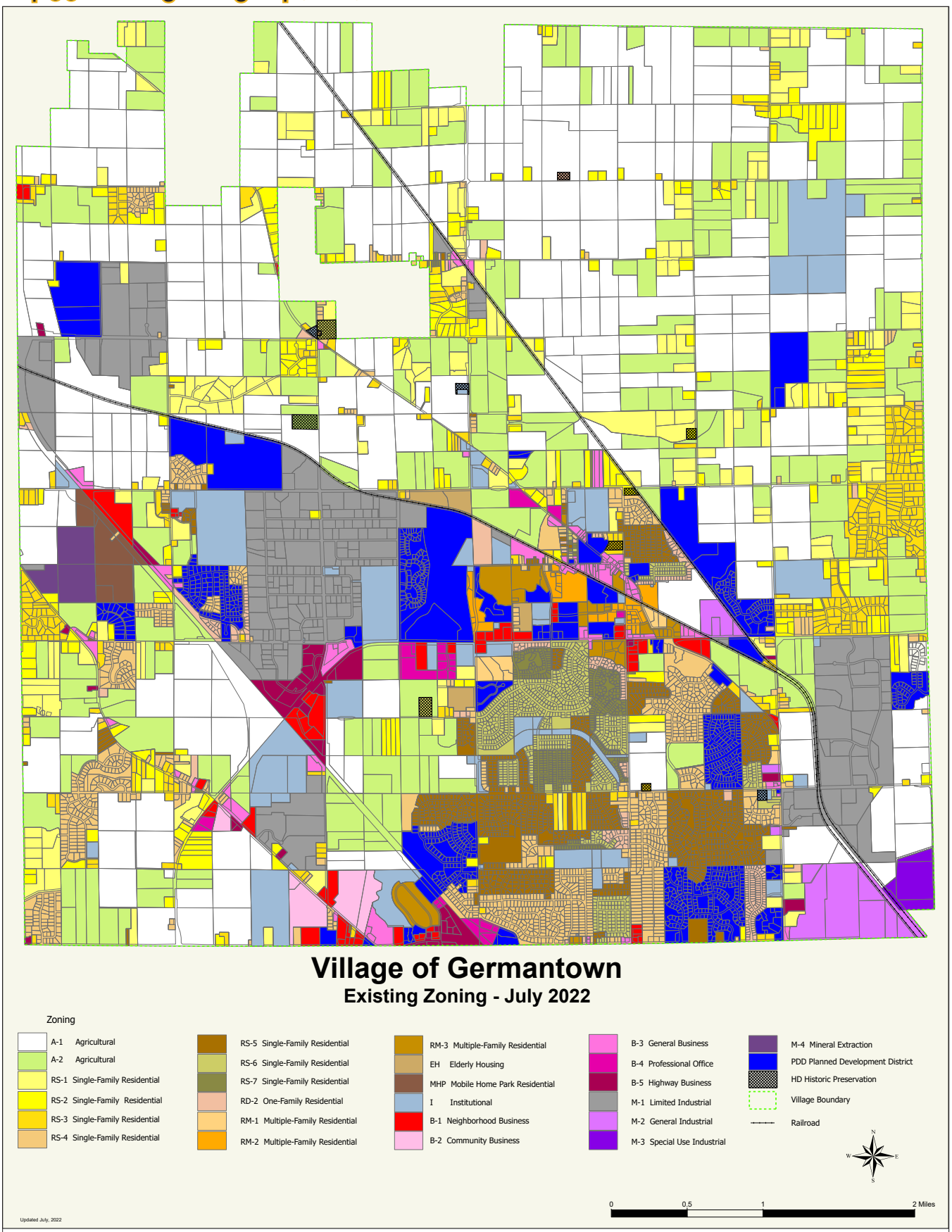
		ZONING									
		Agricultural	Agricultural	Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential	One- and Two-Family Residential
		A-1	A-2	RS-1	RS-2	RS-3	RS-4	RS-5	RS-6	RS-7	RD-2
FUTURE LAND USE	Residential: Single Family	C	C	C	C	C	C	C	C	C	C
	Residential: Two to Four Family	i	i	i	i	i	i	i	i	i	C
	Residential: Multi-family / Senior	i	i	i	i	i	i	i	i	i	i
	Mixed-Use: Commercial / Residential			**Village to amend the Zoning Code to permit mixed-use buildings**							
	Mixed-Use: Commercial / Industrial	i	i	i	i	i	i	i	i	i	i
	Commercial (includes "activity centers")	i	i	i	i	i	i	i	i	i	i
	Institutional	C	C	i	i	i	i	i	i	i	i
	Open Space & Recreational	C	C	C	C	C	C	C	C	C	C
	Mineral Extraction	i	i	i	i	i	i	i	i	i	i
	Industrial	i	i	i	i	i	i	i	i	i	i
	Agricultural / Hobby Farming / Agribusiness	C	C	i	i	i	i	i	i	i	i

C = Consistent
i = Inconsistent

	ZONING														
	Multiple-Family Residential	Multiple-Family Residential	Multiple-Family Residential	Elderly Housing	Mobile Home Park Residential	Institutional	Neighborhood Business	Community Business	General Business	Professional Office	Highway Business	Limited Industrial	General Industrial	Special Use Industrial	Mineral Extraction
	RM-1	RM-2	RM-3	EH	MHP	I	B-1	B-2	B-3	B-4	B-5	M-1	M-2	M-3	M-4
1-fam	i	i	i	i	i	i	i	i	C	i	i	i	i	i	i
2-4fam	C	C	C	C	i	i	i	i	i	i	i	i	i	i	i
5+ fam	C	C	C	C	C	i	i	i	i	i	i	i	i	i	i
Com/Res					**Village to amend the Zoning Code to permit mixed-use buildings**										
Com/Ind	i	i	i	i	i	i	i	i	i	i	i	C	i	i	i
Com	i	i	C	i	i	i	C	C	C	C	C	C	i	i	i
Inst	i	i	i	i	i	C	i	i	i	C	i	i	i	i	i
Rec	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Mineral	i	i	i	i	i	i	i	i	i	i	i	i	i	i	C
Ind	i	i	i	i	i	i	i	i	i	i	i	C	C	C	C
Ag	i	i	i	i	i	i	i	i	i	i	i	i	i	i	i

C = Consistent
i = Inconsistent

Map 5.5 – Existing Zoning Map (2022)



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Economic Development

Introduction

The Village of Germantown takes a proactive view of economic development as an important facet of community vibrancy and success. A focus on economic development aids in creating jobs and income in the community, contributing to an overall sense of well-being and community stability.

Objectives

This section will provide an overview of economic development within the Village of Germantown. This section will identify the economic characteristics and market conditions of Germantown and, using this information and data, project the Village's economic competitiveness within the region. In addition, this section will outline the recent economic development activities, policies, and programs as well as goals and strategies that can help initiate continued success of the Village's economic development initiatives.

Economic Characteristics & Market Conditions

Economic Base

While the foundation for economic growth is evident by the robust presence of existing businesses, increasing the demand for new businesses is key to the Village's future. This element of the economic development chapter begins to look at the many facets of Germantown's economic conditions, which enable the Village to chart a course for a healthy and diverse economic future. In 2022, the WI Department of Revenue reported that Village's $3.5 billion tax base of equalized value was primarily residential (67.17%) but had a sizable commercial (22.91%) and manufacturing (7.89%) presence. This indicates there is significant room for growth to diversify the tax base and relieve pressure from the residential sector by encouraging commercial and industrial business operations to locate or expand in Germantown.

As of 2021, The Village of Germantown was home to 891 businesses. The economic base of the Village is largely comprised of service (34.68%), retail trade (16.5%), and manufacturing (11.34%) businesses. Table 6.1 displays the distribution of the types of businesses in Germantown. Table 6.1 also confirms the distribution of businesses is consistent with those of Washington County, although, notably, the percentage of businesses engaged in manufacturing is higher in Germantown at 11.34% compared to 6.74% in the County. Germantown has consistently maintained a significant presence of manufacturing businesses, and this is also reflected in the number of employees engaged in the industry, described in more detail below.

Job & Labor Force

The labor force is an important indicator for potential economic investors in a community. Many businesses research the skills and education of a community's population as well as nearby amenities for potential employees when planning a new location or expansion of an existing facility.

As of 2020, there were an estimated 11,165 employed workers over the age of 16 in the Village of Germantown and 218 unemployed workers over the age of 16. The unemployment rate in the Village was 1.9%. The distribution of industries in which Germantown residents are employed is generally consistent with those of Washington

Table 6.1 – Employment of Residents by Industry

Industry	Germantown (Percent)	Washington County (Percent)	Wisconsin (Percent)
Agriculture, forestery, fishing and hunting, and mining	0.7%	1.1%	2.2%
Construction	4.1%	6.4%	5.9%
Manufacturing	18.7%	22.7%	18.0%
Wholesale Trade	5.2%	3.6%	2.7%
Retail Trade	8.6%	11.2%	11.0%
Transportation and warehousing, and utilties	3.3%	3.3%	4.6%
Information	1.7%	1.6%	1.6%
Finance and insurance, and real estate and rental and leasing	9.8%	6.3%	6.1%
Professional, scientific, and management, and administrative and waste managment services	9.0%	8.3%	8.6%
Educational services, and health care and social assistance	25.4%	20.9%	23.4%
Arts, entertainment, and recreation, and accomodation and food services	6.4%	6.6%	8.2%
Other services, except public administration	4.8%	4.9%	4.2%
Public administration	2.5%	3.0%	3.5%

▲ Source: 2020 American Community Survey 5-year estimates.

County (see Table 6.1). The industries in which the largest percent of Germantown residents work are "Educational Services, and health care and social assistance" (25.4%) and Manufacturing (18.7%). A larger percentage of Germantown residents are employed in the "Finanace and insurance, and real estates and rental and leasing" industry than in Washington County or the state of Wisconsin as a whole. Germantown relies heavily on the manufacturing industry for its job base, as well as its economic base as one of the top business sectors, as noted above.

According to the State of Wisconsin Department of Workforce Development, the largest employers located within the Village of Germantown are in the Manufacturing and Service industries. These include:

1. MGS Manufacturing Group
2. J W Speaker
3. Gehl Foods
4. David J Frank Landscape Contracting
5. Westrock

In 2020, 91.6% of germantown residents utilized a car, truck, or van to commute to work and 87% drove alone. This is higher than the average in the Milwaukee metro area, where about 81.5% percent of all workers drove to work alone in 2018. More workers walked (0.7%) to get to work than used a bicycle (0.1%) or public transportation (0.1%), potentially signaling an opportunity for improved access to public transportation. The amount of time workers needed to complete their commute to work varied, with 16.9% of workers needing 30-34 minutes, 16.3% needing less than 10 minutes, and 15.5% needing 20-24 minutes. Of note, in 2019 only 25.6% of Germantown residents worked in Washington County, while 74.4% worked outside of the County. This signals an important opportunity for economic development if the Village can keep more residents working within the Village's borders.

As seen in Table 6.2, residents in the Village exhibit a higher number of advanced degrees than

Table 6.2 – Educational Attainment (Population 25 years and over)

Education Level	Germantown (Percent)	Washington County (Percent)
High School Graduate/ GED	21.4%	29.5%
Some College/ No Degree	18.9%	20.6%
Associate's Degree	11.1%	12.0%
Bachelor's Degree	29.7%	23.1%
Grad/Professional Degree	14.0%	9.8%

▲ Source: 2020 American Community Survey 5-year estimates

those of Washington County overall, with 29.7% possessing a bachelor's degree compared to 23.1% of residents in Washington County as a whole. In addition, 14.0% of Germantown residents possess Graduate or Professional Degrees compared to only 9.8% of residents in Washington County. The higher proportion of individuals holding a bachelor's degree or higher may be due to the manufacturing and technical knowledge base the resident population and local industry is involved in. This is supported by the fact that 32.4% of those in the Village with a bachelor's degree or higher majored in science and engineering areas of study, 29.2% majored in business, and 12.0% majored in science and engineering related fields.

Furthermore, residents in Germantown received higher per capita income than those in Washington County ($42,450 compared to $37,632 in 2021). This is expected to continue into the future, with Germantown residents projected to receive $46,828 per capita income compared to $41,907 per capita income for those in Washington County in 2026.

In 2019, 19.1% of workers in Germantown worked from their place of residence. Due to the widespread work-from-home experiences during the COVID-19 pandemic during 2020 and 2021, it is likely some businesses will continue remote work options and some workers may prefer to continue to work from their residence. 90.0% of Germantown residents had an Internet subscription, which would likely enable remote work capabilities, while 9.1% did not have an Internet subscription, likely making remote work a challenge or impossible.

Business Parks & Job Centers

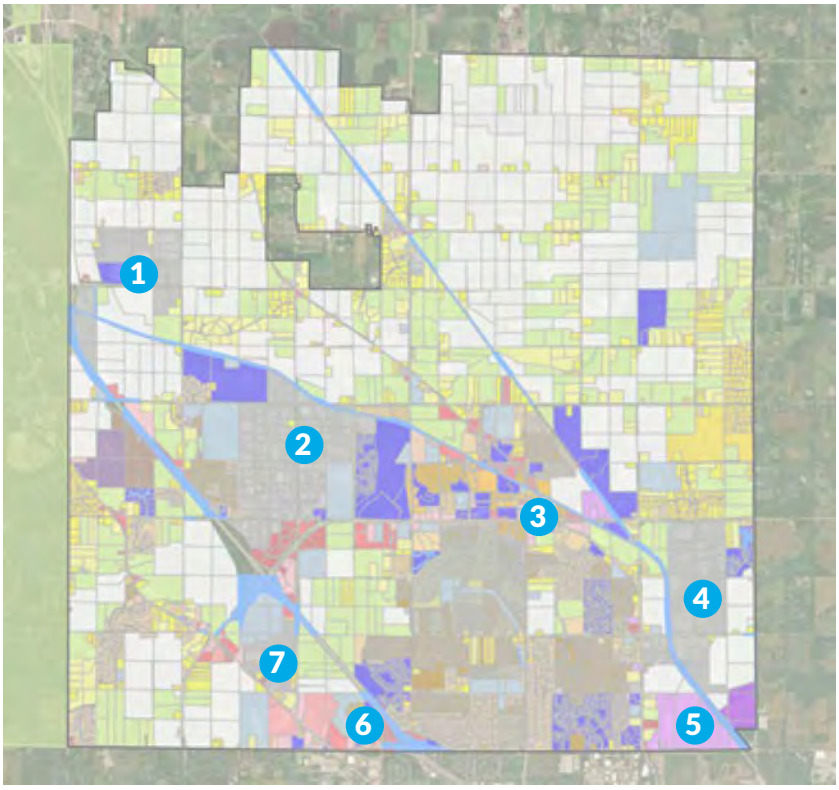
Germantown is home to several business parks and important job centers, mostly concentrated in the suburban-like south-central third of the village, including:

- Willow Creek Business Park
- Omega Hills Industrial Park, Germantown, conveniently located off of I-41 and STH 145
- Germantown Business Park
- Commercial Centers along Mequon Road and County Line Road
- Germantown Gateway Corporate Park
- Capstone 41 Business Park

County & Regional Economic Development

From January-May 2021, the average monthly unemployment rate for the Milwaukee-Waukesha Metropolitan Statistical Area (MSA), which includes Germantown, was 5.08%. This is a reduction from the 7.9% monthly unemployment rate from January-December 2011, a decade ago, and only slightly higher than the lowest monthly unemployment rate of the past decade, 2.7% in December of 2017. Germantown's 2021 monthly unemployment rate of 4% was higher than the 3.66% monthly unemployment rate in Washington County and slightly higher than the 3.85% monthly unemployment rate in the state of Wisconsin. Note, the year 2020 was excluded from this analysis because of the uncharacteristic unemployment

Figure 6.1 – Major Germantown Business Parks & Job Centers



1. Germantown Gateway Corporate Park and Capstone 41 Business Park
2. Germantown Industrial Park
3. Mequon Road Commercial Areas
4. Germantown Business Park
5. Omega Hills Industrial Park
6. County Line Road District
7. Willow Creek Business Park

trends due to the COVID-19 pandemic.

According to a 2020 report by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) titled "A Comparison of the Milwaukee Metropolitan Area to Its Peers," of which the Village of Germantown falls within, the Milwaukee Metro Area's increase in jobs from 2010 to 2018, 8.8%, lags behind most of the Midwest areas and all of the other metro areas, most of which have seen double-digit growth since 2010. Following the recession of the late 2000s, most of the major national metro areas saw an increase in the size of the labor force between 2010 and 2018. With a slight gain of 0.9%, the Milwaukee Metro Area had among the smallest increase of all the metro areas experiencing an increase in labor force. The report also highlights 17.1% of the Milwaukee metro area Gross Domestic Product (GDP) was related to manufacturing in 2018. This compares to the average of 14.8% for the Midwest metro areas and 11.4% for the other metro areas. As previously noted, manufacturing is a key economic sector in Germantown.

Economic Competitiveness

SWOT Analysis

A SWOT Analysis is laid out below in order to assess Germantown's economic competitiveness "Strengths, Weaknesses, Opportunities, and Threats." This analysis is helpful to provide an overview of key elements affecting the Village's current and future economic growth strategies and informs the goals and strategies described later in this section.

SWOT Analysis: Breakdown

Strengths

- Educated workforce with higher percentage of workers with advanced degrees than the surrounding region (32.1% of Germantown workers have a bachelor's degree compared to 23.9% of those in Washington County; and, 14.3% of workers in Germantown have a graduate or professional degree compared to 9.6% of those in Washington County).
- Germantown residents have a higher per capita income than those of Washington County ($42,450 in Germantown compared to $37,632 in Washington County in 2021; and, projected $46,828 in Germantown compared to $41,907 in Washington County, projected, in 2026).
- The Germantown Chamber of Commerce is an asset to the business community in the Village.

Weaknesses

- Housing values and sales prices in Germantown are relatively high compared to most metro areas.
- Germantown has comparatively high electric rates. According to the Strategic Energy Assessment by the Wisconsin Public Utility Commission for 2016-2022, Wisconsin's average residential rate is 10.97 cents per kWh, where Michigan is only 10.87 cents per kWh, and Iowa's rates are at 8.65 cents per kWh.
  - The difference is even greater for industrial customers reaching 7.81 cents per kWh in Wisconsin while only reaching between 6.06 to 7.25 cents per kWh for other Midwest states.
  - Manufacturing businesses are particularly susceptible to high electric rates due to higher energy demand than other industries.

Opportunities

- Germantown's population is projected to increase (estimated 0.46% growth from 2021-2026 compared to slightly lower increase of 0.43% from 2010-2021).
- Most residents commute outside of the county for work, creating an opportunity to keep more residents working in Germantown.
- American Rescue Plan Act (ARPA) funds may be used for critical infrastructure

Threats

- COVID-19 related labor shortages may impact Germantown disproportionately. According to a 2020 report on "Wisconsin Economy and Workforce," employers located in Washington County, of which Germantown is a part, have an employment mix that can

Table 6.3 – SWOT Analysis

	+	–
Internal	**Strengths** ▪ Educated workforce ▪ High per capita income ▪ High housing values ▪ Active Chamber of Commerce	**Weaknesses** ▪ High housing sales prices ▪ High utility costs
External	**Opportunities** ▪ Projected population increase ▪ Keep residents working in Germantown ▪ ARPA funding for infrastructure improvements	**Threats** ▪ Workforce shortage due to COVID-19 ▪ Company relocation ▪ Aging community ▪ Decrease in new workforce ▪ Increasing automation

- be expected to bounce back slowly because a large segment of the workers in lower skilled positions that were harder hit from the pandemic come from outside of the county.
- High energy rates are also triggering conversations about complete company relocation to states with lower or more affordable rates.
- Germantown has an aging community (Germantown population aged 65+ increased by 67% from 2000 to 2017).
- There has been a relative decrease in new workforce in Germantown (between 2000-2017, the Germantown population aged 20-44 decreased by 21%, nearly double the Washington County decrease of 12%).
- Increased automation in the manufacturing industry may continue to negatively affect job availability.

Policies & Programs

Policies

The Village has used several policies to encourage and support economic growth in the past. Primarily, Germantown has used Tax Incremental Financing (TIF) districts to support the growth of business parks and attract new investments.

TIF allows municipalities to purchase land and build the necessary infrastructure for industrial development such as roads or utilities. The increase in property tax revenue collected on the resulting development pays for the initial public expenditures over time. TIF can also be used to provide financial incentives to private companies in order to attract them to the community. As shown in Table 6.5, Germantown currently has four active Tax Incremental Districts (TID) in operation: TID #6, TID #7, TID #8 and TID #9. As of 2022, TID #9 is a new 38-acre district at the southwest corner of Donges Bay Road and Wausaukee Road that would support industrial development as part of an overall 70-acre development area inclusive of a new Village Public Works Facility.

TID #6, created in 2014 is a Tax Incremental District mixed-use business park suitable for industrial and commercial purposes. Due to major infrastructure development to the park in 2016, it is classified as a major fund. It is located along Appleton Avenue south of Lannon Road. The estimated sale-able property consists of fifty-two acres. The project plan consists of site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and

related costs. The Village issued $5,405,000 in General Obligation Community Development Bonds on October 1, 2014. The majority of those proceeds were spent in 2016.

Recently, the Germantown Joint Review Board approved an amendment to TID #7, adding land to pave the way for a new development: new construction of 800,000 square feet of industrial space in three buildings off Holy Hill Road by Capstone Quadrangle. The TID was adjusted to add the property where that development will occur to the district to allow Village assistance. The amendment also includes project costs for a public trail identified in the Village's CORP - Goldendale Creek Loop Trail. The TID area is projected to create about $61 million in new value, according to the TID project plan. **Under state law (sec. 66.1105(4)(gm)4.c., Wis. Stats.), a municipality cannot create a TID or add parcels to an existing TID if the total equalized value of the TIDs in the municipality exceeds 12 percent of the total equalized value for the municipality. As reported by the WI Department of Revenue in August, 2022, the Village of Germantown's 2022 TID value was approximately 4.7% of the total equalized value of property in the Village.**

Despite past success, the Village should not rely exclusively on Tax Increment Financing (TIF) as an economic development tool and should continually investigate alternative financing mechanisms to supplement and/or replace the use of TIF when warranted.

The Village has an Economic Development Commission consisting of five active members and two open seats. The work of the Commission is intended to guide the development of the industrial and business parks and overall economic development in the Village. The Commission makes loan decisions under the Business Loan Pool program, discussed below.

During the past several decades, the Village of Germantown has worked with the Wisconsin Department of Natural Resources to clean up many contaminated brownfield sites, better positioning available land within the Village limits to be used productively.

Table 6.5 – Tax Increment Districts (TID) in the Village of Germantown

TID #	Location Reference	Status	Area (acres)	Type	Created/ Base Year	Maximum Life (year)
1	Germantown Industrial Park	Closed	78.6	n/a; pre-1995	1986	n/a
2	Germantown Industrial Park	Closed	22.3	n/a; pre-1995	1988	n/a
3	Germantown Industrial Park	Closed	60.3	n/a; pre-1995	1989	n/a
4	Germantown Business Park	Closed	457.2	n/a; pre-1995	1994	2019
5	Washington Square Mall	Closed	9.8	Environmental Remediation	1998	n/a
6	Willow Creek Business Park	Active	192.6	Mixed-Use	2014	2034
7	Speaker Corporation	Active	51.6	Industrial	2018	2038
8	Germantown Gateway Corporate Park	Active	224.8	Industrial	2018	2038
9	Omega Hills Industrial Park	Active	38.15	Industrial	2022	2042

Programs

The Village of Germantown also has a Business Loan Pool, which was established to help business attraction efforts, increase capital investments, and provide support for existing businesses in the Germantown area. The fund was established through a commitment from Bank Fine Nine and the Village of Germantown. Eligible businesses include all businesses in the defined area for the Village of Germantown. Eligible expenses under the Business Loan Pool include the acquisition of land, building and/or business, building improvements and/or construction, equipment purchases, environmental or safety compliance, and any investment to promote business growth.

The Village of Germantown is home to an active Chamber of Commerce that offers various programs and initiatives to strengthen the economic landscape within the Village. Specifically, the Chamber of Commerce helps members promote their businesses through networking, advertising, and event sponsorships. The Chamber empowers business owners to make personal connections with other business leaders, influencers, and community residents. The Chamber helps members grow and develop productive networks through local events, marketing, fund-raising, and leveraging valuable resources available such as SCORE, UW-Extension, Economic Development/Washington County, Wisconsin Safety Council, and more.

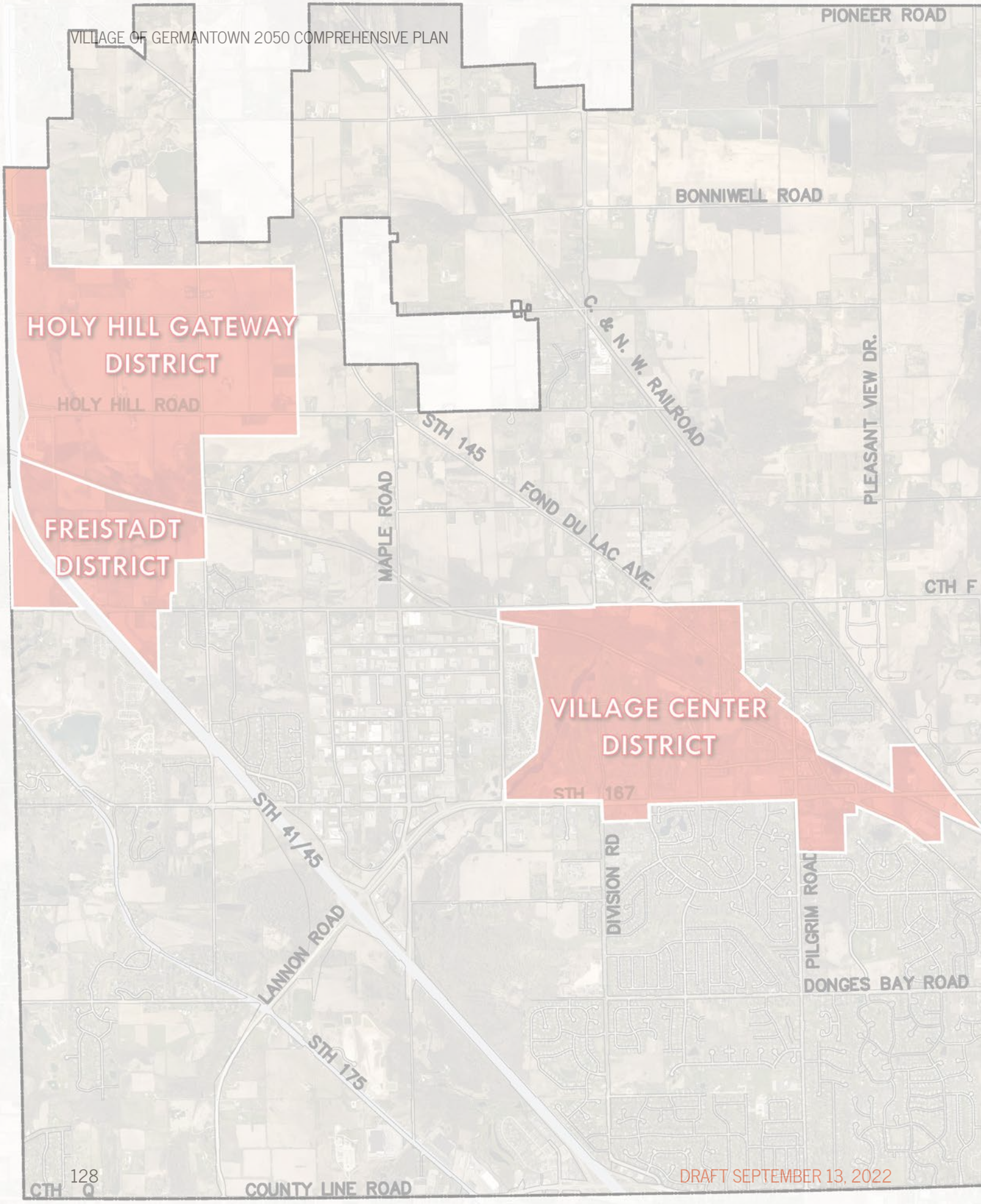
Additional programs are available from the Wisconsin Economic Development Corporation, including the Manufacturing and Agriculture Credit, Business Development Tax Credits, Training Grants, Wisconsin Certified Sites Program, Main Street and Connected Communities Program, and Revolving Loan Funds.

Community Voices

"The village should use **TIF funding** to design and build something the residents desire in the Main Street District."

"Not chains! Antique stores, coffee shops, farm to table restaurants, green space, art/sculpture/museum or other things unique to downtown environments."




PIONEER ROAD
BONNIWELL ROAD
HOLY HILL GATEWAY DISTRICT
HOLY HILL ROAD
C. & N. W. RAILROAD
PLEASANT VIEW DR.
STH 145
FOND DU LAC AVE.
MAPLE ROAD
FREISTADT DISTRICT
CTH F
VILLAGE CENTER DISTRICT
STH 167
STH 41/45
DIVISION RD
PILGRIM ROAD
LANNON ROAD
DONGES BAY ROAD
STH 175
CTH Q
COUNTY LINE ROAD

OPPORTUNITY AREAS

As part of this Comprehensive Plan Update, Germantown residents and stakeholders have identified two key opportunity areas for future development: **Germantown's Village Center** and the **Holy Hill Gateway & Freistadt District.** These two opportunity areas represent the greatest potential for change in Germantown over the next 30 years. This section focuses on community ideas for what these areas could become in the future, and what types of development and design characteristics would be most desirable.

Community Voices

...wherever the downtown area is needs to be safely & easily accessible by foot or bike, **i.e., sidewalks, paved bike paths.**

The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? **Right now there is no heart of Germantown.**

Village Center Inspiration











Village Center District

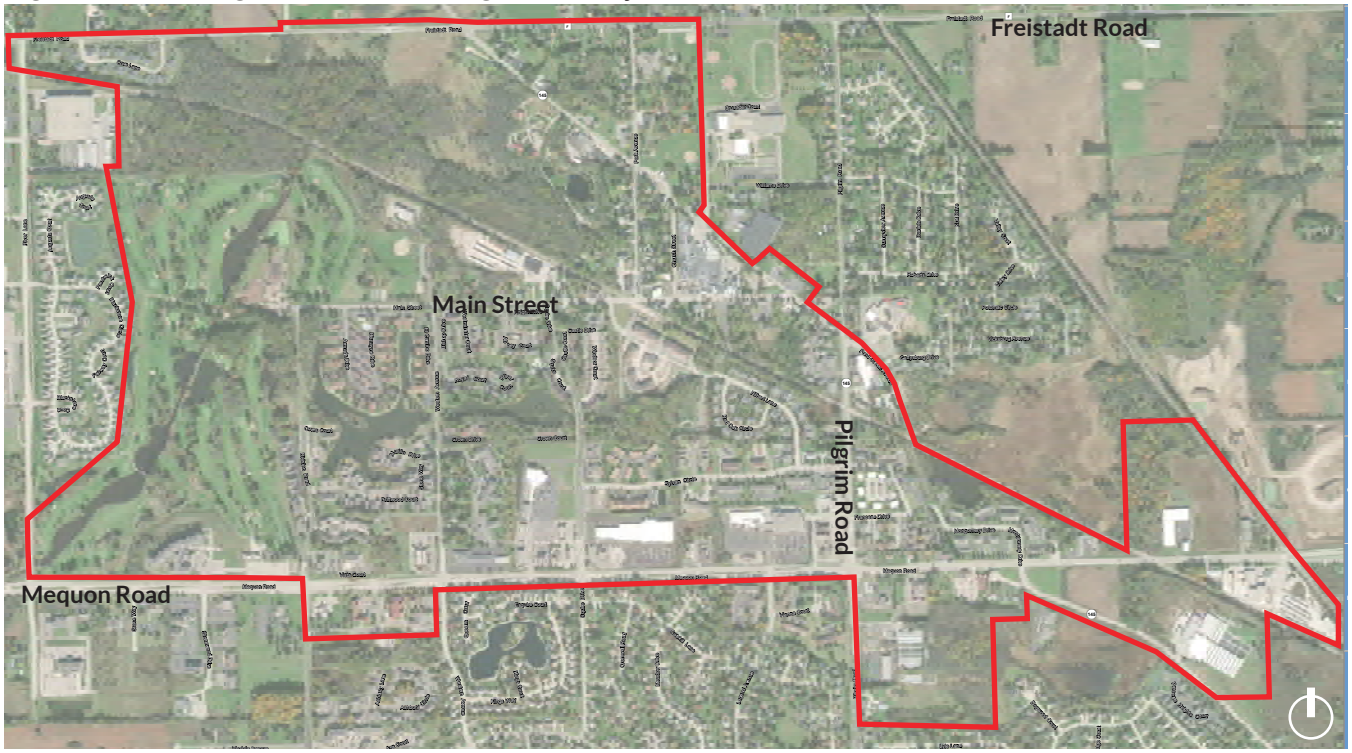
Germantown's Village Center has historically served as the heart of the community - a central place for gathering, shopping, and living close to amenities. Over the past years, development in this area has separated the historic main street area from the primary transportation corridors, and very little pedestrian infrastructure exists to connect residents to walkable destinations. The future vision for the Village Center district is to better connect Main Street with Mequon Road through pedestrian and bicycle infrastructure improvements along roadways and the addition/enhancement of multi-use paths.

Village residents and stakeholders have also identified the need for new mixed-use, walkable development patterns in the Village Center District. Redevelopment at any of the intersections along Mequon road could be designed with new housing options and outdoor gathering spaces in mind. Possible redevelopment nodes are identified for the area as well as more detail about a public-private partnership that could bring mixed use housing, retail, and active open space development to Germantown's Village Center.

Finally, residents and stakeholders have clearly identified another overarching goal of development and infrastructure improvements in the Village Center: to better connect to the Menomonee River and the surrounding environmental areas, and to ensure that the river remains accessible for recreation and education as well as protected for long-term sustainability.

The following pages include a summary of key issues that exist within the Village Center as it exists today, as well as guiding principles that the Village should apply to any future redevelopment proposed for the area. To assist the Village in evaluating development proposals, two redevelopment scenarios are included. These scenarios should be considered as illustrations, not a mandated regulation. The scenarios have a very clear illustration of a desired outcome, but the Village must also allow changes to accommodate the desires of specific developers and investors.

Figure 6.2 – Village Center Planning Boundary



Creating A Village Center

An analysis of the existing Village Center identified the following key issues:

- The existing land uses are destination-driven uses and include little-to-no synergies with adjacent uses.
- Existing residential development is disconnected from Village Center destinations.
- It is difficult or unpleasant to walk or bike from one business to the next, thus people who use this area will generally only visit one business and leave.
- There isn't a sense of arrival or central identity to Village Center.
- Main Street lacks connection to adjacent uses and is in need of streetscape enhancements.
- A number of uses exist that are not typically present in "downtown" areas and do not contribute to the attractiveness of the Village Center.

The Village Center recommendations focus on three guiding principles or elements to address the above issues: Making a Neighborhood, Making a Place, and Making Connections.

Making a Neighborhood

While the Village Center primarily caters to auto-oriented commercial uses today, the future vision looks to create a neighborhood: compact, pedestrian-friendly, and mixed-use. Traffic and visits drive success of commercial and retail centers, and providing high-density housing offers additional market, visibility and dynamics to a neighborhood.



Making a Place

Public spaces must be flexible in their design. Placemaking is a collaborative process where community members, business partners, property owners, and the Village work together to reimagine public spaces through urban design, events, and programs. The goal of placemaking projects is to help people feel more connected to places: more excited to walk to lunch, shop locally, and stay/play for extended periods of time.



Making Connections

Great Village Centers are walkable, drivable, and bike-able and include a variety of civic spaces, such as complete streets, plazas, greens, and parks. The future vision looks to better connect Main Street, the Menomonee River, and Mequon Road through a combination of private sector development and public realm improvements.



Village Center Circulation: Future Vision

(see map following page)

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



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



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



4 Western Ave
Sidepath and sidewalks to be added.



5 Squire Drive
Sidepath and sidewalks to be added.



6 Pilgrim Road
Sidepath and sidewalks to be added.



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





8 Allee
Tree-lined multi-use trail that connects mixed-use development on Mequon Road to park and recreation uses to the north.

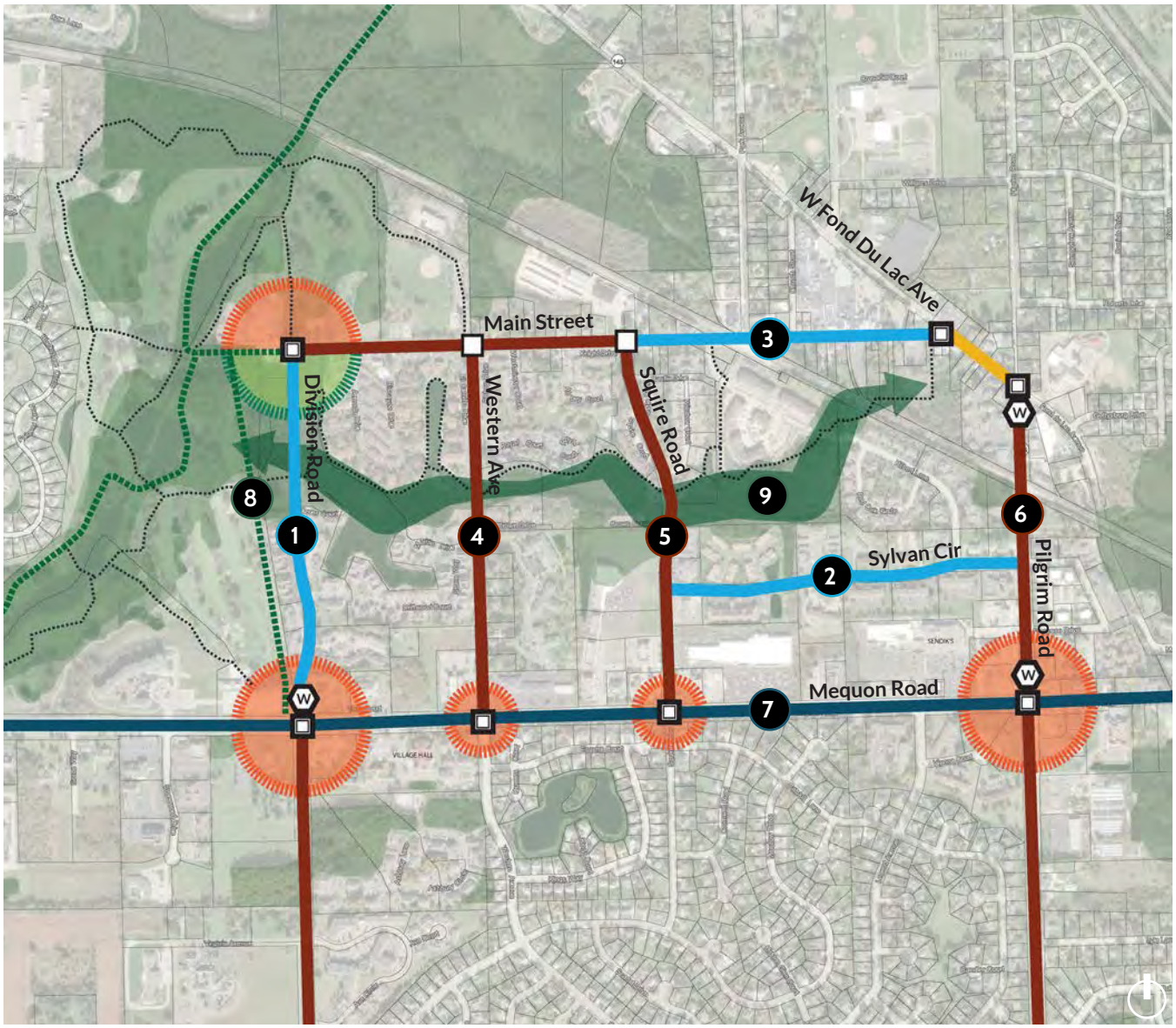


9 Secondary Trails
Combination of paved and unpaved paths that connect existing and new residents to retail and recreation destinations throughout Village Center.



▲ Cross sections taken from the 2018 Village Master Plan: Connecting Saxony Village

Figure 6.3 – Village Center - Circulation and Nodes



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 purposes only

Village Center - Blackstone Development Node

The Blackstone Development Node, named for the existing golf course, is a critical redevelopment opportunity site. The site has high visibility and frontage on Mequon Road, it serves as the terminus or western end cap to the Historic Main Street, and it is home to the incredible natural asset that is the Menomonee River. The physical size of this area along with its location have made this site attractive for redevelopment proposals from the private sector. The Village understands the market attractiveness of this site, and the development illustration on the following page includes a desired vision that balances private sector development, community enjoyment, conservation of natural environment, and access to the Menomonee River.

Key design elements shown in Figure 6.4:

- A walkable, mixed-density development with majority multi-family housing stock (apartments & townhomes).
- Active retail/hospitality uses with residential above in the area visible from Mequon Road.
- Highly-design plaza (splashpad, ice rink, etc) and outdoor seating areas adjacent to retail.
- Transition from tall, mixed-use buildings (south) to mid-rise townhomes (north).
- Duplex or single-family lots to the west.
- An intentional, linear path runs from south to north with a variety of outdoor passive and active recreation amenities. The critical site design element of this site is connecting Mequon Road to Historic Main Street. This can only be achieved through an intentional combination of built and natural environment.
- Current Village recycling center site (to be relocated) serves as a terminus point to both Historic Main Street and the proposed N-S pathway. The site should be designed to embrace this location and draw people from both directions. Housing along with community-focused retail/institutional uses should be encouraged (nature center, community center, recreation equipment rental, etc.).
- A proposed Menomonee River Trail runs through the site and includes multiple connections to existing roadways and new development
- Additional active recreational activities should be further examined depending on supply of such features elsewhere in the village.



Community Voices

"The current sidewalk network in this area is discontinuous and requires crossing Division multiple times and using the neighborhood to access the CTH Q sidewalk system. Would like to see the remainder of the sidewalk along Division connected in the future."

Figure 6.4 – Village Center - Blackstone Development Node

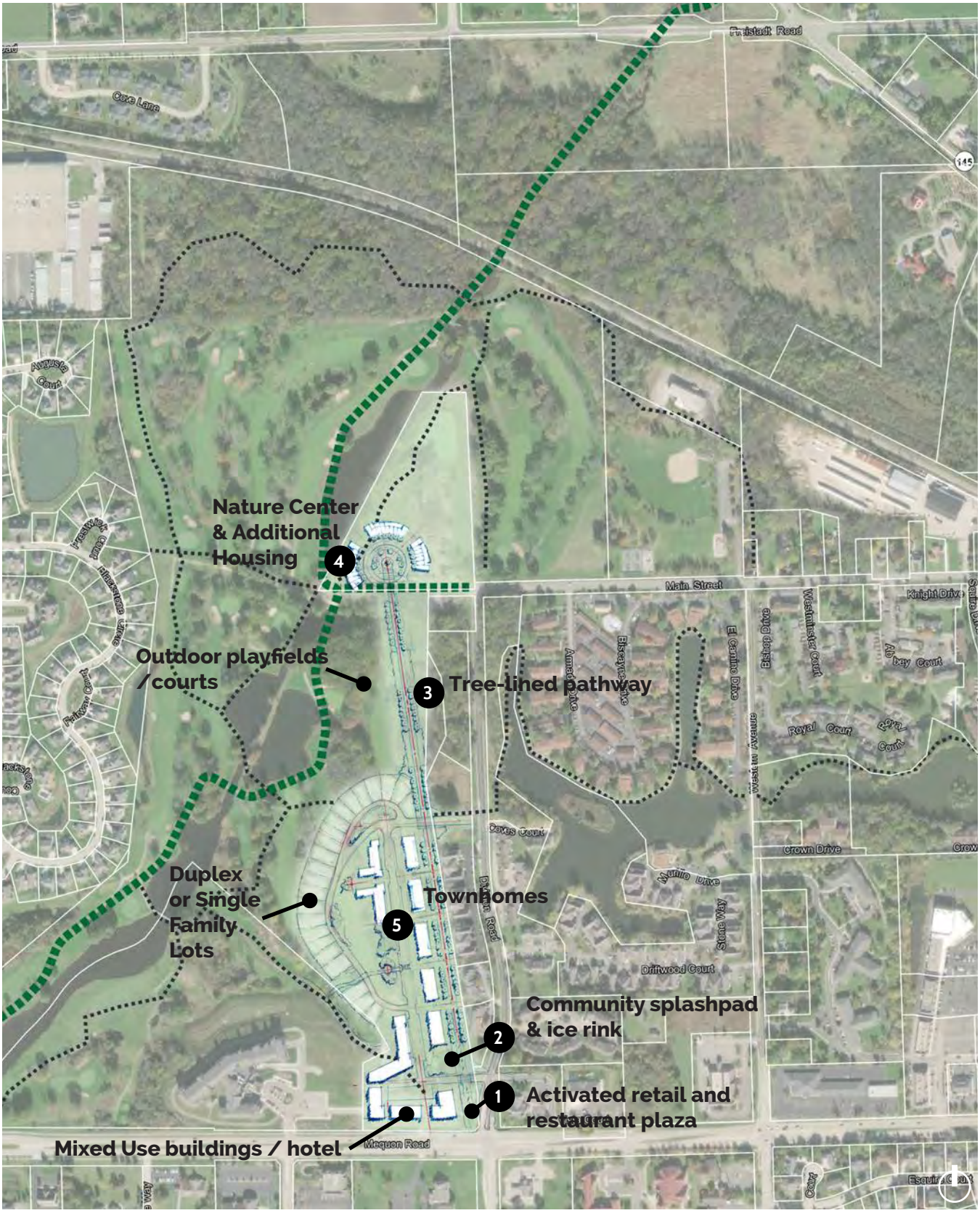
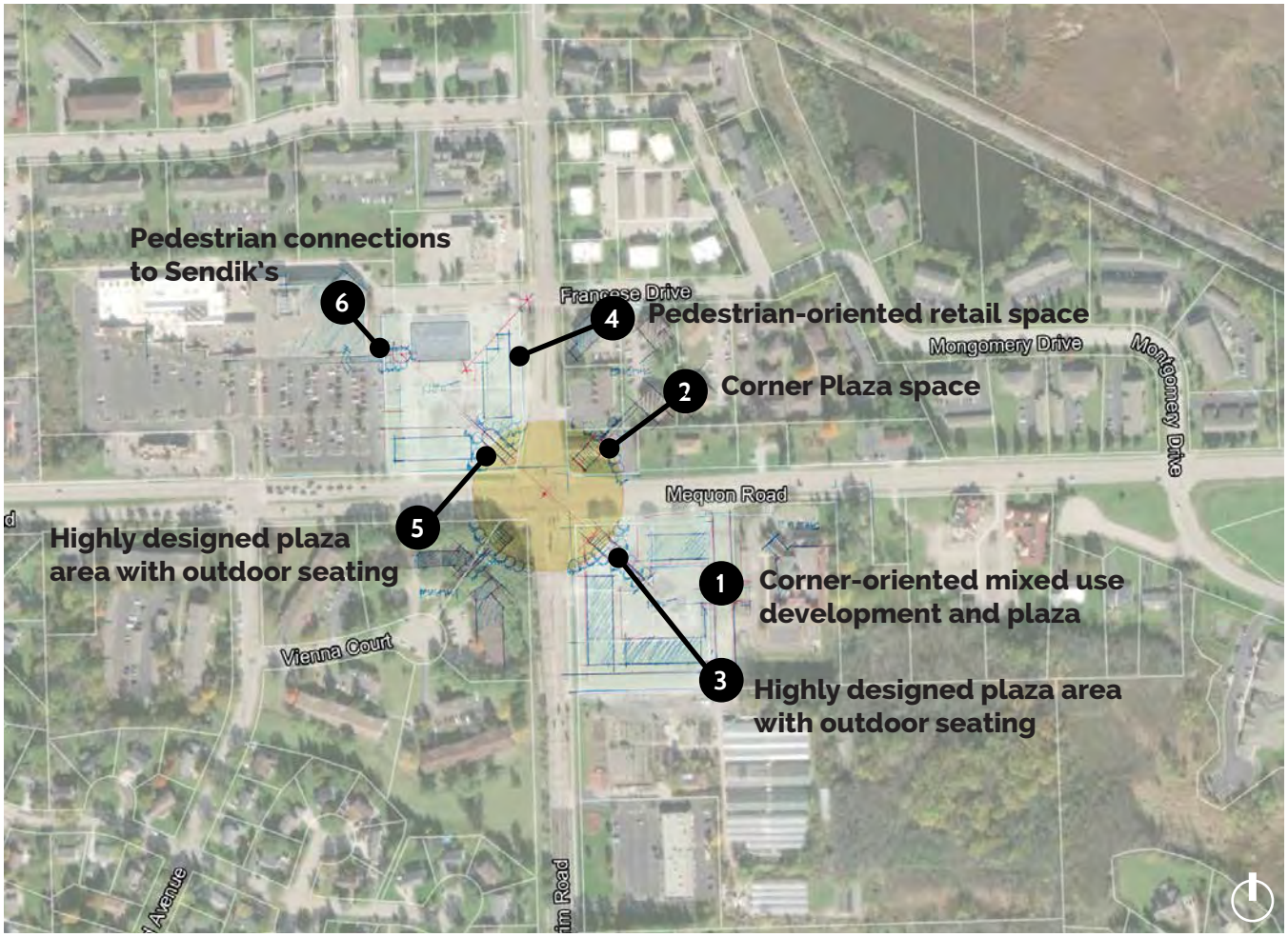


Figure 6.5 – Village Center - Mequon & Pilgrim Development Node



Traditional suburban retail centers are in need of a refresh. A reorientation from "auto-only" to "place-based, pedestrian-friendly" design is the model that thriving retail centers are embracing across the nation. Every major intersection within the Village Center along Mequon Road should look for ways to strategically place buildings that frame outdoor spaces, introduce intentional green/ landscaping (vs. left-over 9' wide parking lot islands), and allow for mixed-use buildings with residential above.



Village Center: Next Steps

In order to realize the vision for Germantown's Village Center, the Village should undertake the following:

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each**: The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.

2. **List the key existing conditions (constraints and opportunities) for each parcel**: Key parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).

3. **Create a phasing plan for infrastructure improvements:** Prioritize infrastructure enhancements that will better connect Main Street with the Menomonee River and Mequon Road.

4. **Document current available subsidies as well as additional subsidies the Village could pursue:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed. Additional programs and incentives should be explored with an emphasis on mixed-use redevelopment and active pedestrian spaces.

5. **Describe what the Village wants in terms of both short-term and long-term missions:** The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.

6. **Conduct one-on-one meetings with property owners to determine interest in sale or redevelopment of their land:** Create a simple, easy-to-review executive summary that can be used in emails and hard copy handouts. Staff/consultants conducting the interview should have a portfolio of additional information concerning examples and possibilities the Village would like to see.

7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or develop an overlay zoning district, that provides specific regulations and expectations for future development in this area (ex. updated design guidelines with an emphasis on pedestrian space design, prohibit uses such as gas stations that are against desired vision for the area, etc.)

Holy Hill Gateway District/ Freistadt District

The land surrounding Holy Hill Road to the north and south has been in demand for new industrial development and growth in the Village. New businesses in this area include the Gateway Corporate Park, Capstone 41 Business Park, Dielectric Manufacturing, and Illing Packaging, which are located north of Holy Hill Road and west of Goldendale Road. It is anticipated that this demand will continue, and that more development and land conversion from agricultural to industrial land use will take place as a result. However, the exact areas that should be developed as part of the emerging industrial park is in question, as well as the design of those industrial buildings themselves.

As the Village plans future land use in this area, important considerations include the existing residential development to the southeast of the industrial development, the fact that much of the area already falls within the Village's sewer service area, and the desired character of the Holy Hill and Goldendale Road corridors, both for vehicles and for cyclist and pedestrians.

Through the comprehensive planning process, the Village has determined that the land in this area should be developed as a combination of Light Industrial, Commercial Warehousing, and High Density Multi-family Residential, primarily. Commercial development, potentially including multifamily housing if it is developed alongside community amenities and with a walkable format, is also a potential use along I-41. Medium Density Residential areas are envisioned as conservation subdivisions, which allow clustering of residential lots around areas of environmental areas. These districts are also deemed suitable for potential "next generation" housing opportunities provided that the Village qualifies under the Washington County's regional affordable housing ownership initiative. These subdivisions will allow a transition in development intensity between the industrial uses and the more rural and agricultural residential areas in this part of the Village.

Additionally, the area includes a vision for a regional trail network along existing environmental corridors and newly created regional stormwater corridors. This trail network will serve as an amenity to existing and future uses and serve as a physical connection for residents and businesses to the Village Center.

Community Voices

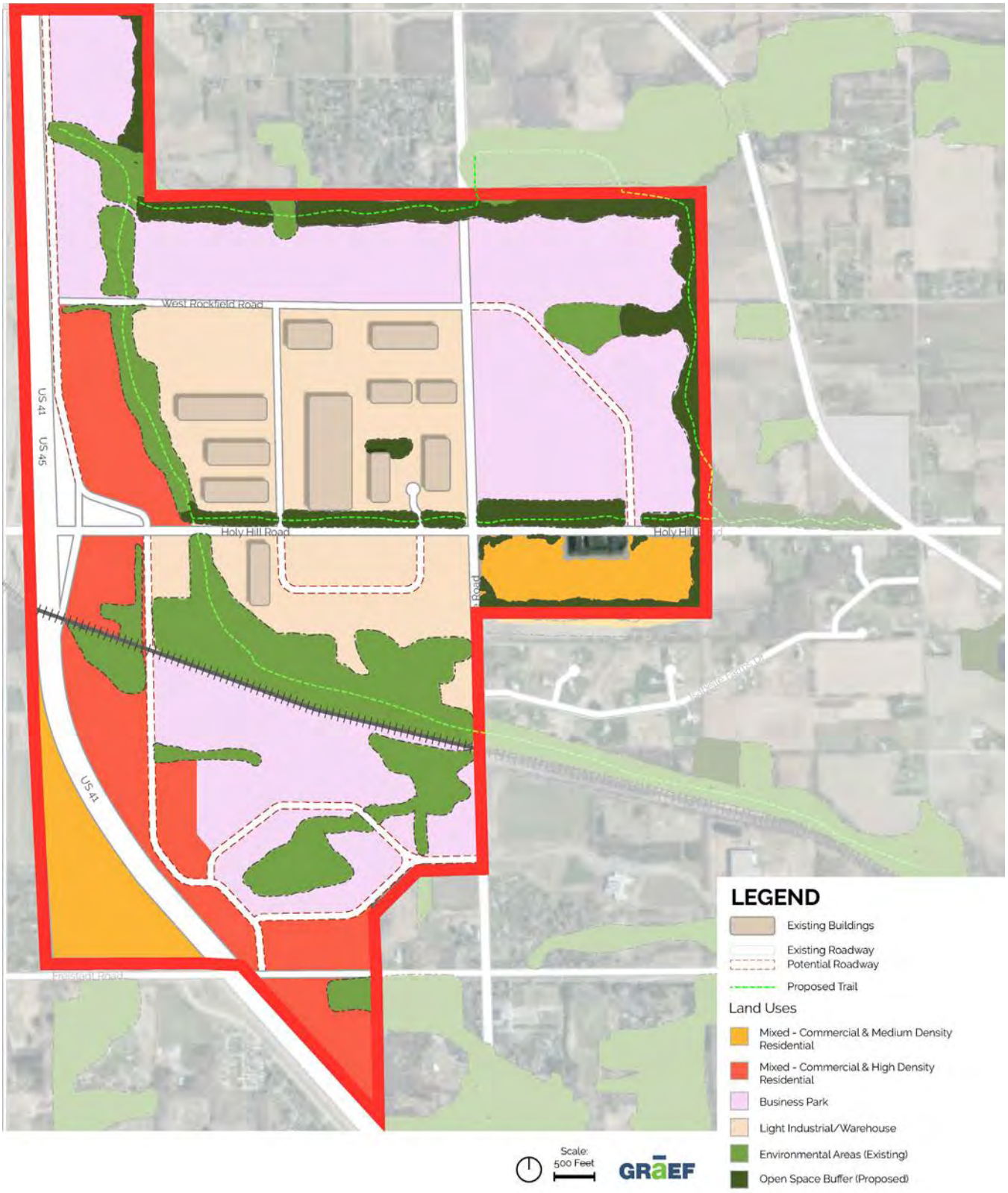
I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green space. It would make a much more desirable area for all.

Next Steps

In order to realize the vision for this area of Germantown, the Village should undertake the following:

1. Develop a master plan for the Holy Hill/Freistadt Road area that includes the following elements:
   - Street and Block framework
   - Preferred Future Land Use
   - Regional stormwater concept plan
   - Trail and Open Space plan
   - Regulations and Design Guidelines
   - Funding & Incentives
2. Adopt the master plan as an amendment to the Comprehensive Plan.
3. Re-zone. Develop a new zoning district, or develop an overlay zoning district with design guidelines that will provide specific regulations and expectations for future development in this area, based on the master plan.
4. Engage with the development community to determine interest in the area and further refine proposed development patterns in response to specific needs of tenants.

Figure 6.6 – Holy Hill Gateway & Freistadt District - Future Land Use Vision



Holy Hill & Freistadt Inspiration



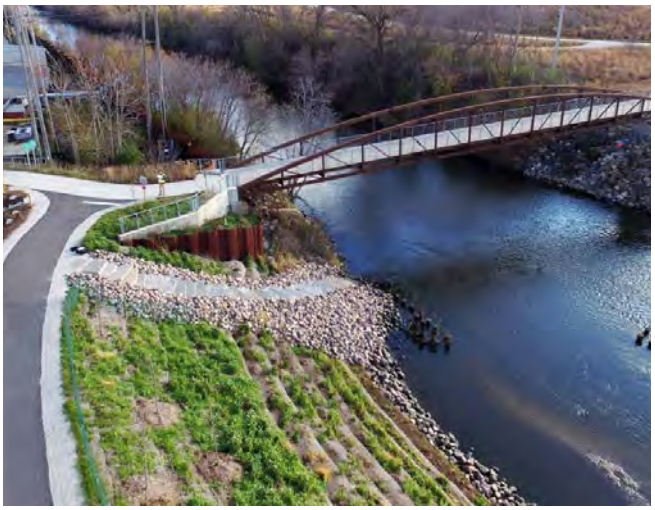


▲ The Village envisions unique industrial building design that stands apart from traditional, warehouse look and feel



▲ The high visibility of lands adjacent to I-41 could accommodate mixed-use commercial destinations similar to Whitestone Station in Menomonee Falls.





▲ Stormwater and Open Space: Industrial areas should be required to set aside public easements for regional trails and stormwater features should be designed as a natural amenity along with the functional purpose.





Systems

Housing

Transportation

Agricultural & Natural Resources

Utilities & Community Facilities

Housing

The Village of Germantown prides itself on its housing and neighborhoods. From leafy, historic subdivisions, to rural estates, to multifamily buildings closer to downtown, the Village has a lot to be proud of. However, Germantown's population is growing and changing. The community is affected by the same economic factors that have been impacting communities all over the country.

As of the writing of this plan, the housing market in the region is booming as the COVID-19 pandemic enters its third year. Demand for housing along with the increasing cost of materials is driving rent and home prices higher than ever before. Some of the dynamics of the current housing market may not be captured in the data presented here.

As the cost of housing increases, ensuring that housing is accessible and affordable to current and future Germantown residents also takes on new importance. Nationally, wages have been nearly stagnant for decades, which means that young professionals and families often cannot afford the same type of housing that their parents could at their age. Workers moving to Germantown's newly created industrial jobs may have a difficult time finding housing in the Village as well. As discussed previously in this plan, more housing development in Germantown will also come at the cost of open space and agricultural land.

The Village is re-examining its future housing growth with all of these factors in mind, placing an emphasis on creating housing options that are accessible to a range of households that also blend seamlessly with Germantown's existing neighborhoods and landscape. As Germantown considers future housing development, this chapter can be used as resource of information that captures some of the complex dynamics at play in the existing housing stock, housing market, and Germantown households.

Existing Housing Conditions

Housing Units Growth Rate

Based on U.S. Census data, in 1970, there were 1,787 housing units in Germantown, increasing to 7,075 in 2000. The 2020 American Community Survey estimates there were 8,115 housing units in 2020. About 96% of those housing units are occupied and 4% remain vacant, mostly available for sale or rent, or only used seasonally.

Housing Tenure & Types

Of all the occupied housing units in Germantown, 23% are occupied by households that rent, while 77% are owner occupied. However, 83% of Germantown residents live in housing units that they own, indicating that renters typically live in households with fewer people. The median rent in Germantown was estimated at $1,061 in 2020.

Of all of the housing units in Germantown, whether or not they are occupied, 63% are detached single family homes and 10% are attached single family homes, such as townhomes. The percentage of housing stock that consists of single family homes varies widely among the Village's peer communities. Germantown's rate of single family housing is similar to Cedarburg, Menomonee Falls, and the County as a whole, lower than Mequon and Richfield, and higher than Grafton. There is no one-size-fits-all ratio of multi-family to single-family housing. Rather, a mix of housing types can provide options to individuals and families with different incomes and preferences, which change overtime and in different stages of life.

Housing Age & Price

The majority of Germantown's current housing stock was built between 1970 and 2009, with over 1/4 of the housing stock being built in the decade between 1990 and 1999. Only 8% of Germantown's housing stock was built before the 1950s.



There are **8,115** housing units in the Village of Germantown. About **96%** of them are occupied, and 4% remain vacant.

of all occupied housing units,

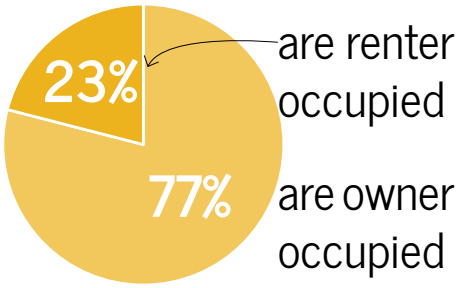
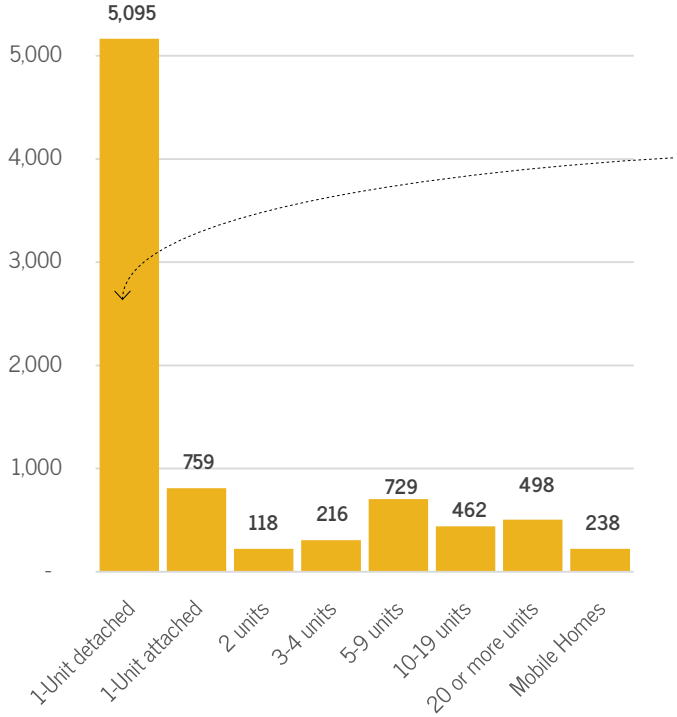


Figure 7.1 – Germantown Housing Units by Type



▲ 2020 American Community Survey 5-year estimates

63% of the total housing units are detached single family homes

Table 7.1– Village of Germantown Household Projection, SEWRPC

	2035	2050
Household Projection	10,786	12,597

▲ SEWRPC Household Projections (2013)

Rates and Demand for Residential Development

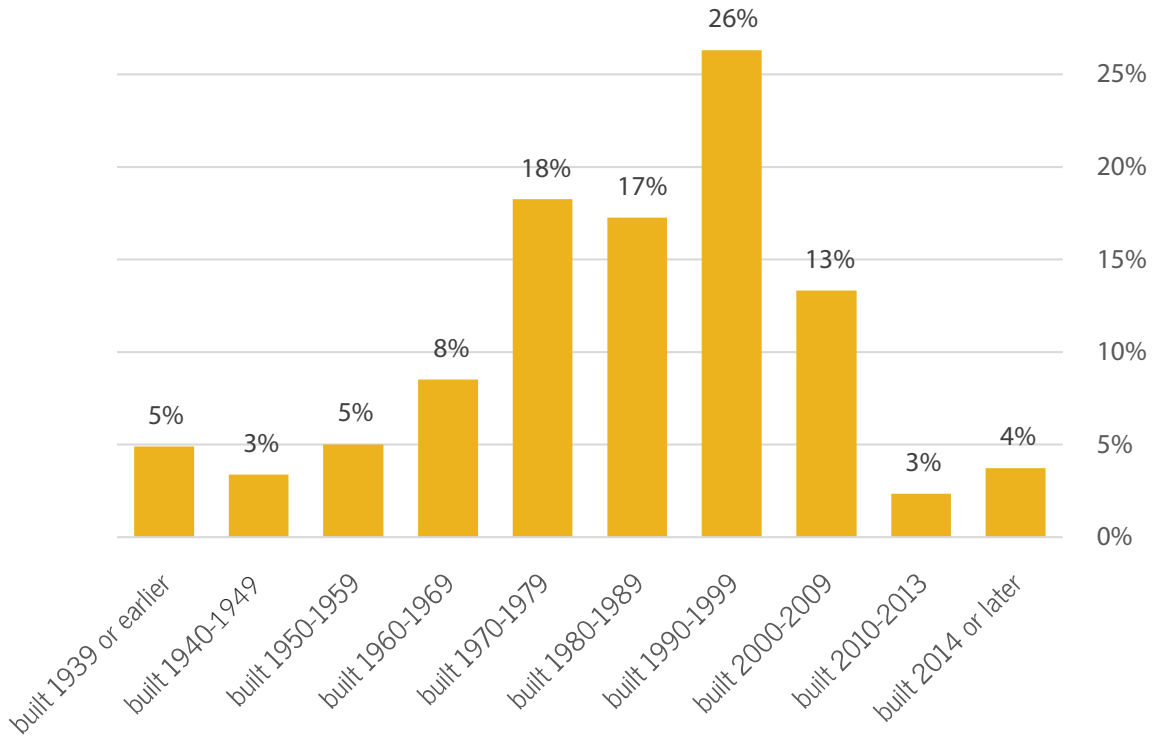
While there have been occasional high peaks in the number of permits issued the past, mainly due to large multi-family unit developments in 1988, 1991 and 1995, a general trend in permit issuance can be seen. In the early to mid 1980s, the Village averaged 106.5 permits issued per year. This was followed by a sharp increase, to an average of 250.9 permits, issued between 1987 and 1995. From 1996 to 2000, the average number of permits issued had dropped to 170.4 permits per year. Between 1980 and 2000, the Village of Germantown averaged 177 total residential building permits issued per year.

Demand for Dwellings and the Rate of Growth

Germantown's population is expected to continue to grow over the next thirty years. Table 7.1 shows that by 2035, SEWRPC projects that the Village of Germantown will have added nearly 3,000 households and over 4,000 new households to the community by 2050. This projection is due to anticipated population growth in the Village, as well as an average household size that is trending down over time. As noted in Chapter 2: Community Profile, there are different agencies that project future population and household numbers. The numbers projected by SEWRPC are greater than the numbers projected by the WI DOA. It should also be noted that the SEWRPC projections are for the year 2050, where the WI DOA projections go out to 2040.

These projections represent the potential for housing growth in Germantown. The actual rate of housing development and growth in the Village is ultimately dependent on the amount of housing units that are developed each year and what types of units they are.

Figure 7.2 – Germantown Housing Units by Year Built



▲ 2020 American Community Survey 5-year estimates

Table 7.2 – Comparison of Housing Units by Number of Units Germantown and Peer Communities

	Germantown	Cedarburg	Grafton	Menomonee Falls	Mequon	Richfield	Washington County
Total # of housing units	8,115	5,102	5,533	15,982	9,414	4,692	57,155
1-Unit detached	63%	66%	55%	68%	74%	97%	69%
1-Unit attached	10%	6%	11%	4%	13%	2%	8%
2 units	2%	3%	5%	1%	2%	1%	4%
3-4 units	3%	4%	4%	2%	1%	0%	4%
5-9 units	9%	8%	11%	5%	0%	0%	6%
10-19 units	6%	2%	4%	3%	2%	0%	4%
20 or more units	6%	11%	10%	16%	7%	0%	5%
Mobile Homes	3%	0%	0%	0%	0%	0%	1%
Boat, RV, Van etc	0%	0%	0%	0%	0%	0%	0%

▲ 2020 American Community Survey 5-year estimates

Table 7.3 – Comparison of Occupied Housing Units Tenure of Occupants Germantown and Peer Communities

	Germantown	Cedarburg	Grafton	Menomonee Falls	Mequon	Richfield	Washington County
Total # of occupied housing units	7,818	4,920	5319	15,397	8,839	4,596	54,787
Owner Occupied	77%	71%	67%	75%	85%	98%	77%
Renter Occupied	23%	29%	33%	25%	15%	2%	23%

▲ 2020 American Community Survey 5-year estimates

Accessible and Affordable Housing

Housing/Jobs Ratio

As outlined on page 24 of this plan, SEWRPC analyzed the relationship between anticipated job wages and housing costs in each municipality as part of the 2035 Regional Housing Plan for Southeastern Wisconsin. The report predicted that there is likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use map and expected development pattern.

This Comprehensive Plan update takes this warning to heart, and the updated Future Land Use Map for Germantown takes a more place-based approach – one that incorporates a diversity of housing in neighborhoods throughout Germantown, including moderate - cost, higher-density single family housing. The regional housing plan defines moderate-cost housing as higher-density single family housing units, usually on lots of less than 20,000 square feet.

It is important to the Germantown community, and the region as whole, that the housing available in Germantown reflects the jobs available in the community so that the people who work in Germantown can live here as well. However, considering housing affordability in Germantown is not only about planning for future residents. The Village should also closely examine affordability for current Germantown residents.

Housing Cost Burden

Housing cost burden is defined as paying more than 30% of household income on housing costs including mortgage, taxes, and utilities, or gross rent. Generally, households that spend more than 30% of their income on housing costs are considered burdened by those costs. However, housing cost burden is not always an adequate measure of affordable housing in a community. High income households may spend more than 30% of their income on housing and still have enough left over to cover all of their other expenses

Table 7.4 – Germantown: Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months

Percent of income spent on housing / Income bracket	% Households
Less than $20,000	**5%**
Less than 20 percent	0%
20 to 29 percent	0%
30 percent or more	5%
$20,000 to $34,999	**8%**
Less than 20 percent	0%
20 to 29 percent	2%
30 percent or more	6%
$35,000 to $49,999	**12%**
Less than 20 percent	3%
20 to 29 percent	5%
30 percent or more	4%
$50,000 to $74,999	**16%**
Less than 20 percent	8%
20 to 29 percent	5%
30 percent or more	3%
$75,000 or more	**59%**
Less than 20 percent	42%
20 to 29 percent	15%
30 percent or more	1%
Zero or negative income	**1%**
No cash rent	0%

▲ 2020 American Community Survey 5-year estimates.

and savings. For lower income households, however, housing cost burden can accompany difficulty affording necessities such as food, clothing, transportation, and medical care.

47% of Germantown households that pay rent spend more than 30% of their income on rent. However, a more revealing number may be how many households whose income falls below 50% of the median income and also spend 30% or more of their income on housing costs, whether renters or owners.

Germantown's median income is $89,111; half of this is $45,556. According to 2020 American Community Survey estimates, somewhere between 11% - 15% of Germantown's households earn less than $43,781 per year and pay more than 30% of their household income towards housing costs, regardless of whether they rent or own their homes.

Community Voices

> Modern loft/living spaces that would attract a younger ... resident. Pairing that with shops restaurants and outdoor spaces.

> It would be great to see Germantown value smaller single family lots that are more welcoming to younger families over creating large expensive ... neighborhoods that create physically segregated subdivisions.

> ...decent sized lots, not cookie-cutter homes packed tightly together

In an effort to address the existing housing market void of high quality homes necessary to accommodate an expected 37% increase in the Washington County labor force that are affordable for young professionals seeking entry-level housing and a desire to live in the area, Washington County has created the "Next Generation Housing Initiative".

This program is intended to kick-start and support investment in the housing stock and enhance the quality of housing and neighborhoods throughout the County. An initial investment of $10 million of American Rescue Plan Act (ARPA) recovery funds allocated to Washington County for economic and community recovery purposes.

The primary goal of the "Next Generation Housing" initiative is to provide governmental services and support to participating municipalities in the County that will foster the creation of attainable (affordable) housing options. A goal of providing 1,000 new single-family, owner-occupied housing units with 75% having a lot & home cost under $300,000 and 25% under $400,000 by the Year 2023.

The Village of Germantown is a participating municipality through Village staff involvement and membership in the Next Generation Housing (NGH) Committee. The NGH Committee is currently in the process of ranking, prioritizing and selecting three (3) pilot developments from a lengthy list of potential development sites scattered throughout the County that will be eligible to share a total of $6.75 million for funding various development costs, e.g. engineering services, surveying, environmental due diligence, land acquisition, infrastructure development and direct developer incentives for residential developments that satisfy the NGH goals.

It is intended that the Village will participate in the NGH program and seek start-up funds totaling $50,000 to complete preliminary steps toward the development of the Village's priority site(s) (to be determined).

Transportation

This section includes a profile of the streets and highways, truck routes, rail service, aviation service, transit service and pedestrian and bicycle facilities within Germantown. Goals and actions are identified in the Implementation Chapter which will guide the maintenance and improvement of existing facilities and address future opportunities for transportation facilities in the Village. These actions also reflect the need for Germantown to coordinate the use and connection of Village transportation facilities with adjacent communities and regional authorities. Such coordination will insure Village residents have safe and convenient access to the various regional destinations and that regional travelers will have access to the destinations within the Village.

Community Voices

Consider inclusion of County-wide Bike and Trail Network corridors and side paths

Recreate Mequon Road between Division and Pilgrim into a slow speed road with bike lanes and sidewalks, nice downtown lighting, to make it part of the downtown core.

It would be good to see Germantown move towards a more walkable design, where businesses abut the street and parking is in the rear. Moving towards an environment that revolves around bikes and pedestrians over autos.

Street and Highway Circulation

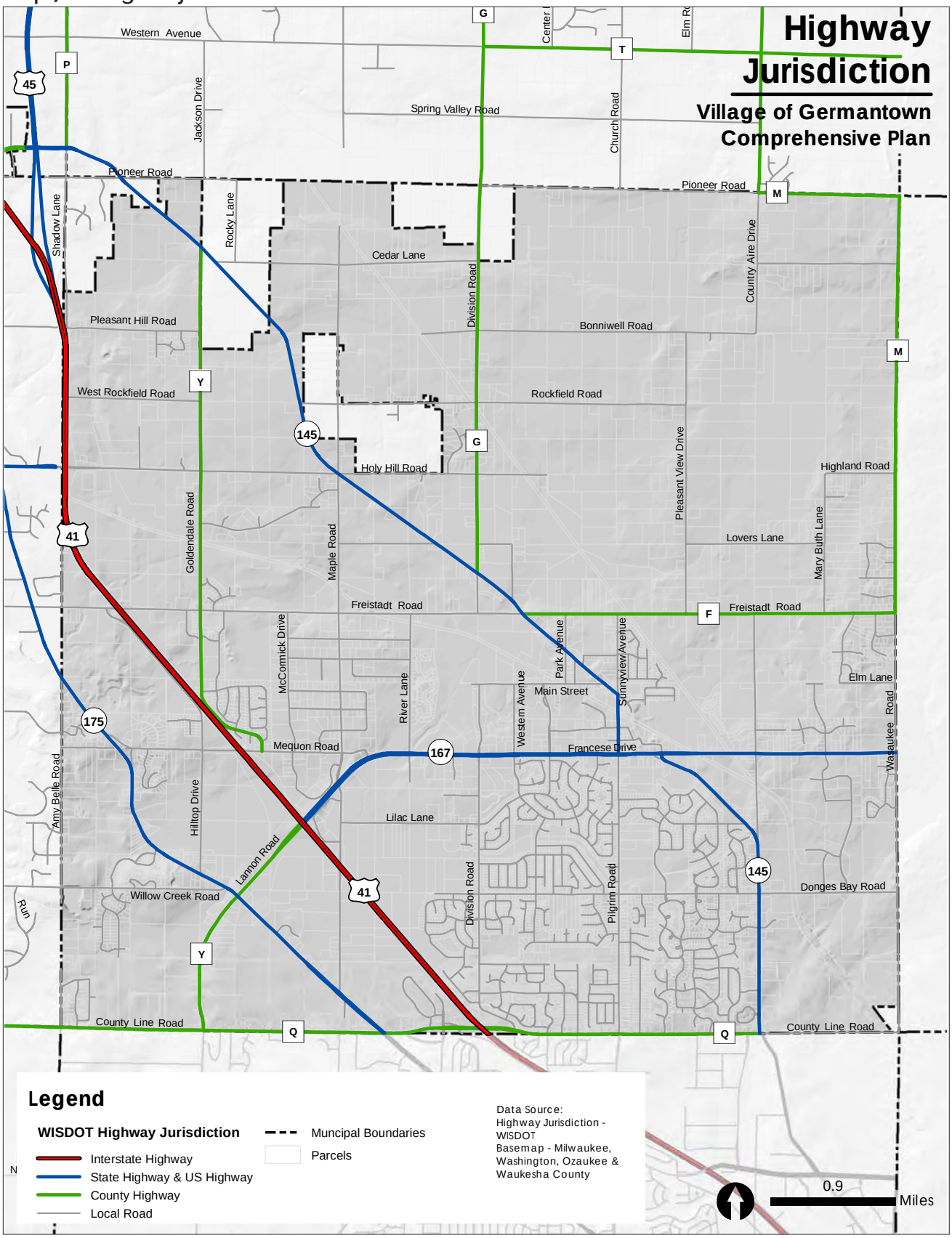
Highway Jurisdictions and Functional Street Classifications

A combination of Federal, County, State, and local roadways make up Germantown's street network system. Both the Wisconsin Department of Transportation (WisDOT) and Southeastern Wisconsin Regional Planning Commission (SEWRPC) have devised functional classification systems for roads. The SEWRPC functional classification system classifies streets and highways solely according to the function that they serve. The WisDOT functional classification system is used to assess eligibility for federal aid as well as local roadway planning. WisDOT functional classification definitions include the following:

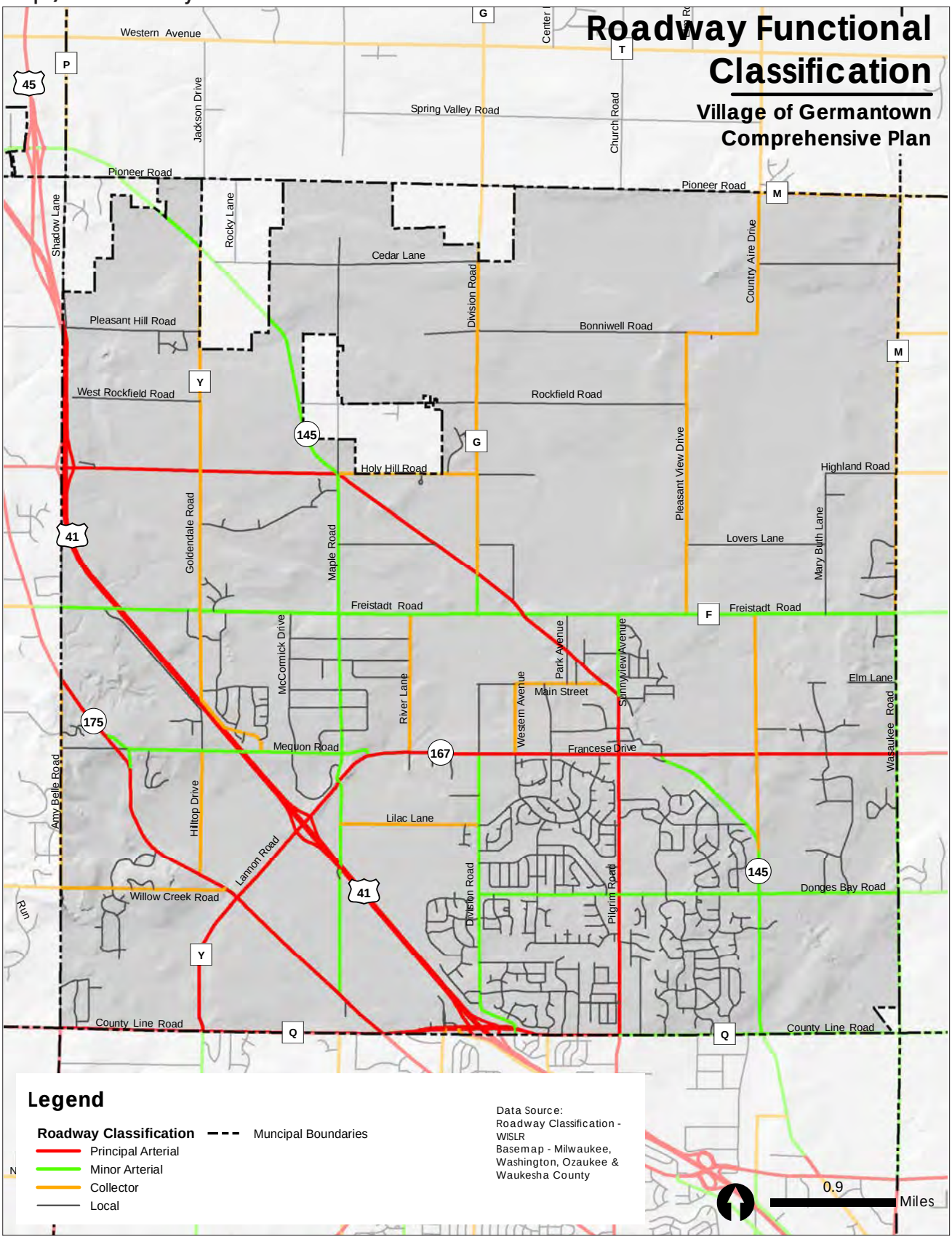
- Principal Arterial : Principal arterials serve major economic activity centers of an urban(ized) area, the highest average daily traffic (ADT) corridors, and regional and intra-urban trip length desires. Because they have the longest trip lengths, highest ADTs, and are generally extensions of the highest rural functional routes, such routes should be principal arterials.
- Minor Arterial : Urban minor arterials serve important economic activity centers, have moderate ADT, and serve intercommunity trip length desires interconnecting and augmenting the principal arterial system. In conjunction with principal arterials, minor arterials should provide an urban extension of the rural collector system to the urban(ized) area Central Business District (CBD) and connect satellite community CBD's with the main CBD.
- Collector : Collectors provide direct access to residential neighborhoods, commercial, and industrial areas, and serve moderate to low ADT and inter-neighborhood trips. As the name implies, these routes collect and distribute traffic between local streets and arterials. In the CBD and areas of similar development and traffic density, the collector system may include the street grid, which forms the logical entity for traffic circulation.
- Local Street : Urban local streets predominantly serve to access adjacent land uses. They serve the ends of most trips. All streets not classified as arterials or collectors are local function streets.

Germantown is well connected to the larger region through a series of federal, state, and county roadways. I-41 provides the most vital link to the larger region including the greater Milwaukee Metropolitan area, Fond du Lac, and the Fox River Valley area. Roads and their functional classifications that form the primary components of the roadway transportation system in the Germantown area are displayed in the maps on the following pages.

Map 7.1 – Highway Jurisdiction



Map 7.2 – Roadway Functional Classification



Traffic Volumes

Traffic volume data is one way to evaluate future roadway improvement needs. Traffic volumes also are a valuable economic development tool that assists developers understand visibility of certain sites.

Traffic counts are reported as the number of vehicles expected to pass a given location on an average day of the year. This value is called the "annual average daily traffic" or AADT and is represented on traffic count or traffic volume maps. The AADT is based on a short duration traffic count, usually 48 hours, taken at the location. This count is then adjusted for the variation in traffic volume throughout the year and the average number of axles per vehicle. Short duration counts are collected over three, six, or 10-year cycles at more than 26,000 rural and urban locations throughout the state.

The Wisconsin Department of Transportation (WisDOT) provides traffic counts via an interactive map that allows you to view counts anywhere in the state. This mapping application enables users to search, pan and zoom to areas throughout the state to view AADTs, both continuous and short durations. The data included provides users the most recent volume count as well as historical data if available. Due to the fluidity in traffic volumes, the Village should continue to reference WiSDOT's interactive mapping tool to assess current traffic volumes within the Village:



Planned Street and Highway Improvements

Roads and highways within the Village of Germantown are under various jurisdictions. Federal, State, County and Village road designations are based on the function and importance of a roadway in the regional road network. These designations also indicate which agencies are responsible for the roadways and dictate the funding sources available for both maintenance and improvements.

While the U.S. Department of Transportation provides funding for all Federal roads, the maintenance and improvement of Federal roads is conducted at the State level. The Wisconsin Department of Transportation conducts transportation studies for Federal and State road expansion, provides improvements for any new or expanded Federal or State road, and provides direction to the Washington County Highway Department for maintenance along the Federal and State roadways.

In addition to the responsibility of maintaining approximately 200 miles of State and Federal highways, the Washington County Highway Department is also responsible for the maintenance and construction of approximately 200 miles of County Trunk Highways. County road construction is decided on the basis of need and roads are built with Federal aid if possible. Maintenance includes patching pavements, picking up trash within the right of way, mowing, tree cutting, shoulder repair, drainage, sign repair, guard rails, putting up snow fence, salting and plowing. The Highway Department also issues driveway permits and special land permits on County Trunk Highways.

The Village of Germantown oversees maintenance and improvements for all local roads within its boundaries. Some projects are funded completely through the Village's Capitol Improvement Program and some are funded through grants or non-local funding sources (County, State, Federal, etc.). The Village's Engineering Department communicates all planned roadway projects on the Village website. This includes projects identified as part of the Annual Road Program (5-year forecasts).



Recently completed or slated roadway improvement projects as of 2022 included the following:

- Freistadt and Maple intersection (WisDOT project with HSIP funding) – constructed in 2022
- Holy Hill Road – Village funded (redevelopment) from B St to Goldendale Rd - 2021 and 2022 construction
- CTH M (Freistadt to 2.5-miles north to Ozaukee County border) – Washington County funded, 2023 construction
- CTH M (Pioneer from Country Aire to Wasaukee) – Washington County funded, 2022 construction (likely)
- Division Road (Wendy Lane to STH 167) – looking to get funded through WisDOT Local program - 2025 or 2026 construction (if funded)

Truck Routes

The Village is currently served by several officially designated truck routes including the entire lengths of I-41, STH 145, STH 175 and the segment of STH 167 from the eastern boundary of the Village to its intersection with STH 145. These designated roads appear to address the needs of trucks passing through the Village. There are no private truck stops located within the Village.

Freight Rail Service

The Village is served by freight service on the Wisconsin Central Transportation Corporation and Wisconsin & Southern Railroad Company rail lines. The potential exists for certain sites located within the Germantown Business Park to have freight service by rail. The Village supports continued freight service, which is important to a number of regional businesses.

Aviation Service

There are five airports which serve the Village. These include:

- West Bend Municipal Airport, 18 miles north of the Village.
- Lawrence J. Timmerman Field, 10 miles southeast of the Village
- Hartford Municipal Airport, 18 miles northwest of the Village
- Milwaukee's Mitchell International Airport, 30 miles southeast of the Village
- Chicago's O'Hare International Airport, 100 miles south of the Village

As indicated above, the Village meets the SEWRPC's standard of having accessibility within 60 minutes travel time of scheduled air transport at Mitchell International Airport, the primary air passenger facility in the region. There has been regional level studies conducted and there is no future plan for location of an airport within the Village of Germantown.

Transit Service

The Washington County Commuter Express Bus System (WCCE) provides rides for employees traveling between Washington and Milwaukee Counties. The WCCE is a collaborative project of Washington County employers, economic development organizations and local governments. The two routes are the Downtown Milwaukee Express and the Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express. The WCCE Downtown Milwaukee Express and Mitchell Street Express both pick up commuters at the Germantown park & ride lot located at Lannon Road & I-41. The Washington County Shared-Ride Taxi provides service to and from the Germantown park & ride location.

The Village supports SEWRPC's VISION 2050 public transit element which recommends improved and expanded commuter bus connections from Washington County to Milwaukee and through Milwaukee to the other urban centers of Southeastern Wisconsin, and improved and expanded local transit service to commercial and industrial development in the Germantown.

Pedestrian and Bicycle Transportation

Sidewalks and Sidepaths

The existing sidewalk network in Germantown is focused within the Village Center District along Main Street and Mequon Road. Other sidewalks exist sporadically throughout the village, but lack connectivity. Since sidewalks begin and end sporadically, residents have difficulty relying on a safe and convenient walking path to various destinations within the Village.

Over the past decade, the Village has worked towards providing pedestrian and bicycle connections through the use of sidepaths. A sidepath is a bidirectional shared use path located immediately adjacent and parallel to a roadway. By definition, sidepaths are different from sidewalks as they are intended to accommodate both walking and bicycling. As such, these paths are often wider than traditional sidewalks and will be constructed with asphalt as opposed to concrete sidewalks.

As outlined in the Economic Development Chapter of this Plan, the Village seeks to better connect the existing Historic Main Street to Mequon Road through the addition of sidewalks, sidepaths, and off-street trails. All developments within the Village Center District are envisioned to be pedestrian-friendly in design, which includes, at a minimum, sidewalks. The proposed improvements to the sidewalk network are designed to connect sidewalks which currently begin and end sporadically and to improve the connections between residential and non-residential areas of the Village Center. The new sidewalk network will provide a safe and reliable method for residents to walk to the destinations, increasing the potential for more residents to utilize these facilities as a form of transportation.

Off-Street Trails

Off-street trails exist within a majority of village parks. Similar to the sidewalk network, the off-street trails lack connectivity. Proposed off-street trails are focused along arterial and collector roadways as well as environmental corridors.

One of the priority focus areas of the Village identified in the Comprehensive Outdoor Recreation Plan (CORP) is the creation of a village-wide Trail System Plan. An overview of this plan is illustrated on Map 7.3. While several parks and residential subdivisions currently have hiking or biking trails, they are small and serve only nearby residents. The proposed system of trails would link these parks promoting greater accessibility and connectivity within the Village, and potentially become a regional amenity. In a 2019 public meeting conducted for the 2021 CORP update, "expanding and improving the trail system" was the park initiative that received the most votes.

Priority Project Spotlight

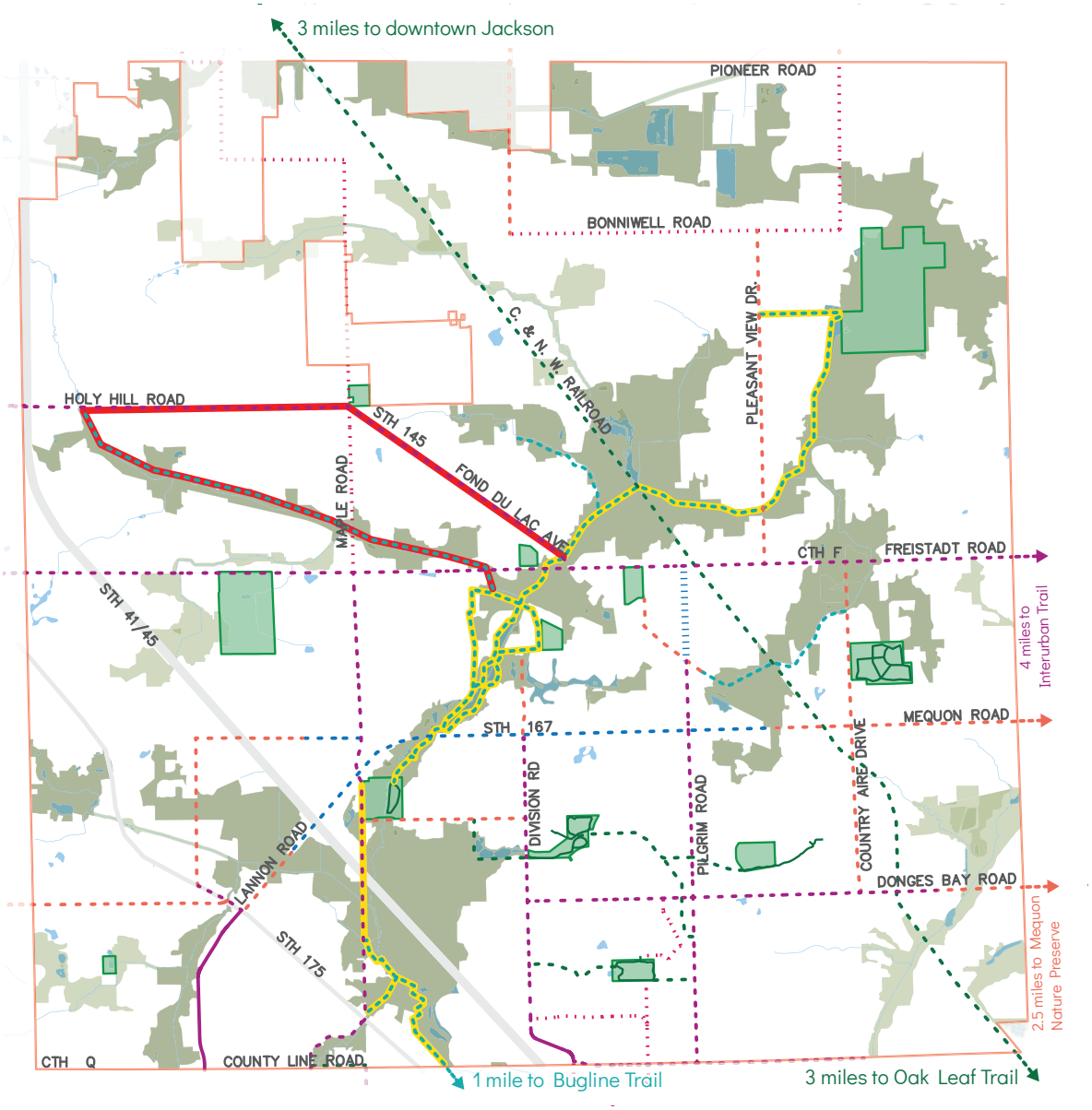
Menomonee River Trail

- Off-street trail that runs adjacent to Menomonee River
- 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
- Begin conversations with land owners that touch the Menomonee River to negotiate public access easements or acquisition opportunities

Goldendale Creek Loop Trail

- This potential trail loop would act as a recreational amenity to planned industrial park users and future residential subdivisions
- 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)

Map 7.3 – Village-wide Bicycle & Pedestrian Connections Map



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

Agricultural & Natural Resources

This chapter identifies the existing natural features and agricultural resources located within Germantown. How agricultural land use has influenced and changed over the years is discussed and its importance to the future of Germantown is assessed. Identification of vital characteristics of these resources and methods which can be used for preservation of these attributes is discussed. Goals and actions are identified in the Implementation Chapter which address changes to Village policies and procedures and outlines the need for preservation of the most vital resources of the Village of Germantown.

While the built environment is generally the most influential characteristic that people use to identify a community, the natural characteristics of an area can be much more influential in creating the character of an area. Given the homogeneous building style created in many suburban communities, the ability to distinguish one suburb from the other cannot generally be done by looking at its buildings. Germantown is unique in understanding this failing of newer communities and has chosen to accent some of its buildings with a specific character. However, existing natural features can also greatly contribute to enhancing the unique character of the Village. Additionally, it has been found that a high percentage of residents moving to outer ring suburbs chose the communities because of the open views, 'its more green', or natural features. The Village must deal with the irony that the development which is drawn to the area by its green spaces can sometimes be responsible for destroying the very green spaces which attracted them to the area.

The combination of flora and fauna unique to the Village, the open views of farmland, rolling hills, wetlands and woodlands and the cultural characteristics which have developed in the area all contribute to the individual character which is Germantown. The loss of these characteristics threatens to transform Germantown into a generic suburb which can be found throughout the country. The Agricultural and Natural Resources element will identify various valuable resources and will provide the Village with a guide for its decision making regarding the preservation of the unique resources of Germantown.

Agricultural Land and Preservation

Agricultural Land Use

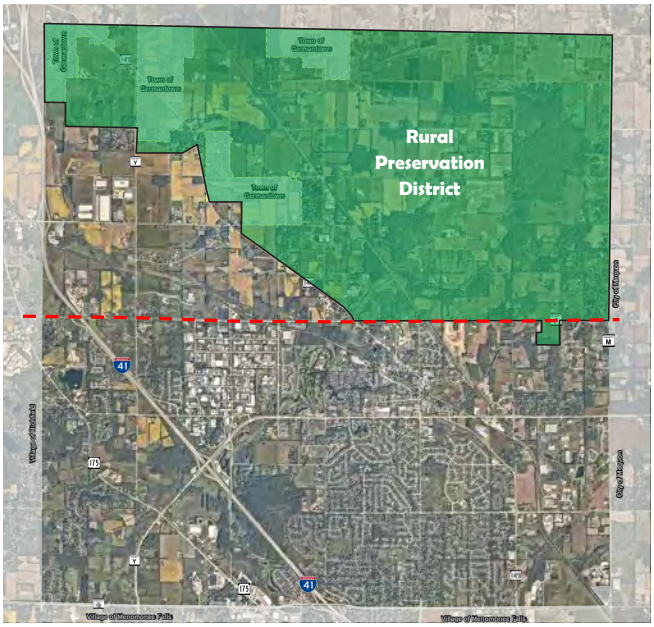
Historically, Germantown was primarily a farming community. In 1970, approximately 70% of the land in Germantown was used for agricultural purposes. However, like most communities in the Milwaukee metropolitan region, Germantown has been continually losing farmland to residential and commercial development.

As indicated in Section 5, existing agricultural uses comprise approximately 38 percent (8,300 acres) of all land use in the Village. The number of farms in the Village has also decreased to the point that there is only one dairy farm currently operating in the Village (Charlie Jones farm on north Maple Road). The Census of AgricultureTindicates that Washington County land area in farms decreased five percent from 2012 to 2017 and the market value of agricultural products sold increased 28% during that same time period. In the "Farms Under Threat: The State of the States" 2020 report, the American Farmland Trust placed the State of Wisconsin in the "medium-threat" category when it came to measuring state-level policy responses to agricultural land threats. Nearby Midwestern states such as Illinois and Indiana are considered "high-threat" while Minnesota, Michigan, and Iowa are considered "low-threat". Most of the remaining farmland in Germantown is located in the north-northeastern portion of the Village, north of Freistadt Road (CTH F). There is currently a small amount of development in this area, which is primarily single family residential. The settlements of Rockfield and Dheinsville are located in this area, however after their initial creation, very little development has occurred around these crossroads. Much of the farming activity in Germantown is focused on livestock and related activities. According to the 2017 Census of Agriculture, Washington County's crop sales accounted for 69% of the market value of agricultural products sold and livestock sales accounted for 31%. In the Village's 2020 Comprehensive Plan, the majority of the undeveloped land suitable for agricultural use is classified as "Agricultural/Conservation Residential" for purposes of protecting this land for future agricultural and hobby farm use.

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 related uses and to protect rural lands from urban development until thoughtful and informed planning indicates that the land would be better suited for some type of 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.

Preservation of Rural Character

The 2020 Plan also acknowledges that the conversion of agricultural land to other land uses in the Village will continue as the viability of farming and the provision of farming support services decreases and the value of land and demand for non-farm uses increases in and around the Village. With that in mind, the 2020 Plan created a policy of allowing non-residential development to occur in the "Agricultural/Conservation Residential" at a density of one (1) DU per five (5) acres and



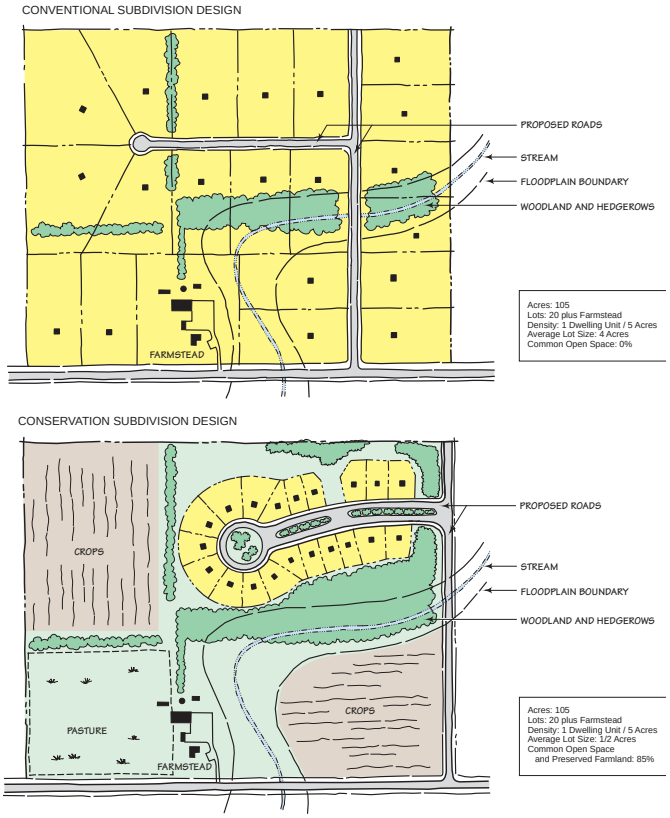
▲ Diagram 1 - This image shows the extent of the Rural Preservation District in Germantown, Wisconsin, North of CTH-F. (Freistadt Road).

a minimum lot size of five (5) acres. The Rs-1: Single-Family District was intended to further protect agricultural land for continued farming on larger tracts of land and on smaller parcels for small-scale or hobby farms. In addition, the 2020 Plan intended to reply on the use of planned development districts (PDD) to create "conservation subdivisions" as a further land development tool to accommodate the demand for residential land use while also preserving environmental features and open space from development.

It was thought that by allowing a lower overall density of residential uses, limiting the extension of urban infrastructure into the rural area, and redirecting future residential development to other areas of the community where urban services, i.e. public water and sanitary sewer, the Village would ensure the preservation of agricultural land, open space and the overall rural character and appearance of the undeveloped land outside the urban service area in the Village.

However, as pointed out in Section 2: Community Profile, the projection of demand for residential land use is expected to effectively double through the Year 2050 with an additional 2,100 dwelling units needed to accommodate the projection of population and housing in the Village. As shown on page 26, if the Village were to continue to accommodate the demand for future residential land use with development at a low density such as the current 5-acre density allowed in the rural areas of the Village classified as "Agricultural/ Conservation Residential", the amount of land needed to meet that demand (10,500 acres) would exceed that which is currently used for agricultural use (8,300 acre) and likely result in the conversion of much of the existing agricultural land to non-farm residential uses.

Conservation subdivisions are another possible approach for preserving the Rural Preservation District, the agricultural land north of CTH F (see Diagram 1 below). A conservation subdivision, otherwise known as a cluster subdivision, maintains a significant portion of development site as open space by minimizing individual lot



▲ Diagram 2 - This image illustrates how conservation districts conserve land with varying levels of density.

sizes, while maintaining the overall density (see Diagram 2). In "Farms Under Threat", The American Farmland Trust notes that most agricultural land in the United States is being converted to either urban and high developed (UHD) or low-density residential land uses (LDR). The report states that "UHD development is closely tied to population growth, LDR expansion is not", thus linking LDR to weak and ineffective land use regulations. By utilizing conservation subdivisions, the Village can support residents' desire to live a more natural and rural setting without compromising the high-quality, existing agricultural land.

The 2050 Plan is intended to further the goal of preserving the Village's rural character and appearance outside the urban service area of the Village and accommodating the demand for future residential land use by further encouraging

(and in some circumstances requiring) the conservation subdivision and design approach for future residential development.

As detailed in the Future Land Use Table in Section 5, the "Rural Preservation District" effectively replaces the former "Agricultural/Conservation Residential" classification of lands outside the urban service area. Future non-farm residential land uses within the Rural Preservation District will be allowed at a density of one (1) DU per twenty (20) acres unless developed in a conservation subdivision at an allowable density up to one (1) DU per five (5) acres with a minimum open space area of 40-60 percent open space (to be determined through specific Zoning Code regulations).

To transition from a 5-acre to 20-acre minimum parcel size requirement and give guidance to property owners who may want to divide an existing "parent" parcel into smaller parcels that are greater than 10 acres and less than 20 acres in area, the following policy should be implemented through revisions to the Zoning and Subdivision Codes:

Existing parcels greater than 10 acres but less than 20 acres in area may be divided one time into parcels not less than 5 acres in area.

Soil Suitability for Farming

The US Department of Agriculture, Soil Conservation Service uses a soil classification system to identify agricultural soil capability. This system was designed to implement federal policy concerning the protection and preservation of prime farmlands. Land classified as National "prime farmland" is best suited for producing food, feed, forage, fiber, and oilseed crops. Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops. Unique farmland includes the production of such crops as cranberries, apples, cherries and mint. Farmland of statewide significance is rated as not as significant as the two other categories but it is still considered important in the production of food, feed, fiber, forage and oilseed crops. In 2021, the majority of farmland in Germantown was categorized as national prime farmland (Map 7.4/"Prime Agricultural Land").

Historic And Cultural Resources

Continued preservation and enhancement of the cultural and historical resources in Germantown are priorities of many within the community. Christ Evangelical Church, the home of the Germantown Historical Society, is located at the historic "Six Corners" intersection (the intersection of Fond du Lac Avenue, Holy Hill Road, and Maple Road), which was a thriving crossroads in the mid-1800's. Commonly referred to as the Historic Dheinsville Settlement, this area also includes the historic Wolf Homestead, the Sila L. Bast Bell Museum, and a new Festhalle, home to the annual Oktoberfest Celebration. The old Germantown Mutual Insurance Company is also located to the south of the intersection.

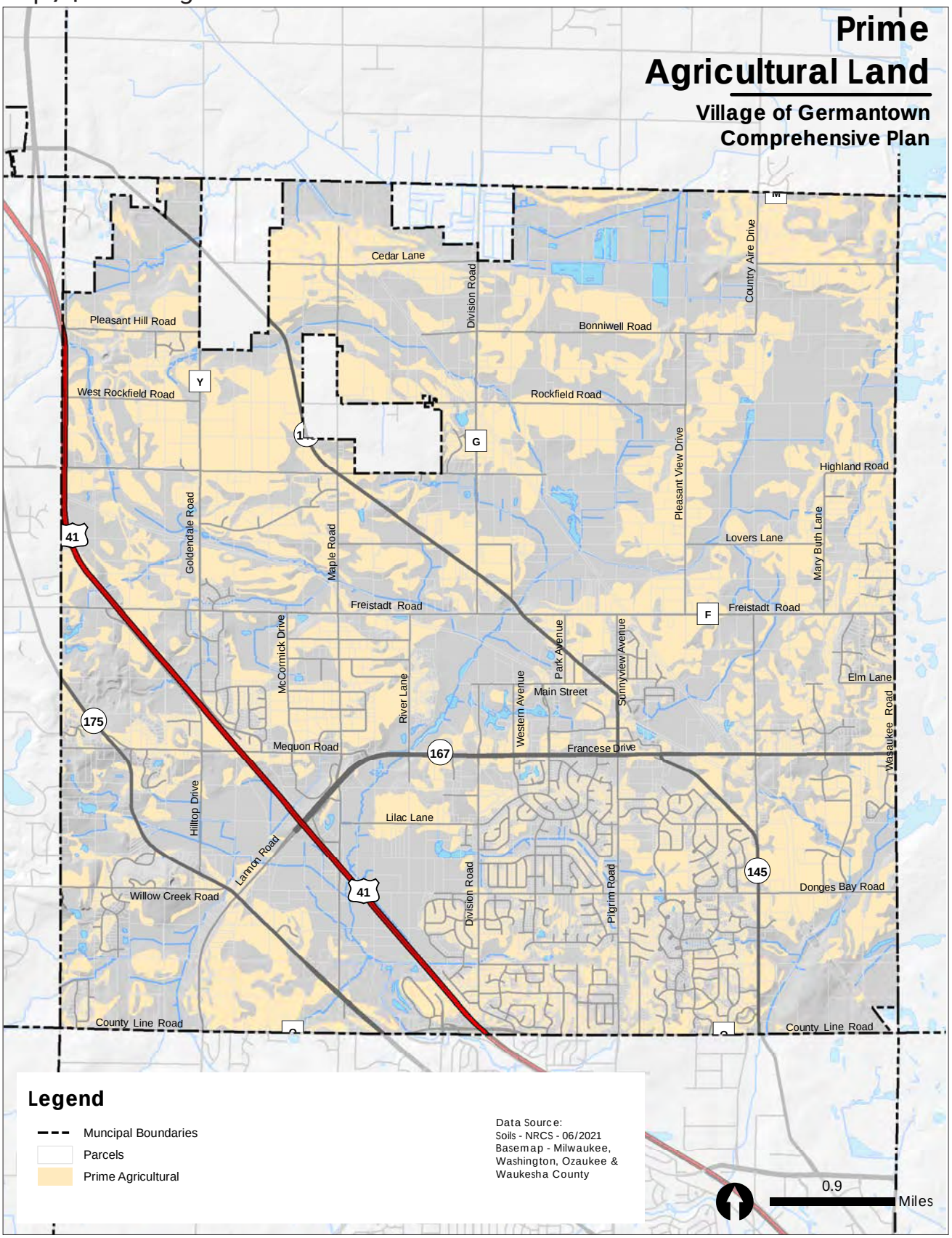
There are two structures in the Village of Germantown that are listed on the State and National Register of Historic Places:

- Christ Evangelical Church at the "Six Corners" intersection of Fond du Lac Avenue, Holy Hill Road and Maple Road.
- Jacob Schunk Farmhouse at Donges Bay Road and Pilgrim Road

The Village of Germantown Historic Preservation Commission also works to protect and enhance historic sites and districts within the village. There are currently 13 properties with historic designation by the Historic Preservation Commission. They include:

- The Robert Trinwith Homestead at N108W17760 Lilac Lane
- The Jacob Schunk Homestead at N104W15446 Donges Bay Road
- The Johann Knetzger Homestead at W188N12369 Maple Road
- The Philip Kauth Homestead at N136W16202 Bonniwell Road
- The Christ Church Parsonage at W188N12838 Maple Road
- Christ Evangelical Church at W188N12808

Map 7.4 – Prime Agricultural Land



Fond Du Lac Avenue

- The Valentine Wolf Haus at W188N12369 Maple Road
- The Jacob Schlaefer Homestead at W156N11685 Pilgrim Road
- St. John United Church of Christ & Cemetery at N104W14181 Donges Bay Road
- The Frank Schlaefer Home at N116W15775 Main Street
- Our Savior's United Church of Christ at W172N12533 Division Road
- The Friedrich Groth House at W148N12297 Pleasant View Drive
- Braun Farm at N120W15515 Freistadt Road

Cultural resource sites significant for their historic uses include:

- Rockfield Lime Kiln ruins at the corner of Rockfield Road and Division Road
- Old School house located at W140N10393 Fond du Lac Avenue
- Germantown Mutual Insurance Building at Main Street and Park Avenue
- Old Germantown Village Hall site along Fond du Lac Avenue, north of County Line Road

The Wolf Homestead, Christ Evangelical Church, and the Old Germantown Mutual Fire Insurance Company are all clustered at the six corners intersection that was a thriving crossroads community in the mid-1800's. Together they create an informal district that is the core of Germantown's historic resources. The limestone Gothic revival church is home to the Germantown Historical Society. The Society purchased the Wolf Homestead in 1993 and has been developing it as the Dheinsville Historic Park. Structures in the park are gradually being renovated and converted into museums. The Wolf home is now the Welcome Center for the site and the barn is the Sila L Bell Museum.

Continued preservation and enhancement of these cultural and historic resources is an important goal for many in the community. Together, these sites represent and reinforce the community's German heritage in a time of sustained rapid growth that threatens the community's identity.

Natural Features

Topography and Watersheds

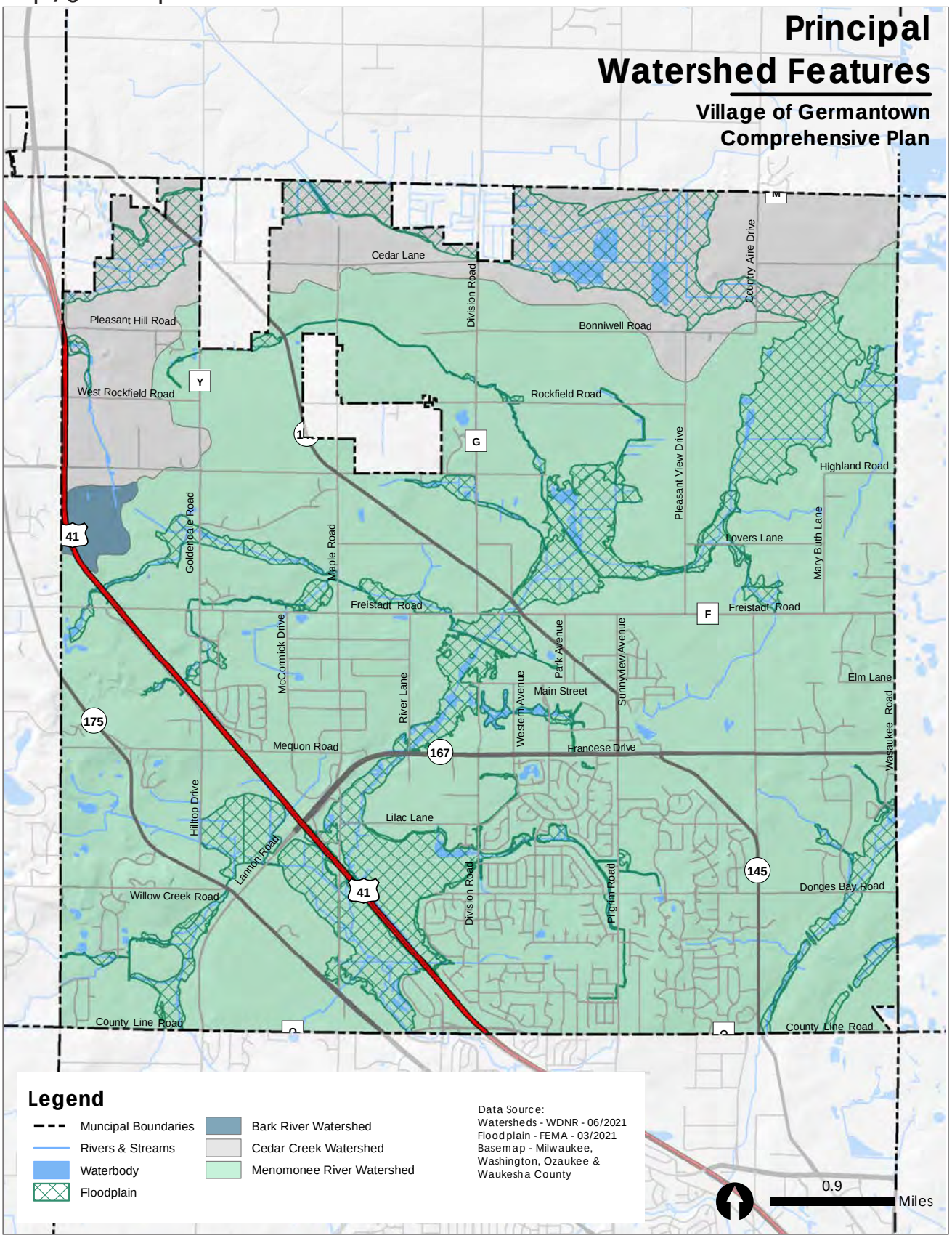
Map 7.5/"Principal Watershed Features" shows the principal watershed features of the Village of Germantown. The Village lies primarily within the Menomonee River watershed and partially in the Bark River and Cedar Creek watersheds. The topography of Germantown is characterized by rolling ground moraine, similar to but more subdued than the kettle and kame topography of the Kettle Moraine located to the north and west of Germantown. The topographic features consist of hills and ridges interspersed with broad undulating plains and poorly drained wetlands. Slopes range up to 17 %, and elevations range from a low of 770 feet to a high of 1,020 feet above the mean sea level. Along the eastern and western borders of Germantown, there are some areas with slopes of 12 % and greater. Slopes at this grade severely limit conventional development.

The Jackson-Germantown agricultural drainage district extends into the northern fringe of Germantown encompassing an area of approximately 1,872 acres. This special purpose unit of government is responsible for the construction, operation, and maintenance of agricultural drainage improvements. Development should be carefully planned in relation to existing soil, groundwater, and surface drainage conditions. According to the Wisconsin Department of Agriculture, Trade and Consumer Protection, the District is active but with no record of recent assessment as of the publication of this document.

Soils

According to SEWRPC data and analysis, Germantown includes substantial areas underlain by shallow bedrock in a north-south pattern through the central portion of the Village. Areas with slopes of 12 % or more are located along the western edge of Germantown and areas containing organic soils typically lie adjacent to the Menomonee

Map 7.5 – Principal Watershed Features



River and its tributaries and in the associated floodplains. Approximately half of Germantown is covered by soils that have very severe to severe limitations for residential development.

Surface Water

Surface water is depicted on Map 7.5/"Principal Watershed Features". 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 lakes located in the Lake Park Homes development just south of Main Street which constitute approximately 34 acres of surface area.

Rivers and streams are also depicted on Map 7.5/ "Principal Watershed Features". Rivers and streams are defined as watercourses having a perennial flow and intermittent streams significant enough to have been named. There are four watercourses that meet this definition. The most significant watercourse in the area is the Menomonee River and its north and west branches within the central and south-central portion of the Village. Cedar Creek and its southern tributary which cut across the northwestern corner of Germantown and have a combined length of 1.2 miles in the Village; Goldendale Creek, a tributary of the Menomonee River which is located in the southwestern corner of the Village and has a length of 2.0 miles in the Village; and Willow Creek which is located in the southeastern corner of the Village with a length in the Village of 2.3 miles.

Floodplains

Floodplains or floodlands are normally defined as the areas along rivers and streams that are subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity once on the average of every 100 years. 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. Legacy comprehensive watershed plans were completed for both of these watersheds by SEWRPC. These plans were also referenced in the Village's 2020 Smart Growth Plan. SEWRPC recognizes the age of these plans, but notes that "a number of recommendations flowing from these plans remain highly relevant today." Additionally, the Southeastern Wisconsin Watershed Trust, in collaboration with MMSD, published The Menomonee River Watershed Updated Implementation Plan in January of 2022. This watershed plan is further referenced in the implementation section of this Plan. This comprehensive watershed restoration plan lists community-specific recommendations to improve the quality of the Menomonee River Watershed. The 100-year floodplain shown on Map 7.5/"Principal Watershed Features". includes delineations from these watershed plans and delineations of floodplains from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency.

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.

The Village's mechanisms for protecting floodplains include consistent enforcement of the Floodplain Zoning Code, public land acquisition and recreational site development. The Floodplain Zoning Code regulates those areas designated as floodplains or A zones on the Flood Insurance Study Map with corresponding profiles in the Flood Insurance Study. The Flood Insurance Study Map is dated October 16, 2015 and it is the Official Floodplain Map for the Village with approvals by the Department of Natural Resources and the Federal Emergency Management Agency.

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.

Wetlands

Wetlands are natural areas where the groundwater lies at or above the surface of the earth. They are usually covered by organic soils, silts and marl deposits and they can be classified into seven types: pothole, fresh meadow, shallow marsh, deep marsh, shrub swamp, timber swamp and bog.

Wetlands are generally biologically productive and provide continuous wildlife range and sanctuary for native plants and animals. They help to maintain surface water quality by functioning as sediment and nutrient traps and they can have considerable aesthetic, recreational and educational value – especially in urban environments.

Community Voices

> [Wooded area in Spassland Park] would be a nice area for wildflower or other natural areas around the park. There are cranes and other birds that like this wetland area and additional native plantings would enhance this.

Map 7.6/"Wetlands & Woodlands" shows wetlands in Germantown. Wetlands are generally located within environmental corridors especially along the Menomonee River and in the northeast section of the Village north of CTH F and east of Pleasant View Drive.

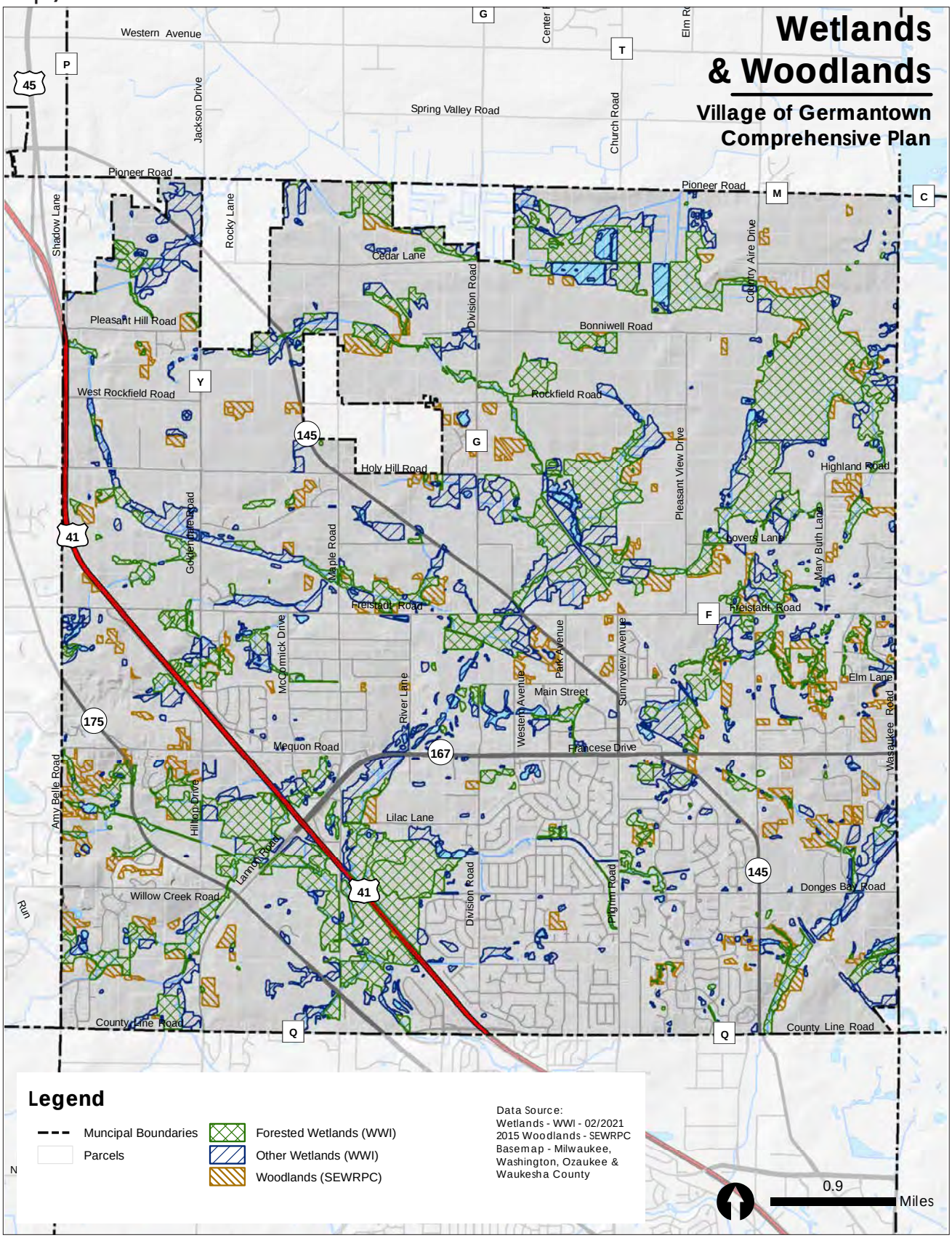
Woodlands

Woodlands assist in maintaining unique natural relationships between plants and animals; reducing storm water runoff; contributing to atmospheric oxygen and water supply; and aiding in reducing soil erosion and stream sedimentation. Woodlands also add beauty and recreational value to a community. Woodlands in Germantown are shown on Map 7.6/"Wetlands & Woodlands". Nearly all wooded areas are included within environmental corridors. There are a variety of tree types in Germantown with the primary types being conifer, deciduous and aspen.

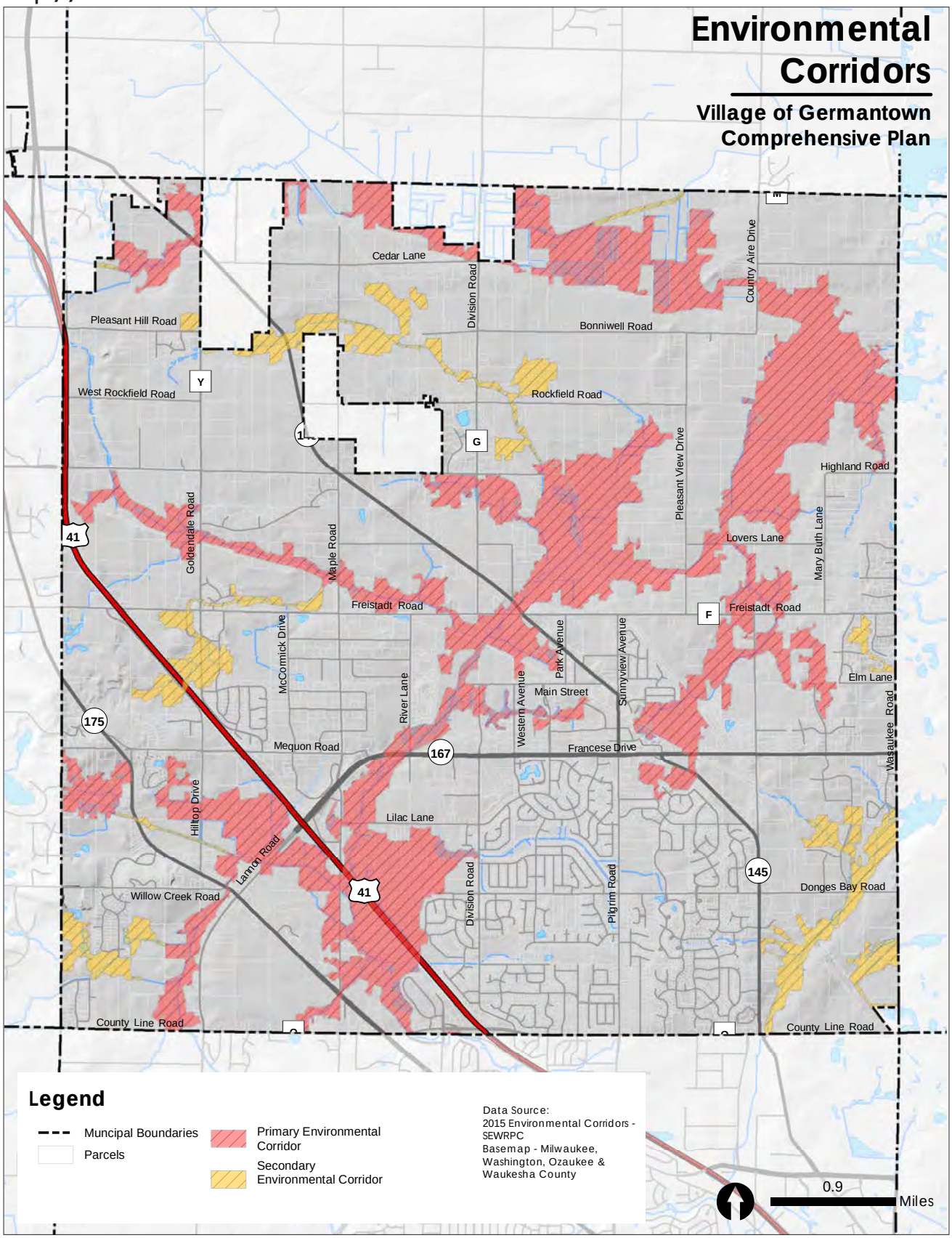
Environmental Corridors

There are seven basic elements of the natural resource base that are considered by SEWRPC to comprise environmental corridors. These

Map 7.6 – Wetlands & Woodlands



Map 7.7 – Environmental Corridors



elements include: lakes, rivers, and streams and their associated floodplains; wetlands; woodlands; wildlife habitat areas; rugged terrain consisting of slopes 12 % or greater; wet, poorly drained and organic soils; and significant geological formations. SEWRPC also uses four man-made, natural resource elements to delineate environmental corridors: existing outdoor recreational sites; potential outdoor recreation sites; scenic areas and vistas; and historic sites and structures. Primary environmental corridors are defined by SEWRPC as those areas that generally encompass three or more of the above 11 natural resource elements.

Secondary environmental corridors are areas that are contiguous to primary environmental corridors and include less than three of the 11 elements.

Map 7.7/"Environmental Corridors" illustrates Germantown's primary and secondary environmental corridors as defined above. Primary environmental corridors are associated with the Menomonee River and its tributaries and secondary environmental corridors are generally associated with the upstream portions of streams that are tributary to the Menomonee River. There are other environmentally sensitive lands in the Village of Germantown that are not classified as environmental corridor lands, but that have sufficient natural resource value to warrant protection through the Village's existing Floodplain and Shoreland/Wetland Zoning Codes.

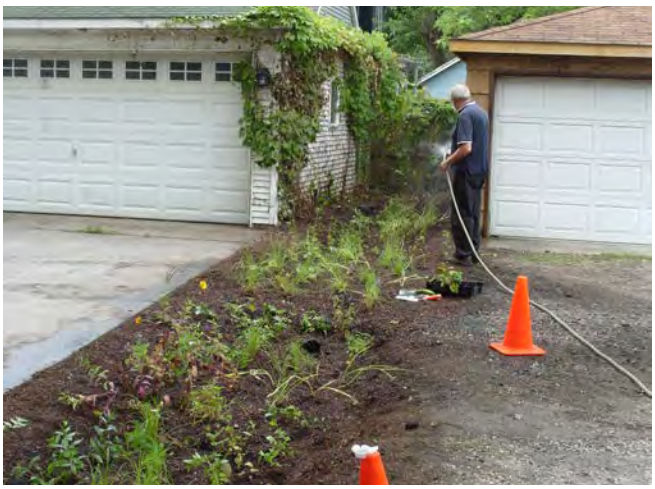
Threatened or Endangered Species

The United States Fish and Wildlife Service (USFWS), maintains a listing of all endangered and threatened species in the nation, and Wisconsin Department of Natural Resources (WDNR) maintains a similar listing for the state of Wisconsin. WDNR is in the process of identifying endangered species across the state. For an up-to-date listing, refer to www.dnr.state.wi.us. There are state and federal laws in effect for the protection of threatened and endangered species throughout the country. The Village of Germantown supports the enforcement of state and federal laws and programs that help in the protection of endangered and threatened plants and animal species.

Green Infrastructure

From the wetlands and Menomonee River to parks and agricultural land, Germantown is rich with green infrastructure. These natural resources help to maintain the Village's economic resiliency as well as its environmental health. The United States Environmental Protection Agency refers to Section 502 of the Clean Water Act, defining green infrastructure as "...the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspirate stormwater and reduce flows to sewer systems or to surface waters." More than just stormwater management, green infrastructure is a proactive tool that can insulate residences against high





▲ Above photos show commercial and private residential bioswale and rain garden interventions

temperatures and improve air and water quality.

Specifically for the Village, green infrastructure can manage concerns regarding stormwater runoff and flooding. The Village has published a Floodplain Map Panel Index to help residents identify nearby flood risks. These same floodplains are reflected in Map 7.5/" Principal Watershed Features". The floodplain of the Menomonee River and its tributaries cut Germantown in half, from the southwest corner through to the northeast area. Notably, there are floodplains on the eastern side, north of CTH F. As this area develops, green infrastructure can improve resiliency here as well as in already existing municipal buildings and parks. Development also gives the Village the opportunity to engage stakeholders in the private sector—as well as partners in the nonprofit, government, and academic sectors—to maximize financing options while also implementing green infrastructure in a way that is customized to Germantown. Lastly, the floodplain in the developed southern portion of Germantown could be concerning to current residents. Expanding on communication and outreach efforts regarding flooding can help residents better prepare for heavy rainfall events instead of dealing with the aftermath. Green infrastructure such as swales and rain gardens give residents affordable options to help mitigate flooding and the damages that follow.

Most common examples of green infrastructure in developed areas include permeable pavers and swales (pictured below). Permeable pavers are useful for places that need to be paved while still allowing for stormwater to filter into the ground. Pictures on the following page show permeable pavers projects in Oak Creek, WI at Drexel Town Square. Swales can range from low-lying vegetated areas to deeper waterways. Not only do they absorb stormwater, but they can also allow water to be collected in a safer way, even replenishing groundwater systems. RainReady is a project by the Center for Neighborhood Technology. The project aims to help individual property owners and communities reduce the risk of flooding by using various green infrastructure techniques. A resident of Oak Park, IL can also be seen tending to his new bioswale as part of the program.





▲ Above photos show examples of permeable pavers in on-street and off-street applications.

Utilities & Community Facilities

This Chapter identifies the existing utilities provided, the location of existing community facilities and assess the level of service in the Village compared to various standards. Goals and actions for utilities and community facilities are included in the Implementation Chapter. The Utilities and Community Facilities element provides the Village with a general guide for its decision making regarding utility extensions, and the provision and location of new community facilities, in addition to any improvement to the existing facilities.

Utilities

Addressing the availability and future needs of utilities and facilities for a community is a primary component for a thoroughly comprehensive plan. Utilities can be particularly influential when determining the location and extent of future urban land uses. The intensity of urban uses generally necessitates the use of a public sanitary sewer system. The close proximity of urban uses to each other makes the use of private wells difficult and thus a public water distribution system is required. As a result of the increase in impermeable surfaces created by urban uses, a sound storm water management system is required to both prevent future flooding and protect the natural environment from pollutants. Since social responsibility is one aspect of smart growth, the appropriate utilities should be provided prior to allowing the development of more intensive urban land uses. The extent to which utilities are made available to non-urban land relates directly to the extent by which urban land uses may be developed in those areas.

It has been Village policy to deny new land use developments which do not provide the necessary utilities. The following utilities analysis and proposed policies will relate directly to the future land use of the Village and therefore, have been developed in concert with the land use analysis element of the comprehensive plan.

Sanitary Sewer System

The Village of Germantown owns and maintains the existing sanitary sewers facilities within the Village boundary. The Milwaukee Metropolitan Sewer District (MMSD) has two wastewater treatment facilities for the region and provides treatment of the Village's wastewater. The MMSD has a Sanitary Sewer Master Plan and delineates a sewer service area boundary within the Village of Germantown. The Village of Germantown has a policy of cooperation with the MMSD and maintains regular communication as part of all future sewer service area needs arise.

Stormwater Management

The Village's current Stormwater Management Plan is an implementation tool for the Village's stormwater management policy. The MMSD has developed a Conservation Plan that addresses stormwater management policies and practices that should be adhered to in the Menomonee River Priority and the Milwaukee River Watersheds, the watersheds in which the Village is located. The Village intends to work with the MMSD to use the Conservation Plan as a guide for stormwater management and controlling nonpoint source pollution in the Village.

Water Supply, Treatment and Distribution System

The Village of Germantown Water Utility provides local water service to Germantown. The Village draws water through a series of wells from the Upper Dolomite and Sandstone aquifers. The Water Utility operates three elevated storage tanks with a fourth under construction off Rockfield Road in the Holy Hill Gateway District. There are no ground storage reservoirs. Water treatment consists solely of the use of fluoride and chlorine in all of the Village wells. Additionally, two wells also use filter media removal to remove radium from the water.

Solid Waste Disposal and Recycling

Waste Management is the Village's solid waste disposal service company offering weekly curbside pick-up to the residents of the Village. In addition, they offer large item pick-up for residents and businesses throughout the Village. The Village of Germantown also offers limited recycling at the Village Recycling Center for residents. Commercial enterprises and contractors are prohibited. As part of the Village Public Works Facility Planning Project underway in 2022, the existing Village Recycling Center on Main Street is planned to be relocated in order to open up the existing site for more suitable uses for the Village Center District.

Telecommunications

Several companies provide various telecommunications utilities to the residents and businesses of Germantown. Antennas providing wireless cell phone service were inventoried by SEWRPC in 2005 as part of the regional telecommunications plan. The locations of wireless communication towers and wireless telecommunication sites in Washington County were updated in 2017. There are a total of 9 sites in Germantown (8 for cellular communication) and 100 sites in the County, of which 76 are for cellular communication.

Both the wireless communications and Internet service provider business segments are changing at a very rapid pace. As service is provided, newer technology becomes available. As a result, the schedule to provide one type of service is changed as companies merge and new consumer demands are created. The Village remains committed to providing access to the most current Internet and telecommunications technologies.

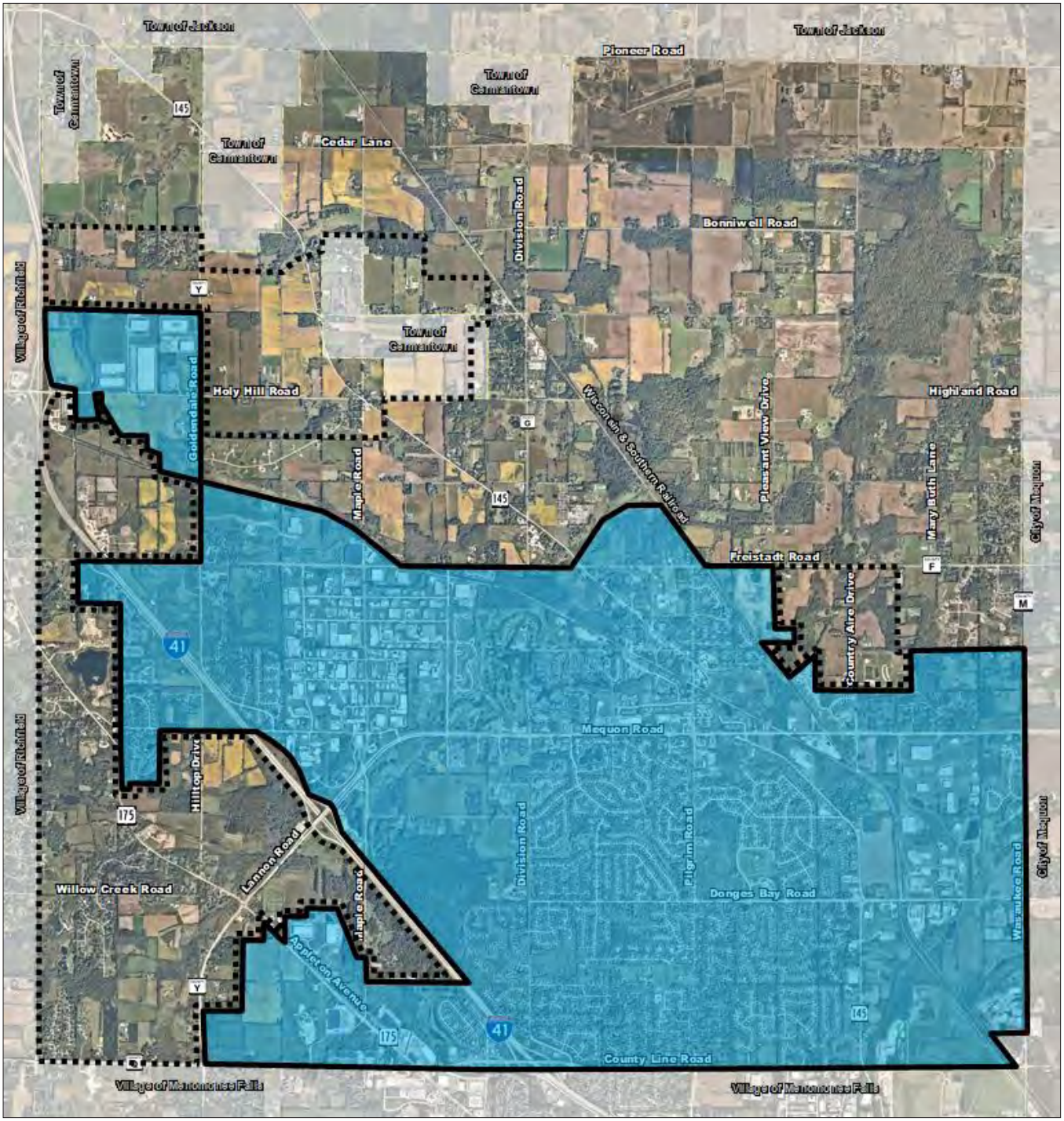
Power Plants and Transmission Lines

WE Energies provides natural gas and electrical service to the Village of Germantown. Transmission lines are owned and maintained by American Transmission Company (ATC). These companies have a long history of supplying safe and reasonably priced service to the residents. Germantown has a WE Energies natural gas power plant located at N96 WI9298 County Line Road. Several large transmission lines extend from this back-up plant facility. In addition, there are several smaller sub-stations established to serve the Germantown Industrial Park and the north half of the Village. Neither WE Energies, nor ATC, see any foreseeable problems in continuing to provide natural gas and electricity service to the Village of Germantown in the future.

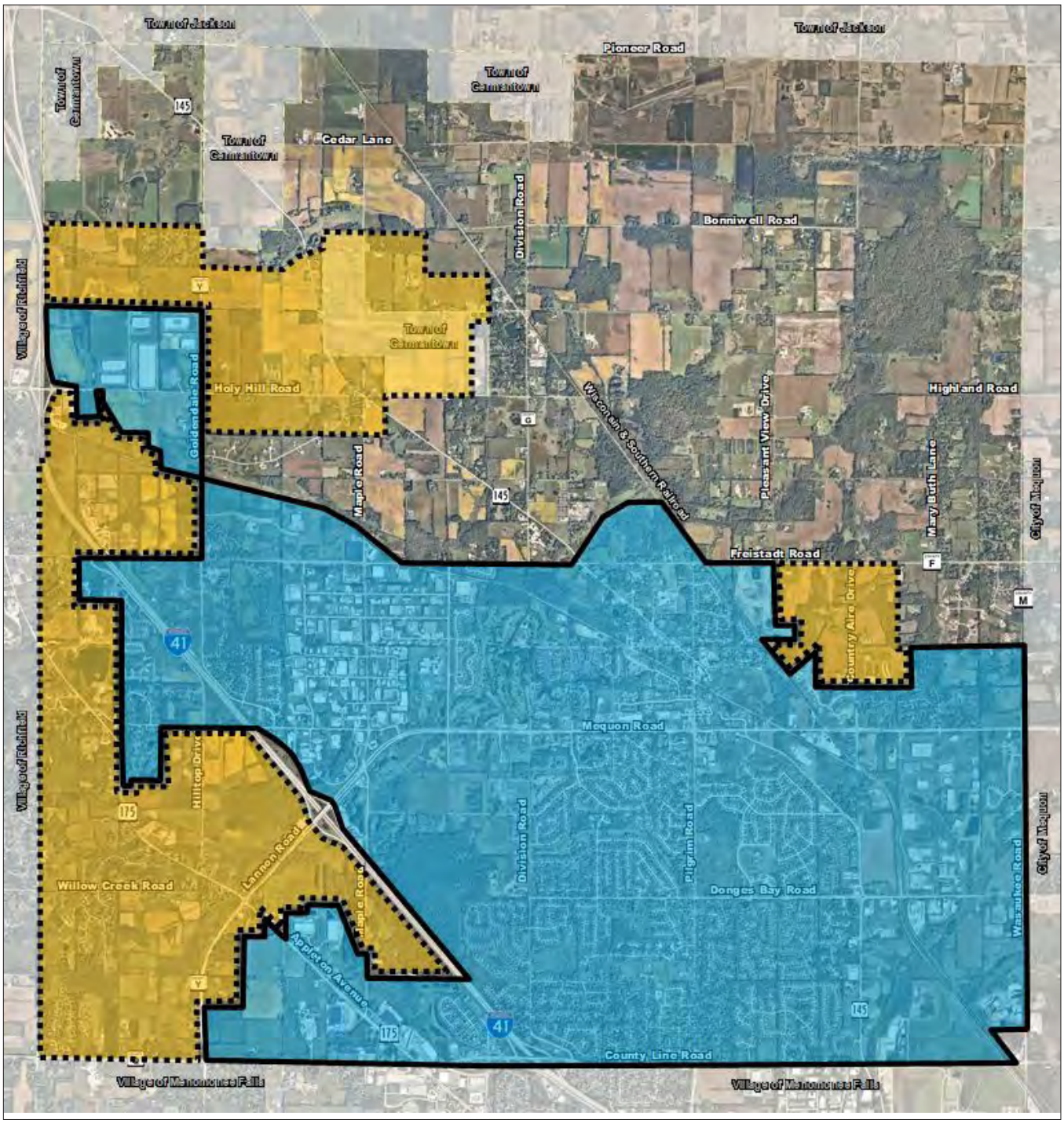
Community Voices

Move the Recycle Center to the same land area that the new DPW will be on. Combine the Recycling with the DPW at the new location. Use this extremely valuable land along the best attribute that Germantown has - the RIVER - and make it part of the NEW Germantown downtown.

Map 7.8– Existing Sanitary Sewer Area (SSA)



Map 7.9– Existing and Potential Sewer Service Areas (SSA)



Recreation Facilities

Parks, Open Spaces, and Recreational Facilities

As part of a regular 5-year update, the Village completed a Comprehensive Outdoor Recreation Plan (CORP) in 2021. The 2021 CORP included the following elements:

- An up-to-date inventory and evaluation of Germantown's existing parks, recent park improvements, and recreational trails.
- Benchmarked facilities and services against standards from the County as well as other communities around the country.
- Identified the needs of all community members related to active and passive outdoor recreational opportunities
- Provided a list of recommendations to the Village to assist with its Capital Improvement Planning (CIP) efforts related to parks and open space.

The 2021 CORP includes 12 goals. More detailed descriptions regarding these goals can be found in the 2021 CORP Update.

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.
2. Acquire and maintain an adequate amount of active and passive recreational lands to meet future recreational needs.
3. Provide adequate facilities at all parks within the Village's park system to meet the diverse needs and interests of Germantown's residents.
4. Coordinate development efforts and the use of recreational facilities between the Village of Germantown, local schools, places of worship, and Washington County.
5. Encourage the preservation and acquisition of environmentally sensitive and historically significant areas.
6. Provide residents with safe and accessible facilities and recreation equipment throughout the Village's park system.
7. Use all available financial tools to further enhance the quality of the Village park system.
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.
9. Continue a village-wide urban forestry program which replaces unsafe or diseased trees and improves the aesthetic nature of existing public lands.
10. Create a village-wide Trail System Plan that identifies location, facility type, and priorities for trails.
11. Ensure that operations and maintenance of the park, open space and trail system is supported through appropriate levels of staffing and funding.
12. Transform Village of Germantown parks into sustainable public spaces using environmental design and management practices.

One priority focus area of the Village identified in the CORP is the creation of a youth outdoor sports complex. As part of the engagement process, Sports Organization stakeholders emphasized that a destination game and 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 for the Village.

The 2021 CORP update shows that there is still demand for improvements to both passive and active outdoor recreational opportunities. Namely, capital improvement projects on all parks are needed to improve draining issues on sports fields and on trails within parks.

Overview of Existing Park System

The Village of Germantown park system consists of twelve different sites. Most parks receive German names to reflect the German heritage. 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.

Developed Park Lands

The Village of Germantown park and open space inventory contains twelve sites as seen on Map 7.8.

- Alt Bauer Park
- Dheinsville Historical Park
- Firemen's Park
- Friedenfeld Park
- Haupt Strasse Park
- Homestead Hollow County Park
- Kinderberg Park
- Little League Park
- Schoen Laufen Park
- Spassland Park
- Wiedenbach Park
- Wilderness Park

These parks are the social and daily recreation centers for residents, and all residents should have direct access to a park. The 2021 CORP Update highlights the amenities, summary, and the existing conditions of each of the 12 sites as well as individual capital improvements and objectives.

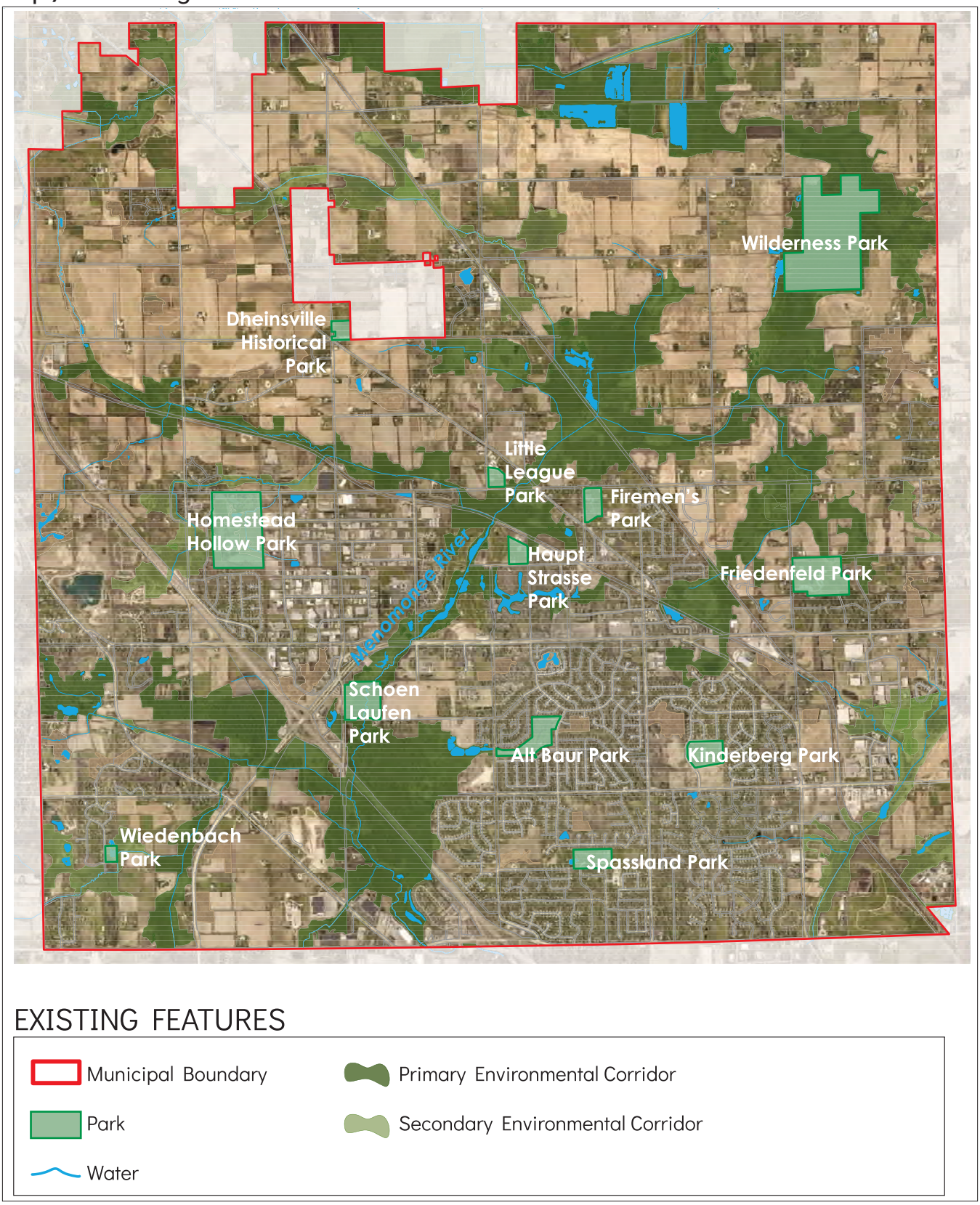
Community Voices

Build a sports complex next to the Schoen Laufen Park. State of the art turf baseball fields for tournaments, soccer fields, football field, etc. With a great sports complex there, tournaments will regularly be there and after games, all of the teams will spill over to eat/shop in Germantown.

Community Voices

Really enjoy the open space at Friedenfeld and that it provides a space for sporting and entertainment events. It is a beautiful park that needs to be preserved as is with no corridor or invitation to truck traffic.

Map 7.10 – Existing Public Parks within Germantown



Regional Facilities within the Village

Homestead Hollow Park is a county-owned park located in Germantown. This 105-acre site is located in west-central Germantown, near I-41. 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.

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.

School District 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.

Indoor Recreation and Community Centers

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





▲ Germantown Senior Center (above); Firemen's Park multi-use shelter (below).

Village Community Facilities

Village Administration

The Village Hall, located on Mequon Road in the community's municipal center, was completed in 1999 and provides 16,000 sq. ft. of space. The Village Hall is the primary meeting space for the Village's boards, commissions, and committees and also provides office space for staff in several Village departments including Administration, Clerk Treasurer, Community Development, Public Works, Engineering, and Park and Recreation.

Public Works Facility

As of 2022, Germantown is consolidating its public works, water and wastewater utility departments, and its yard waste recycling operations to one site in the southwest corner of Donges Bay Road and Wasaukee Road in the southeast corner of the Village. The new site is approximately 25 acres and will house a new 125,000 square foot DPW building, salt shed, fueling facility, pole barn, yard waste recycling center, and stormwater features. The stormwater features are expected to contain a wide variety of treatments and offer educational and training opportunities for the DPW staff and residents. The new building is expected to be completed sometime between late 2023 and early 2024. The vacated facility in the southeast corner of the Fond du Lac Avenue and Division Road intersection could potentially house a future park or be sold to offset expenses related to the new DPW facility. The new DPW site is part of a larger 70-acre development, which includes a proposed 35-40-acre Tax Increment District (proposed TID No. 9), which is immediately adjacent to the intersection. The access road to the area within proposed TID No. 9 is expected to be completed in the fall of 2022, allowing access to the new DPW site for winter 2022/2023 building construction.

Libraries

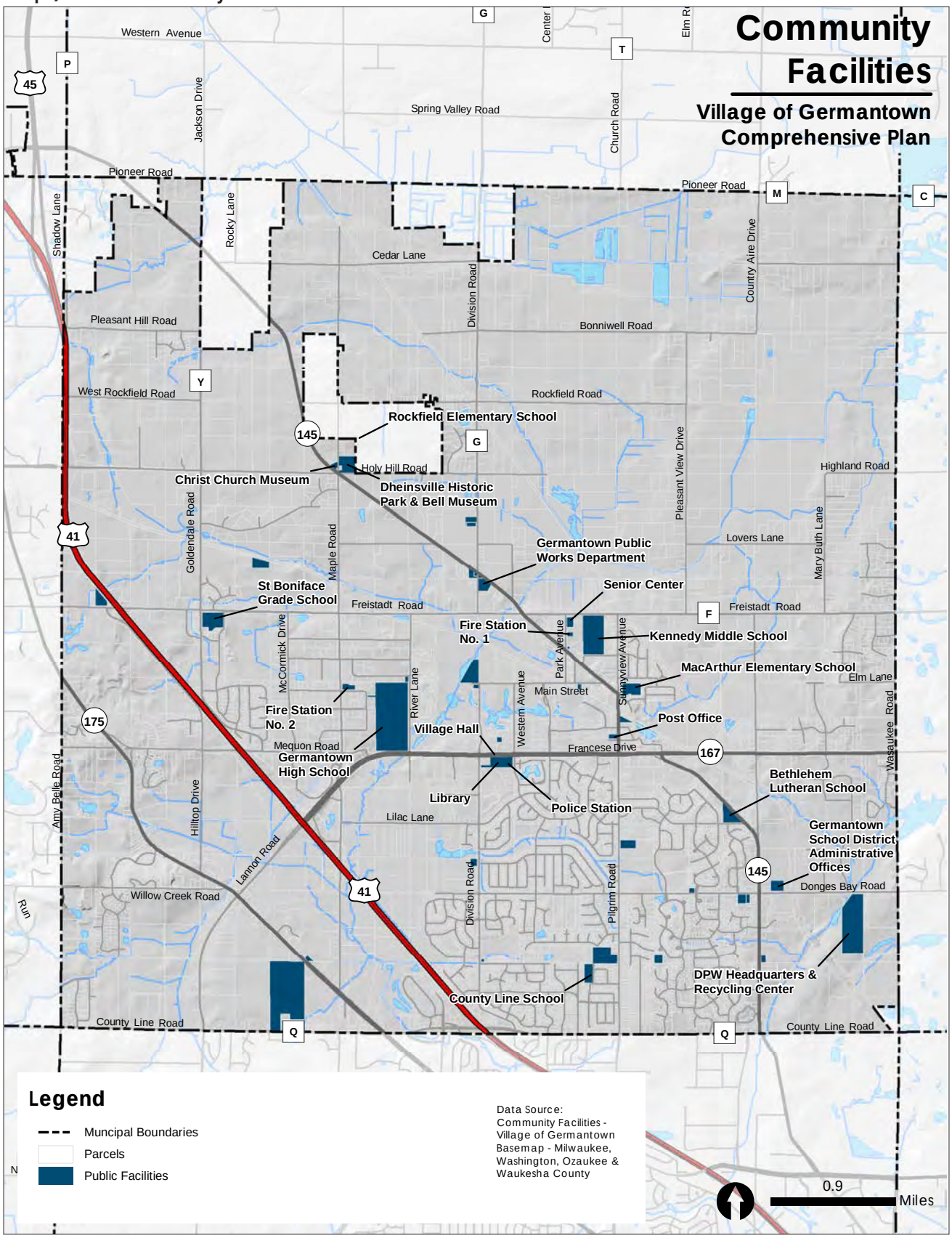
The Germantown Community Library opened in Summer 2002 and is located across from the Village's Municipal Center on Mequon Road. This library building replaced the Duerrwaechter Memorial Library, built in 1982. The current building totals 26,900 sq. ft. and serves residents in the municipalities of Germantown, Richfield and Jackson. The building has over 150,000 physical items in circulation and also provides access to a collection of digital material and a mobile library collection. The current building includes infrastructure to support construction of a mezzanine level with an additional 15,000 sq. ft. of space. The additional space is needed to support the population growth, lessen noise level challenges and provide space for community meetings, individual and group study and programming.

While it is important to continue to provide the same level of service and quality the residents of the Village have experienced in the past, both population growth rate and changes in library services must be considered when determining the types of community facility improvements and expansions needed for Germantown. In addition to physical and digital material, the library provides residents with access to information and resources through Internet and computer use, Wi-Fi and other technology services. The library also offers programming and activities as well as special events for kids, teens and adult of all ages and opportunities for people to make connections. While these is increased access to the Internet and other information sources, library use continues to increase and services continue to be an important part in the lives of Village residents at all stages of life.

The growth in the number of library users is a better indication of how many residents are taking advantage of the facilities offered. Increased access to the Internet and other information sources may result in the library use rate not increasing at the same rate as the population growth rate.

A Strategic Plan for the library was conducted in 2022. The 2022-2026 Germantown Community Library Strategic Plan establishes the following five (5) goals that were determined through a thorough process of information gathering and analysis, including: a community survey, public meetings, i.e. "community conversations", and an assessment of demographics and

Map 7.11 – Community Facilities



library statistics: (1) Growing Services; (2) Growing Spaces; (3) Growing Collaborations & Community; (4) Growing Community awareness; and (5) Growing Organizational Wellbeing. Adopt ion of the 2022-2026 Strategic Plan is expected in late September, 2022.

Due to the changing needs of the residents, the Village and library should conduct an analysis of community facilities usage every five years to insure that the level of service provided to residents does not diminish.

Child Care Facilities

Many working parents in need of childcare facilities seek locations either close by their residence or place of work. The Village of Germantown has several childcare facilities including Willow Creek Child Care Center on Squire Drive, Germantown Learning Center & Care on Deppert Road, Momentum Early Learning on Stonewood Drive, KinderCare on Mequon Road and Children of Christ Day Care on Bel Aire Lane. There are also licensed in-home daycares available. Due to the changing needs of residents, the Village should conduct a periodic analysis of the facilities' usage to ensure that childcare needs of the community are being met.

Cemeteries

The Village of Germantown has several cemeteries located throughout the Village. Most facilities are small in size and located adjacent to existing churches. The largest existing cemetery is located at Boniface Catholic Church. Others Churches within the Village with cemeteries include St. John's United Church of Christ and Our Savior's United Church of Christ. Due to the increasing population of the Village, and the lack of existing lands devoted to this use, there most likely will be a need for additional lands devoted to cemetery use in the future. If lands are not set aside and reserved for this use, residents in the community will need to find space in cemeteries outside the Village boundaries.

Public Safety Facilities

Police Department

The Police Department is located on Western Avenue, just south of Mequon Road. The Police Department occupies an 8,000 sq. ft. office space, built in 1982, and a 5,500 sq. ft. (15-stall) garage, built in 2000. After the current library was built in 2002, the Police Department expanded its offices to the 8,800 sq. ft. former library building. These facilities continue to serve 45 department employees, including the Police Chief, 33 sworn officers, 8 dispatchers, and 3 support personnel today. As the Police Department continues to grow and outgrow its current facility, conversations are beginning regarding a new building to meet the needs of the department.

As discussed with the Public Safety Committee in July 2022, the Village continues to see growth in both residential and commercial structures. With that increase in growth comes an increase in a demand for services. The Germantown Police Department continues to address these demands with a patrol division that has remained largely unchanged since the mid-1990s. The Village continues to experience an increase in property crimes throughout the Village as the department has become more reactionary as it responds to an increase in the volume of calls. Officers are dealing with a higher number of high-risk calls, including gun calls and an exponential increase in the number of vehicle pursuits. Changing technology has posed a significant challenge as investigators must stay up to speed in the latest trends regarding fraud, theft and any number of internet crimes. It is for these reasons, and others not listed, that there is a current need for four additional sworn officers. This addresses current needs, as of 2022, and not projected needs.

Fire Department

The Germantown Fire Station is located in the Germantown Industrial Park at the corner of Maple Road and Edison Drive. All personnel and equipment report out of this 11,000-sq. ft. facility

built in 2002. The former Fire Station (known as Fire Station #1) located in Firemen's Park is now used by the Germantown Park and Recreation Department. As of 2022, the Fire Department employs a total of 35 people, including 14 full-time Firefighters/Paramedic EMTs, 16 part-time Firefighters/Paramedic EMTs, 4 Paid on Call Firefighters/MPO's and 1 full-time Administrative Manager. The department's vehicle fleet includes 3 ambulances,2 engines, 1 ladder truck, 1 brush truck, 1 Fire Chief Incident Command Unit, 1 Battalion Chief Incident Command Unit, and 1 tender.

As discussed with the Public Safety Committee in July of 2022, the Village of Germantown Fire Department continues to see an increase in call volume due to an aging population and development of facilities that serve that demographic. In addition, the nation has seen a decrease in people willing to volunteer their time with their local volunteer fire departments due to an increase in required training, and less available free time resulting in local fire departments needing to hire more fulltime staff. These are just a few reasons among the many that there is a major need for increased staffing within the fire department.

Medical Services

Germantown is also served by large regional networks of medical providers including Froedtert & Medical College of Wisconsin, Aurora Health Care, Ascension Healthcare, and Children's Wisconsin. There are currently three outpatient clinics in the village: Aurora Health Center on River Lane, Froedtert Germantown Health Center on Western Avenue, and Ascension Columbia St. Mary's Ozaukee -Germantown on Mequon Road. The Germantown Fire Department also provides emergency medical services. The department has three ambulances and 28 certified emergency medical technicians (EMT).

Educational Facilities

Public Schools

The Germantown School District boundary is shown on Map 7.10. The district includes all of the Village



Germantown High School



Amy Belle Elementary School

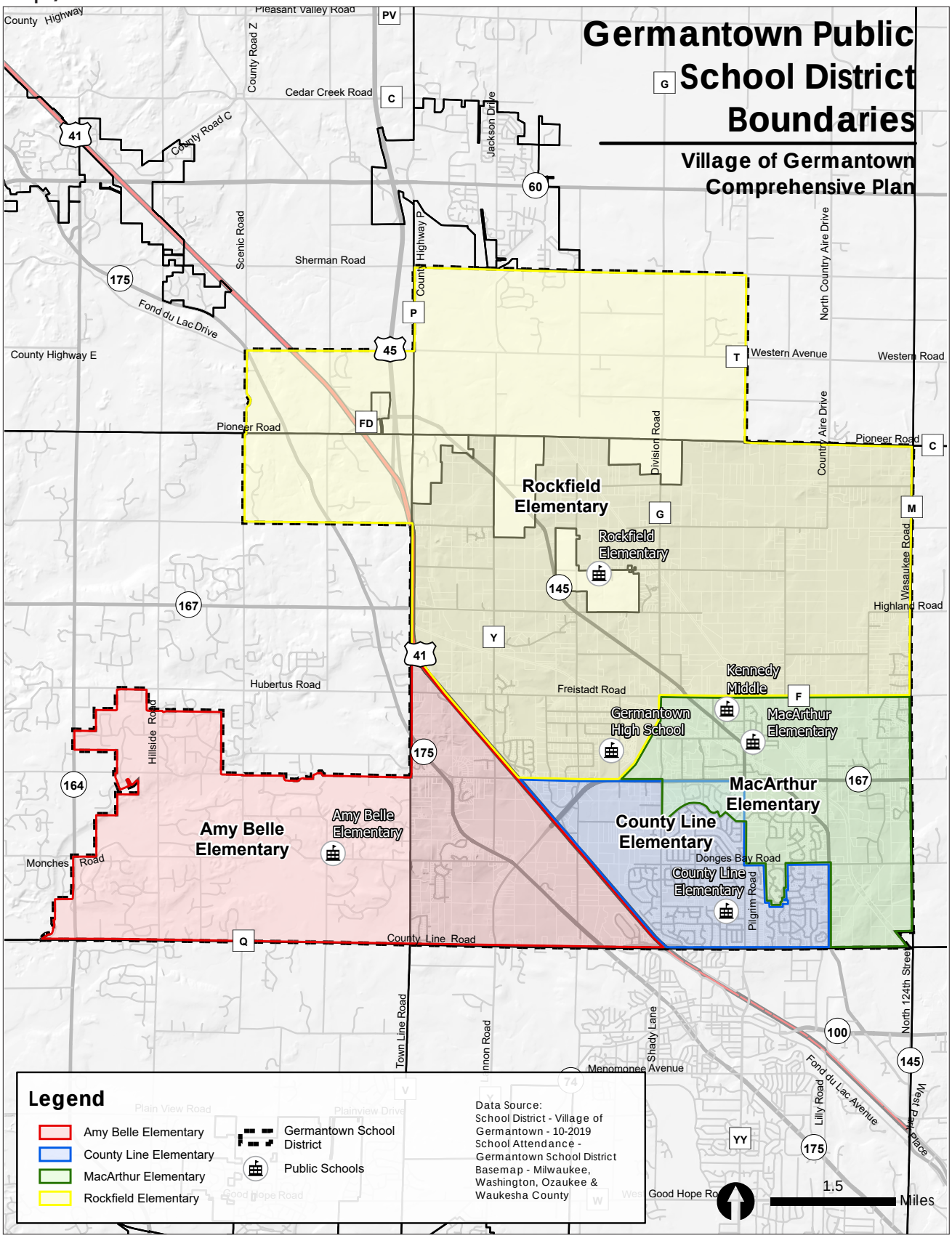


County Line Elementary School



MacArthur Elementary School

Map 7.12 – Public School District Boundaries



of Germantown, all of the Town of Germantown, the eastern third of the Town of Richfield, the southeast corner of the Town of Polk, and the southern third of the Town of Jackson. According to the National Center for Education Statistics, district enrollment for the 2020-2021 school year was 3,796 students.

There are currently four elementary schools, one middle school, and one high school in the Germantown School District. County Line Elementary serves the students in south central area of the Village, MacArthur Elementary serves students in the southeastern portion of the village, Rockfield Elementary (located in the Town of Germantown) serves the students in the northern portion of the village and Amy Belle Elementary (located in the Village of Richfield) serves students in the southwestern area of the Village. Kennedy Middle School and Germantown High School both serve the entire district.

In 2016, voters in the Germantown School District approved an $84 million referendum that allowed for upgrades and improvements at all district buildings. In Fall 2022, the Germantown School District will begin providing half-day 4-year-old kindergarten (4K). The impacts of the additional students on enrollment and/or capacity has yet to be determined. The Village of Germantown and the Germantown School District will need coordinate future residential development with school district capacity and future facility improvements.

Private Schools

There are two private schools within Germantown:

- Bethlehem Evangelical Lutheran School on Bel Aire Lane, and
- St. Boniface School on Goldendale Road.

Other private schools in the area include:

- Bethlehem Evangelical Lutheran School in Menomonee Falls
- Calvary Baptist School in Menomonee Falls
- Christ Alone Lutheran School in Thiensville
- Crown of Life Lutheran School in Hubertus
- David's Star Lutheran School in Jackson
- Grace Evangelical Lutheran School in Menomonee Falls
- Kettle Moraine Lutheran High School in Jackson
- Lumen Christi Catholic School in Mequon
- St. Gabriel Catholic School in Hubertus
- St. Mary School in Menomonee Falls
- Trinity Lutheran School in Mequon
- Crown of Life Lutheran School in Hubertus

Religious Facilities

There are numerous established churches in the Village of Germantown including:

- St. Boniface Catholic Church, located at W204N11940 Goldendale Road.
- Crossway Church located at W156N10041 Pilgrim Road.
- Bethlehem Evangelical Lutheran Church, located at N108 W14290 Bel Aire Lane.
- Faith Lutheran Church, located at W172 N11187 Division Road.
- Lutheran Church of the Living Christ, located at W156 N10660 Pilgrim Road.
- Berean Family Worship Center, located at N112 W17655 Mequon Road.
- Our Savior's United Church of Christ, located at W172 N12533 Division Road.
- St. John United Church of Christ, located at W204 N14181 Donges Bay Road.
- Life Church, located at W164N11325 Squire Drive.





Implementation Plan

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

Germantown's Implementation Plan includes an overarching goal for each section of the plan. Each section includes a summary of why the goal is important, key leaders responsible for carrying out the goals, and a series of objectives. Each objective in the implementation plan also includes a priority time frame and potential action steps.

The following page includes a descriptive summary and explanation of the format of each Implementation Plan Section.

Plan Review and Amendment

The Comprehensive Plan is intended to be reviewed frequently by Village staff to assess its reflection of current goals.

Periodic amendments are appropriate to the Comprehensive Plan and may be suggested by Village staff, officials, and residents. Changes should be consistent with the plan's vision.

Plan amendments must follow the processes required by State Statutes. Wisconsin Statute 66.1001(2)(I) requires comprehensive plan updates every 10 years.

Additionally, the Village will conduct an annual review 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.

Comprehensive Plan Goals, Objectives, and Action Steps

HOUSING

TRANSPORTATION

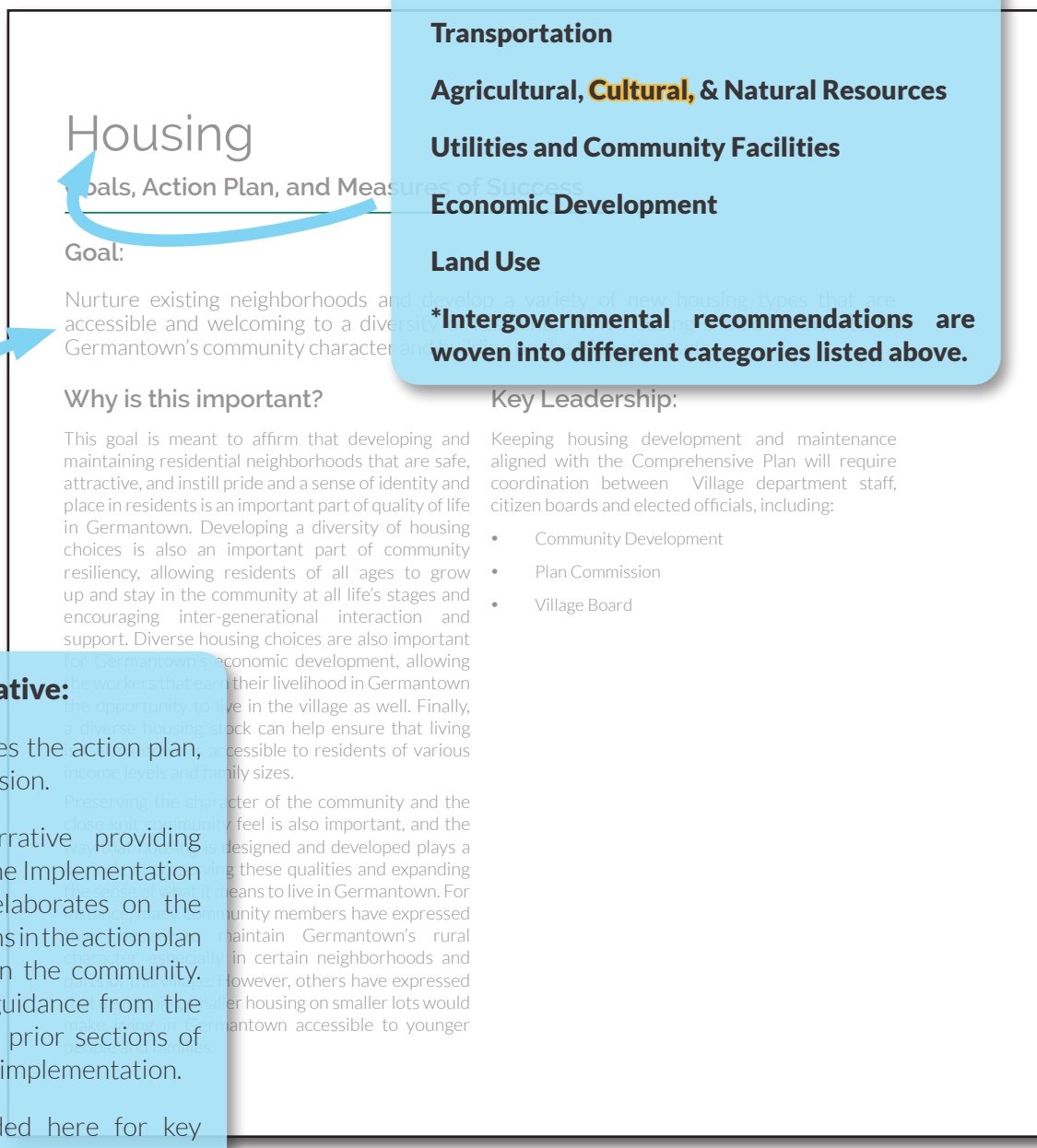
AGRICULTURAL , CULTURAL, AND NATURAL RESOURCES

UTILITIES AND COMMUNITY FACILITIES

ECONOMIC DEVELOPMENT

LAND USE

How to read the Implementation Plan



Section Headline and Description:

Each section is titled with a headline and description introducing the relevant Implementation Plan category. The categories included are:

Housing

Transportation

Agricultural, Cultural, & Natural Resources

Utilities and Community Facilities

Economic Development

Land Use

***Intergovernmental recommendations are woven into different categories listed above.**

Goal Statement and Narrative:

The goal statement summarizes the action plan, its purpose, and overarching vision.

Below each goal is a narrative providing additional details relevant to the Implementation Plan section. The narrative elaborates on the importance of each of the actions in the action plan and their intended impacts on the community. It may also reference other guidance from the 2050 Comprehensive Plan in prior sections of the document relevant to plan implementation.

Helpful information is included here for key leadership and village staff to indicate when and where certain actions may be implemented, why these actions were included in the plan, and how success can be gauged during and following implementation.

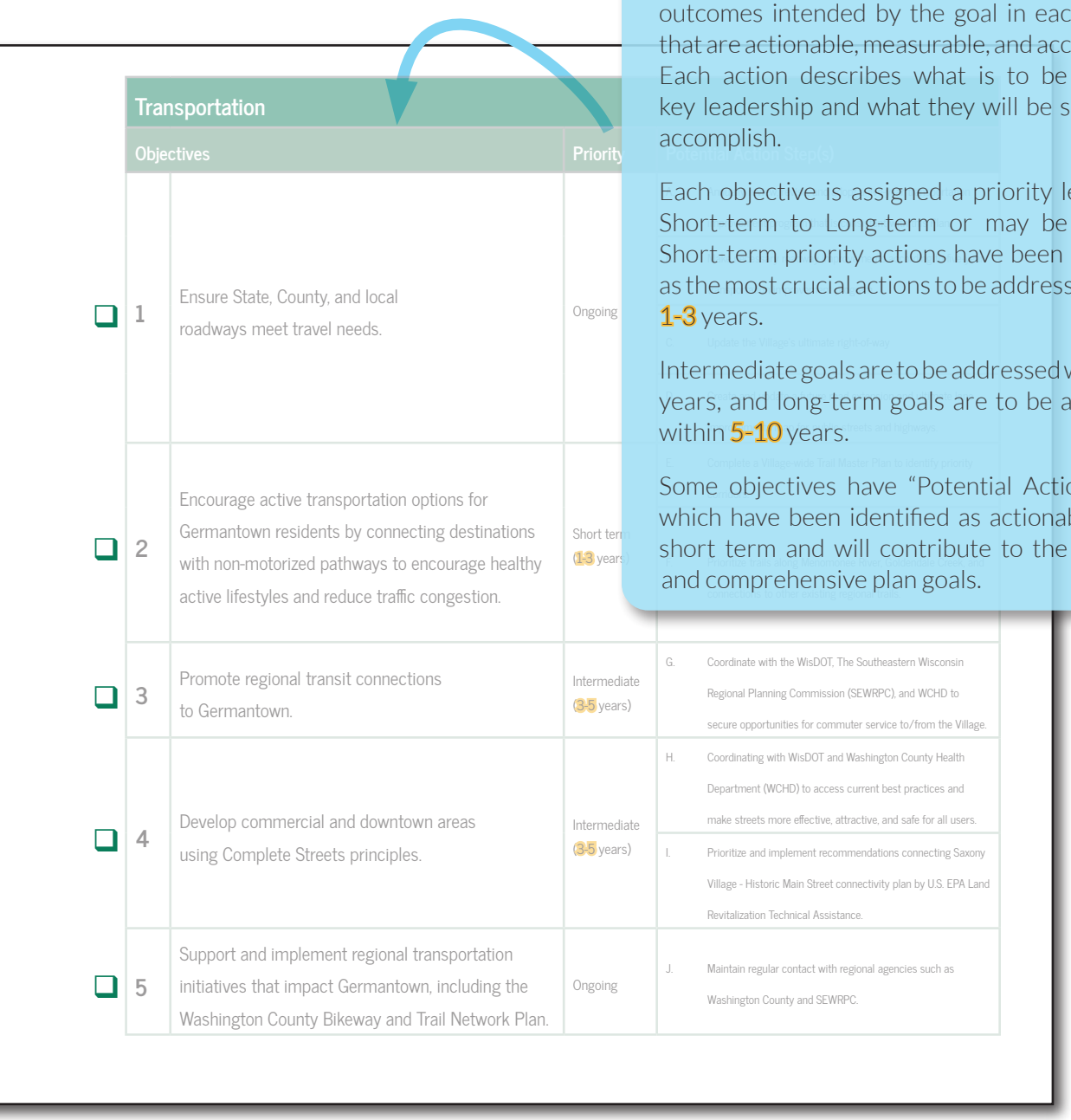
Objectives, Priority Level, and Potential Action Steps:

The Implementation Plan includes distinct outcomes intended by the goal in each section that are actionable, measurable, and accountable. Each action describes what is to be done by key leadership and what they will be seeking to accomplish.

Each objective is assigned a priority level from Short-term to Long-term or may be ongoing. Short-term priority actions have been identified as the most crucial actions to be addressed within 1-3 years.

Intermediate goals are to be addressed within 3-5 years, and long-term goals are to be addressed within 5-10 years.

Some objectives have "Potential Action Steps" which have been identified as actionable in the short term and will contribute to the outcome and comprehensive plan goals.



Transportation

	Objectives		Priority	Potential Action Step(s)
❑	1	Ensure State, County, and local roadways meet travel needs.	Ongoing	
❑	2	Encourage active transportation options for Germantown residents by connecting destinations with non-motorized pathways to encourage healthy active lifestyles and reduce traffic congestion.	Short ter (1-3 years	
❑	3	Promote regional transit connections to Germantown.	Intermediate (3-5 years)	G. Coordinate with the WisDOT, The Southeastern Wisconsin Regional Planning Commission (SEWRPC), and WCHD to secure opportunities for commuter service to/from the Village.
❑	4	Develop commercial and downtown areas using Complete Streets principles.	Intermediate (3-5 years)	H. Coordinating with WisDOT and Washington County Health Department (WCHD) to access current best practices and make streets more effective, attractive, and safe for all users. I. Prioritize and implement recommendations connecting Saxony Village - Historic Main Street connectivity plan by U.S. EPA Land Revitalization Technical Assistance.
❑	5	Support and implement regional transportation initiatives that impact Germantown, including the Washington County Bikeway and Trail Network Plan.	Ongoing	J. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Housing

Goals, Objectives, and Potential Action Steps

Goal:

Nurture existing neighborhoods and develop a variety of new housing types that are accessible and welcoming to a diversity of residents. New housing should contribute to Germantown's community character and build on the Village's assets.

Why is this important?

This goal is meant to affirm that developing and maintaining residential neighborhoods that are safe, attractive, and instill pride and a sense of identity and place in residents is an important part of quality of life in Germantown. Developing a diversity of housing choices is also an important part of community resiliency, allowing residents of all ages to grow up and stay in the community through all life's stages and encouraging inter-generational interaction and support. Diverse housing choices are also important for Germantown's economic development, allowing the workers that earn their livelihood in Germantown the opportunity to live in the village as well. Finally, a diverse housing stock can help ensure that living in Germantown is accessible to residents of various income levels and family sizes.

Preserving the character of the community and the close-knit community feel is also important, and the way that housing is designed and developed plays a key role in preserving these qualities and expanding the sense of what it means to live in Germantown. For instance, many community members have expressed their desire to maintain Germantown's rural character, especially in certain neighborhoods and parts of the village. However, others have expressed that developing smaller housing on smaller lots would make living in Germantown accessible to younger people and families.

Key Leadership:

Keeping housing development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- Germantown School District

Housing

	Objectives		Priority	Potential Action Step(s)
☐	1	Ensure the compatibility of residential infill development with the scale and character of the surrounding landscapes.	Ongoing	A. Require new developments to follow the density guidelines in the 2050 Comprehensive Plan. B. Use the zoning ordinance to maintain the character of existing residential neighborhoods and periodically review for compatibility in the changing housing market.
☐	2	Maintain a balanced housing mix and concentrate new multifamily development in walkable Village Center areas or other NDCs that provide connections to the regional transportation network (see NDC Table for areas supporting multi-family development).	Short term (1-3 years)	C. Amend appropriate zoning districts to allow for mixed-use commercial/residential buildings within Village Center, Freistadt District, Holy Hill Gateway and other NDCs that support mixed-use development. D. Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.
☐	3	Pursue a range of housing types, including smaller lot sizes, mixed use, and walkable Traditional Neighborhood Developments when reviewing new developments so that new homes are more affordable, and so that undeveloped and natural resource land is conserved.	Ongoing	E. Ensure that adequate review is being given to natural resource protection and that diverse housing types are encouraged at initial review of development and subdivision proposals. F. Conduct a Housing Affordability Analysis pursuant to Ch. 66.10013 of the Wisconsin State Statutes. G. Adopt a Traditional Neighborhood Development Ordinance pursuant to Ch. 66.1027 of the Wisconsin State Statutes.
☐	4	Encourage and/or require the use of conservation subdivisions throughout the Village to preserve agricultural land and natural resources.	Short term (1-3 years)	H. Create a conservation subdivision ordinance to guide this type of residential development.
☐	5	Ensure adequate access, drainage, open space, building layout, and community amenities at the time of development by requiring developers and landowners to master plan residential developments.	Short term (1-3 years)	I. Create an ordinance requiring applicants for residential subdivisions and minor land divisions to submit a sketch master plan illustrating the ultimate development of the property.
☐	6	Ensure that there is market demand for newly created residential and mixed use lots and units.	Intermediate (5-10 years)	J. Require residential market studies as needed to ensure there is not an excessive amount of vacant or undeveloped residential housing units. K. Review housing trends and identify any opportunities to meet the needs of a changing housing market.
☐	7	Ensure that existing housing stock remains attractive and functional by encouraging the rehabilitation of older housing stock, including the multifamily housing near the Village Center.	Intermediate (3-5 years)	L. Create an inventory of existing housing stock age and determine "priority areas" for targeted rehab. M. Identify new funding, regulatory, and organizational ways to facilitate housing rehab. N. Enforce the Property Maintenance Section of the Village Code.
☐	8	Support regional housing initiatives that impact Germantown, including Washington County Next Generation Housing Initiative.	Ongoing	O. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Transportation

Goals, Objectives, and Potential Action Steps

Goal:

Ensure a safe, reliable, and accessible transportation system for all residents and visitors in Germantown. Transportation investments should be coordinated regionally, and new investments should consider a range of transportation choices. New development in Germantown should consider appropriate modes of transportation during the planning and approval process.

Why is this important?

Transportation systems are the foundation of our ability to access jobs, family, medical services, recreation, and more. It is important to maintain a balance of comprehensive road and transit systems and efficient use of these systems to maximize benefits to residents. There are benefits to planning transportation systems to meet the need of the population. Active transportation such as walking and biking are an important part of this system to keep people healthy, safe, and have the added benefit of helping reduce unnecessary congestion on roads.

These systems connect us to other places, so coordination with regional roads and highways is important to ensure compatibility of the overall transportation network beyond Germantown.

Streets make up the majority of public space, and so having streets that meet the needs of all residents is key to planning a strong community.

Key Leadership:

Keeping transportation development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Public Works
- Streets and Highways
- Parks and Recreation
- Community Development
- Plan Commission
- Village Board
- Germantown School District

Transportation

	Objectives		Priority	Potential Action Step(s)
❑	1	Ensure State, County, and local roadways meet travel needs.	Ongoing	A. Annually review, revise, and adopt a five-year transportation improvement program that is consistent with this Plan.
				B. Make necessary roadway improvements according to five-year transportation improvement program.
				C. Update the Village's ultimate right-of-way map.
				D. Create and update a future road extension and ultimate lane improvements map for public streets and highways.
❑	2	Encourage active transportation options for Germantown residents by connecting destinations with non-motorized pathways to encourage healthy active lifestyles and reduce traffic congestion.	Short term (1-3 years)	E. Complete a Village-wide Trail Master Plan to identify priority corridors.
				F. Prioritize trails along Menomonee River, Goldendale Creek, and connections to other existing regional trails.
❑	3	Promote regional transit connections to Germantown.	Intermediate (3-5 years)	G. Coordinate with the WisDOT, The Southeastern Wisconsin Regional Planning Commission (SEWRPC), and WCHD to secure opportunities for commuter service to/from the Village.
❑	4	Develop commercial and downtown areas using Complete Streets principles.	Intermediate (3-5 years)	H. Coordinating with WisDOT and Washington County Health Department (WCHD) to access current best practices and make streets more effective, attractive, and safe for all users.
				I. Prioritize and implement recommendations connecting Saxony Village - Historic Main Street connectivity plan by U.S. EPA Land Revitalization Technical Assistance.
❑	5	Support and implement regional transportation initiatives that impact Germantown, including the Washington County Bikeway and Trail Network Plan.	Ongoing	J. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Agricultural, Cultural, & Natural Resources

Goals, Objectives, and Potential Action Steps

Goal:

Guarantee Germantown's history and identity are preserved for the future through the protection of its most valuable resources. Germantown's community should make use of natural areas to appreciate their value without contributing to their degradation. Open space and environmental corridors must be managed and protected.

Why is this important?

Natural and cultural resources are some of the most valuable resources in many communities over the long term, but they may take some planning and protection to preserve. Short-sighted development plans can sometimes threaten the protection of natural and cultural resources. Prime agricultural land is sensitive to nutrient depletion, pollution, or complete removal through development. Environmental areas such as woodlands contain habitat for native species that make up a large part of the wildlife and tourism economy and contribute to the biodiversity of our ecosystems and food systems. Even our cultural heritage is a resource that can be preserved through historic preservation and cultural activities, but may be threatened by redevelopment that isn't sensitive to local history. This Comprehensive Plan is one way of declaring these resources as valued and worth protecting.

Key Leadership:

Keeping natural and cultural resources aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board

Agricultural, Cultural, & Natural Resources

	Objectives		Priority	Potential Action Step(s)
☐	1	Enhance protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques.	Short term (1-3 years)	A. Provide incentives and bonuses to developers for submitting natural resource protection plans including the retention of trees, wetlands, and water courses, and contiguous open spaces.
				B. Use zoning to protect environmentally sensitive areas from urban development including the creation of conservation overlay zoning districts and development regulations to protect designated environmental corridors in the Village.
☐	2	Implement green infrastructure projects to improve water quality and enhance the function and capacity of stormwater management in the Village.	Short term (1-3 years)	C. Use available street reconstruction capital improvement plans to identify near-term GI opportunities identified in the Menomonee River Watershed Updated Implementation Plan (2022).
				D. Identify, evaluate, and prioritize Germantown specific projects listed in the Menomonee River Watershed Updated Implementation Plan to see more Germantown-specific projects.
☐	3	Support environmental and habitat restoration and capacity of stormwater management in the Village.	Intermediate (3-5 years)	E. Coordinate efforts to restore habitat, remove invasives, and eliminate environmental contamination with private, nonprofit, and governmental organizations; do so in areas such as along the Menomonee River and its tributaries.
☐	4	Plan for long-term agricultural uses in Germantown which can adapt to future economic conditions by researching the efforts of, and coordinating with, agricultural planning experts.	Long-term (5-10 years)	F. Encourage the usage of agricultural conservation easements.
☐	5	Promote and celebrate the unique history of Germantown through the preservation of its historic sites, their context, and their stories.	Ongoing	G. Support the preservation and conservation efforts by promoting heritage tourism in coordination with the Chamber of Commerce and other private and non-profit entities.
				H. 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.

Utilities & Community Facilities

Goals, Objectives, and Potential Action Steps

Goal:

Provide Germantown residents and businesses with safe, reliable, and adequate utilities and facilities to meet current and future needs.

Why is this important?

Utility infrastructure has to be constantly planned and monitored for its capacity to support a changing residential and commercial population. Developing new neighborhoods, adding density to existing ones, or bringing new businesses and industries may change the adequacy of utility infrastructure. This Comprehensive Plan projects the future population, households, and jobs in Germantown to give some predictability to utility providers to they can anticipate future need and allocate resources effectively. It is important to make efficient use of utility infrastructure and have a plan for who is going to expand it when necessary, what type it will be, and what capacity it will have.

Utilities and community facilities in Germantown include stormwater and sewer infrastructure, electricity, natural gas, telecommunications, parks and schools, and more.

Key Leadership:

Keeping development and maintenance of utilities aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Fire and Police
- Germantown School District
- Library
- Parks and Recreation
- Historic Preservation Commission
- Parks and Recreation
- Public Works
- Garbage and Recycling
- Senior Center
- Village Board

Utilities & Community Facilities

	Objectives		Priority	Potential Action Step(s)
☐	1	Plan for future growth by identifying when current facilities can no longer support projected growth.	Short term (1-3 years)	A. Develop a 5-year capital improvement program, which most efficiently meets the future needs of the sanitary sewer service area expansion area.
			Ongoing	B. 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.
			Short term (1-3 years)	C. 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.
☐	2	Ensure active and passive recreation opportunities are accessible to existing neighborhoods and districts.	Short term (1-3years)	D. Update and implement the Village Comprehensive Outdoor Recreation Plan every five years.
				E. Conduct individual park master plans that support long-term visions for community facilities within parks.
☐	3	Work with the MMSD and other public and private organizations to coordinate acquisition of sites identified as targets for protection from development in the MMSD Conservation Plan.	Short term (1-3 years)	F. Maintain regular contact with MMSD and help facilitate the acquisition of properties suited for preservation.
☐	4	Integrate regional water, sewer, and land use planning	Ongoing	G. Coordinate with Milwaukee Metropolitan Sewerage District, the Germantown School District, the Washington County Health Department, and other relevant jurisdictions for future utility and facility expansions.
				H. Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.
☐	5	Facilitate resident access to a wide variety of services by assisting local private and nonprofit organizations that provide services to Village residents with their capital improvement objectives.	Intermediate (3-5 years)	I. Explore grant program models and opportunities to assist local organizations.
				J. Conduct a needs assessment to identify opportunities for partnerships.
☐	6	Increase energy efficiency and explore alternative energy sources to reduce peak energy demand, lower costs, and/or reduce environmental impacts. Plan for long-term reduction of energy dependence from fossil fuels.	Intermediate (3-5 years)	K. Research public best practices for guides/toolkits that support a resilient and clean energy network including wind energy, solar energy, and electrical vehicle charging stations..
☐	7	Improve coordination between the Village of Germantown and the Germantown School District related to future residential development, school district capacity, and necessary improvements to facilities.	Ongoing	L. Consider creating an advisory position on the Village Plan Commission for a representative of the School District.
				M. 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.

Economic Development

Goals, Objectives, and Potential Action Steps

Goal:

Promote economic, social, and environmental benefits through business and commercial activity in Germantown with a cohesive and unifying vision that inspires investment, tourism, and local pride.

Why is this important?

The economy is constantly changing. Over the past few decades, the Upper Midwest has seen a shift from a manufacturing based economy to a diversification to include more tourism and services. Germantown has maintained and continued to attract manufacturing jobs and still maintains a sizeable agricultural base in addition to its retail and service sector. Strengthening each of these parts of the economy while staying able to take advantage of new opportunities requires a variety of strategies for economic development.

Enhancing the attractiveness of commercial areas, both retail and industrial, will help to attract residents, employers, and a workforce that enjoys working in Germantown. This includes enhancing the attractiveness of buildings but also the streets and districts that bring them all together. Similarly, developing a unique character and visitor experience by promoting Germantown's natural and cultural resources will help to continue attracting visitors and tourists to support the local economy.

Key Leadership:

Keeping economic development aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Chamber of Commerce
- Community Development
- Economic Development Commission
- Plan Commission
- Public Works
- Village Board
- Germantown School District

Economic Development

	Objectives		Priority	Potential Action Step(s)
☐	1	Develop a Master Plan for the Holy Hill Gateway District to ensure compatible industrial expansion in Germantown by providing aesthetically appealing development along highly visible thoroughfares to ensure industrial expansion that is compatible with non-industrial surrounding land uses.	Short term (1-3 years)	A. Carry out the "Next Steps" identified in the Opportunity Areas section of this Plan (p.135)
☐	2	Develop the Village Center District, including a Master Plan, to enhance Main Street and Mequon Road as complementary mixed-use economic zones with a unique cultural identity.	Short term (1-3 years)	B. Engage with stakeholders along commercial streets to determine a vision for the district. C. Carry out the "Village Center: Next Steps" identified in the Opportunity Areas section of the Plan (p.133) D. Develop a specific set of design guidelines that define an acceptable Germanic architectural identity.
☐	3	Incentivize well-designed buildings, entry features, and public infrastructure in business parks and industrial districts through the development approval process.	Short term (1-3 years)	E. Develop a set of desired building design guidelines for business parks, industrial districts, and corridors based on the context of surrounding buildings, landscapes, architecture and Germanic Theme design requirements and guidelines.
☐	4	Promote and support the development of industrial and commercial areas in Germantown using financing incentives and regulatory tools, including but not limited to Tax Increment Financing,	Ongoing	F. 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 G. Explore Business Grant types based upon examples from comparable communities or regional/State entities including alternative financing mechanisms other than Tax Increment Financing (TIF).
☐	5	Protect and promote the economic and aesthetic value of natural resources in Germantown for agriculture, recreation, and tourism.	Ongoing	H. Continue to update the Comprehensive Outdoor Recreation Plan every 5 years with information on the location and quality of natural resources for protection. I. Create zoning code regulations that support and accommodate agritourism and agricultural business uses.
☐	6	Support regional economic development initiatives that impact Germantown.	Ongoing Short term (1-3 years)	J. Leverage the resources and programs of Economic Development Corporation of Washington County and SEWRPC. K. Evaluate the need for an Economic Development Coordinator position in the Community Development Department.

Land Use

Goals, Objectives, and Potential Action Steps

Goal:

Pursue a land use pattern of neighborhoods, districts, and corridors that facilitates the siting and compatibility of new and existing uses in a manner that promotes the efficient use of existing and future public utilities and facilities while protecting natural and environmental resources and preserving our rural character and quality of life.

Why is this important?

This Comprehensive Plan introduced a system of Neighborhoods, Districts, and Corridors for the land use plan to determine a desirable mix of land uses within places in Germantown. These neighborhoods, districts, and corridors already existed for the most part, but are defined more formally in this plan for the purposes of consistency and appropriateness in planning. Land use planning is forward thinking, accounting for multiple decades in the future to inform decision-making for day-to-day decisions about what is desirable or acceptable in new development proposals.

The approach focuses on a desired mix for an entire area, rather than for individual parcels, to allow for a degree of flexibility to changing future circumstances. The goals for land use ensure that areas develop with a consistent vision and give a level of assuredness of residents and property owners about the future of the areas they live and work in. New development should be guided to not impede on the agricultural resource base of the Village nor to disrupt the neighborhood patterns developed over history. Changes to the zoning ordinance should reflect the long term vision of the Comprehensive Plan, including the creation of new districts such as a mixed-use district to allow for a more vibrant Village Center District.

Key Leadership:

Keeping land development aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- Germantown School District

Land Use

	Objectives		Priority	Potential Action Step(s)
☐	1	Require new development to adhere to desired uses wherever possible in neighborhoods, districts, and corridors by sharing the desired uses listed during the development approval process.	Ongoing	A. Conduct a staff review of the development approval process for assessing compatibility with the Comprehensive Plan.
				B. Establish a planning task force that meets regularly to review necessary policies, guidelines, and ordinances for each Neighborhood, District, and Corridor to ensure the character of each place is preserved.
☐	2	Review and amend the Zoning Code, subdivision code, and other development regulations to implement the future Land Use policies reflected in the 2050 Comprehensive Plan.	Short term (1-3 years)	C. Create conservation subdivision regulations.
				D. Conduct working sessions with Plan Commission and other stakeholders to identify necessary code revisions and revise the zoning code matrix in the NDC chapter of this plan as necessary.
				E. Develop a new Village Center Zoning District to guide future development and redevelopment including higher density and density incentives, multi-family residential, Next Generation Housing, and mixed-use commercial/residential uses.
☐	3	Establish appropriate land use transitions to ensure compatibility between existing and new land uses.	Short term (1-3 years)	F. Develop zoning regulations to implement compatibility requirements and density policy for new uses adjacent to existing uses (ex. Lot size, bufferyards, building design, existing natural features, etc.).
			Short term (1-3 years)	G. Develop buffer requirements for all Neighborhoods, Districts, and Corridors that will see new development adjacent to existing neighborhoods and/or rural/open space districts.
☐	4	Support regional land use initiatives that impact Germantown 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.	Ongoing	H. Maintain regular contact with regional agencies such as Washington County and SEWRPC.
☐	5	Develop and adopt detailed Land Use Plans for each neighborhood, district, and corridor (NDC)	Short term (1-3 years)	I. Prioritize and develop program to complete detailed plans for each NDC.

Appendices

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Appendix A

2019 COMMUNITY SURVEY RESULTS SUMMARY

2019 Community Survey Results

Survey Timeline:

September 9, 2019-
November 1, 2019

TOTAL SURVEY RESPONDENTS

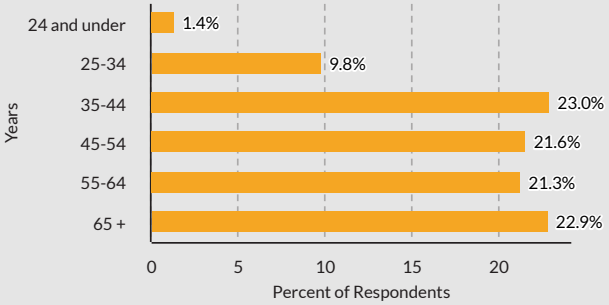
1,819

AVERAGE RESPONSES PER QUESTION

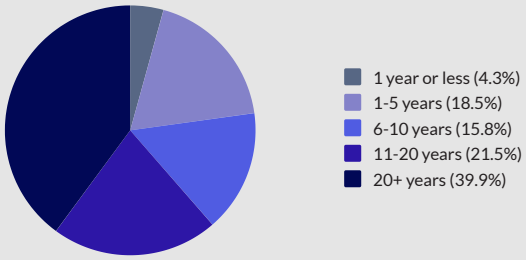
1,633

BACKGROUND

What is your age?

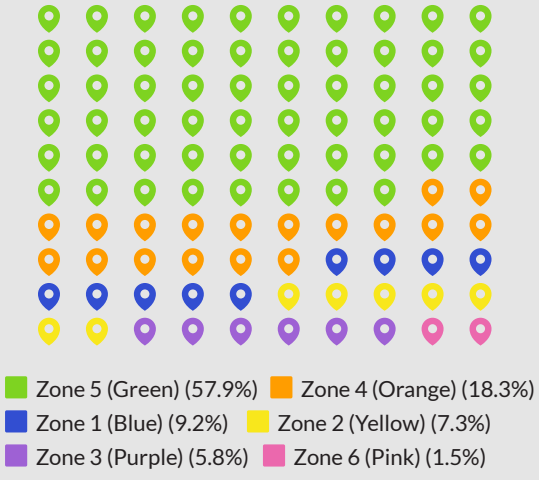


How long have you lived, worked, or owned property in the Village of Germantown?



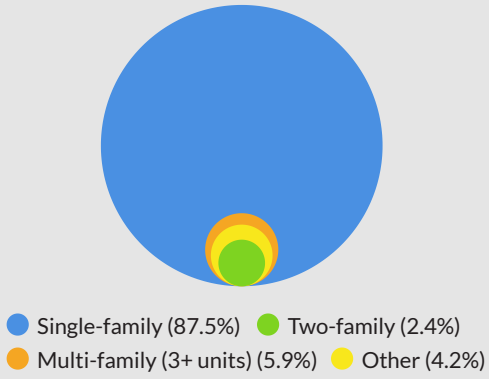


Where in the Village do you live, work, or own property?

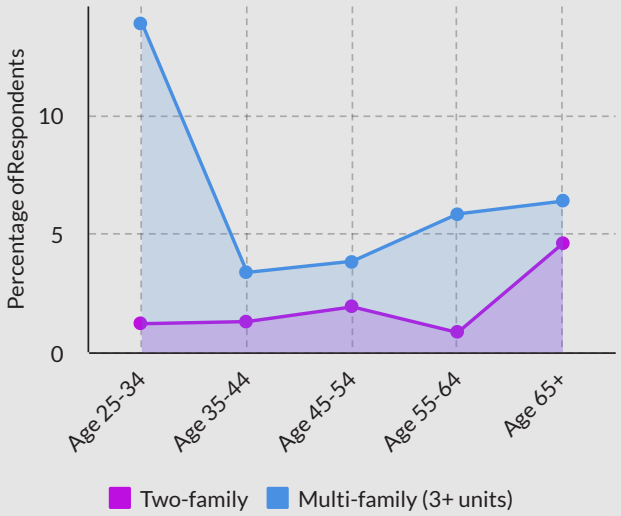


BACKGROUND

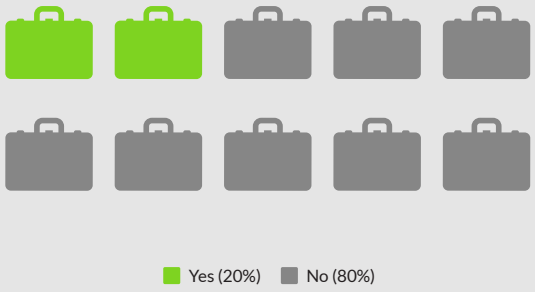
In which residential building type do you live?



Age and Multi-family Housing Type



Do you work in Germantown?



44% of respondents have children under 18 living in their household.

QUALITY OF LIFE

Three Most Important Factors on Quality of Life



Public Services (Police/Fire)



Low Crime

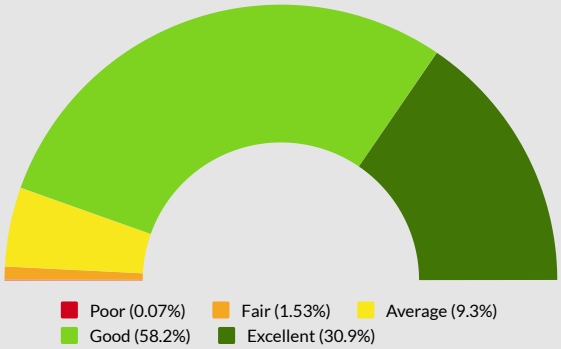


Good Neighbors

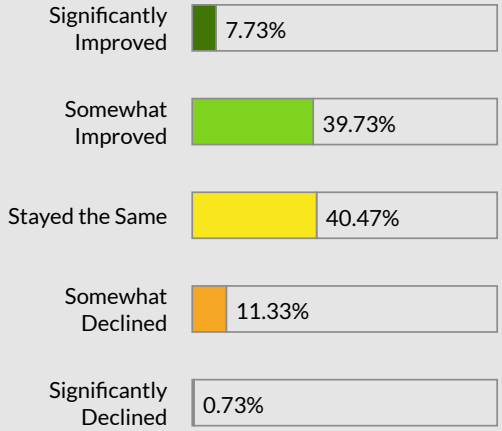
QUALITY OF LIFE

2015 RESULTS

Quality of Life in Germantown 2015



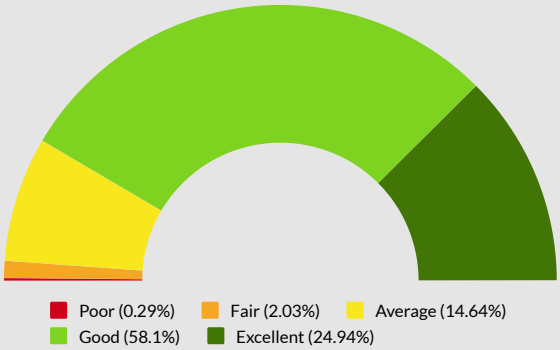
How has the quality of life changed over your time in the Village?



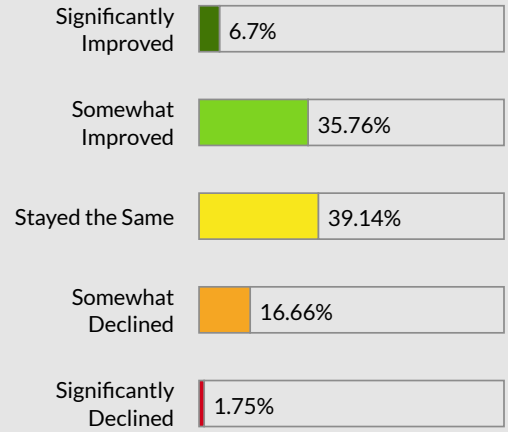
VS.

2019 RESULTS

Quality of Life in Germantown 2019



How has the quality of life changed over your time in the Village?



3

FUTURE DEVELOPMENT

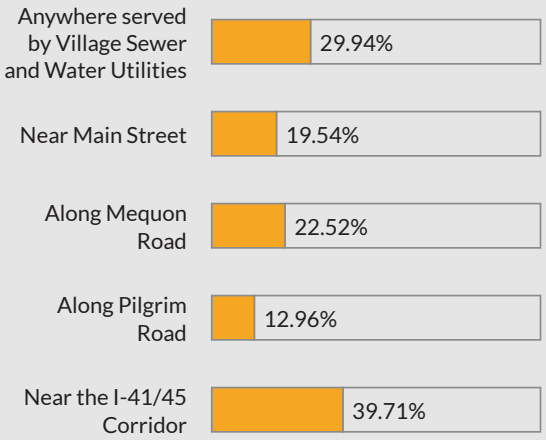
85%

of respondents agree that there is a need for additional Sit-down & Family Restaurants in Germantown.

61%

of respondents agree there is a need for additional Entertainment and Attractions in Germantown.

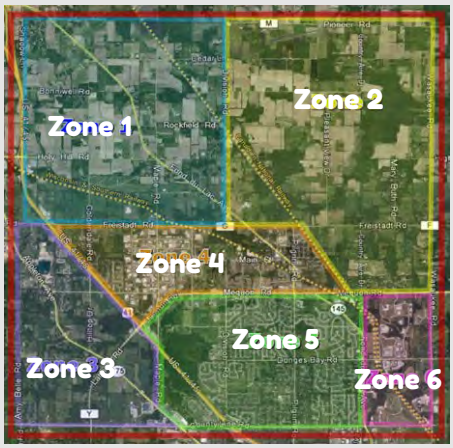
Which areas of the Village are the most appropriate for multi-family development?





"How were these results influenced by where a respondent lives in the Village?"

Most appropriate areas for multi-family housing by location in Village



	Anywhere served by sewer and water	Near Main Street	Along Mequon Road	Along Pilgrim Road	Near the 1-41/I-45 Corridor
Zone 1 (Blue) Northwest	26.12%	**32.09%**	**32.09%**	28.36%	19.40%
Zone 2 (Yellow) Northeast	26.17%	15.89%	29.91%	14.02%	**48.60%**
Zone 3 (Purple) Southwest	**35.62%**	20.55%	19.18%	26.03%	20.55%
Zone 4 (Orange) Central	33.46%	17.47%	18.59%	14.87%	**41.64%**
Zone 5 (Green) South Central	29.68%	18.71%	21.69%	8.58%	**42.55%**
Zone 6 (Pink) Southeast	19.05%	14.29%	19.05%	14.29%	**52.38%**

FUTURE RESIDENTIAL DEVELOPMENT

What type of residential housing do you think the Village should allow to develop?

Single-family Detached

75% of respondents agree Single-family detached homes should be encouraged to develop.

Multi-family Condominium

45% of respondents 65 years and older agree multi-family condominiums should be developed.

Conservation Subdivisions

47% of respondents believe that more Conservation Subdivisions should be encouraged to develop.

Manufactured Homes

65% of respondents disagree that additional manufactured homes should be developed.

Conventional Subdivisions

10% of respondents believe that only more conventional subdivisions should be encouraged to develop.



FUTURE RURAL DEVELOPMENT

What type of land uses should be allowed in the undeveloped rural areas outside of the "Urban Service Area"?

Hobby Farms (10+ acres)

66% agree Hobby Farms should be allowed to develop ouside the "Urban Service Area".



Multi-family Residential

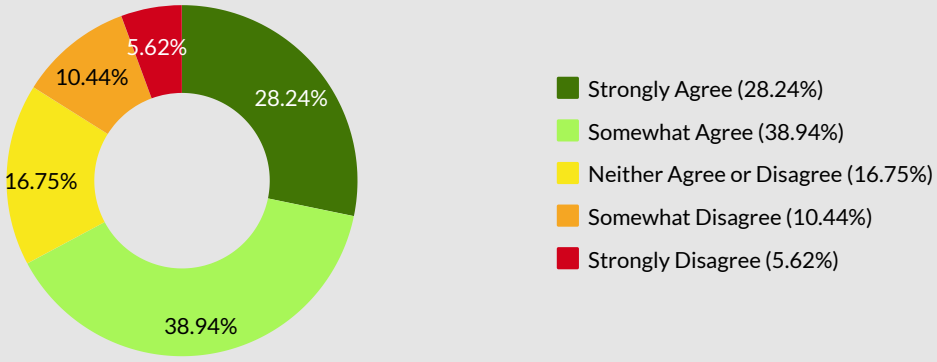
71% disagree that multi-family residential development should be developed outside the "Urban Service Area".



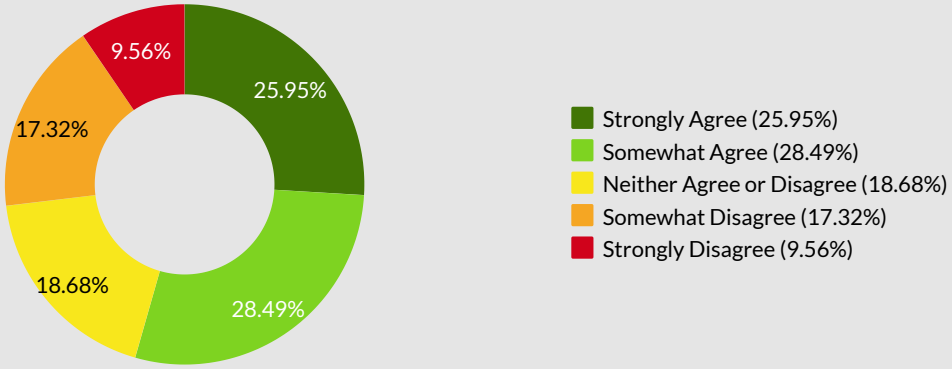
5

ATTITUDES TOWARD FUTURE RURAL DEVELOPMENT

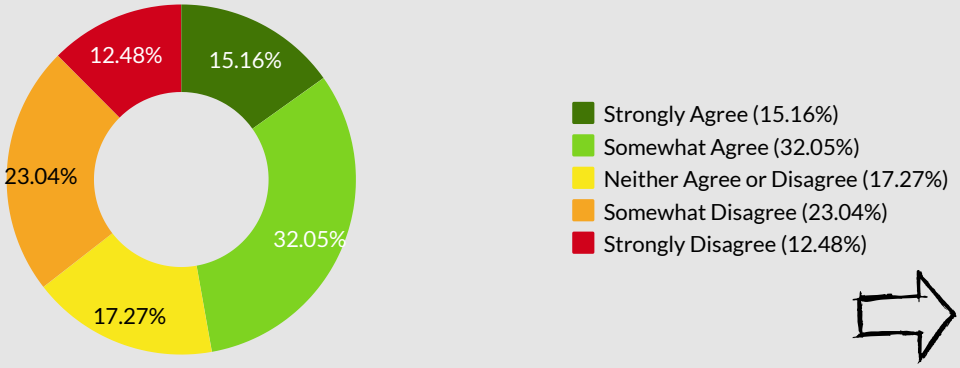
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.



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



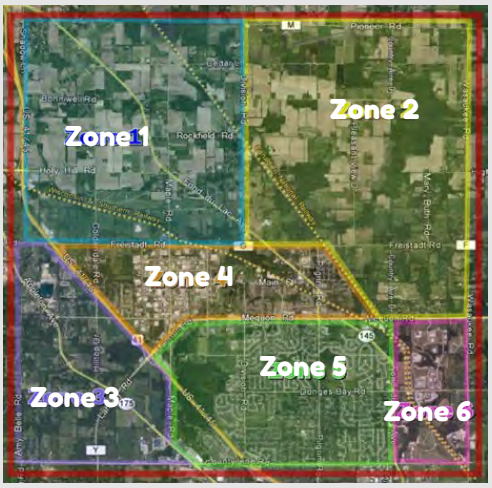
Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.



6

ATTITUDES TOWARD FUTURE RURAL DEVELOPMENT

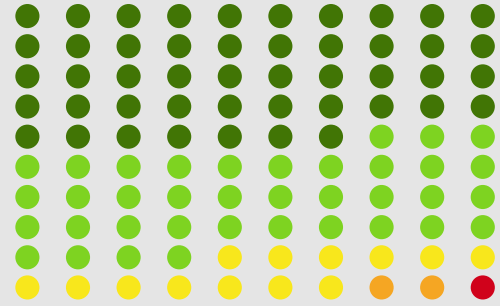
"Do attitudes change based on where a respondent lives in the Village?"



Rural Areas (Zone 1, 2, 3)		Suburban Areas (Zone 4, 5, 6)
33% STRONGLY AGREE	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.	26% STRONGLY AGREE
41% STRONGLY AGREE	The Village should protect ALL existing undeveloped farm and other agricultural land from future development.	22% STRONGLY AGREE
12% STRONGLY AGREE	Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.	16% STRONGLY AGREE

PARKS, RECREATION & OPEN SPACE

Overall, how satisfied are you with the quality of Germantown's parks?



- Very Satisfied (47%)
- Somewhat Satisfied (37%)
- Neutral (13%)
- Somewhat Disappointed (2%)
- Very Disappointed (1%)



73%

of respondents think it is important that the Village of Germantown acquires land for linear parks along the Menomonee River and other environmental corridors with paths for walking, hiking, biking, nature observation, and water access, where appropriate.

PARKS, RECREATION & OPEN SPACE

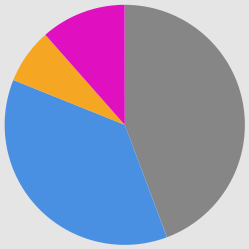
In the past year, how many times have you or members of your household...

Visited any of the Parks in the Village of Germantown?



- Not at All (6.78%)
- 1-5 Times (30.53%)
- 6-10 Times (15.78%)
- More than 10 Times (46.91%)

Participated in any of the Recreational Programs offered by the Village of Germantown?



- Not at All (44.28%)
- 1-5 Times (36.82%)
- 6-10 Times (7.4%)
- More than 10 Times (11.49%)

Top Parks Amenities desired by Respondents

1. **Paved Trails**
2. **Concessions/Beer Garden**
3. **Outdoor Pool/Aquatic Center**
4. **Canoe/Kayak Launch**
5. **Unpaved Trails**

73%

of respondents think Germantown has enough public "active recreation" land such baseball diamonds, soccer fields, tennis courts, basketball courts, etc.

46%

of respondents think Germantown could use more "passive recreation" land such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling, picnicking, etc.

SUPPORTED DEVELOPMENT TYPES

"Germantown Gateway" Area

Most Supported Types of Development

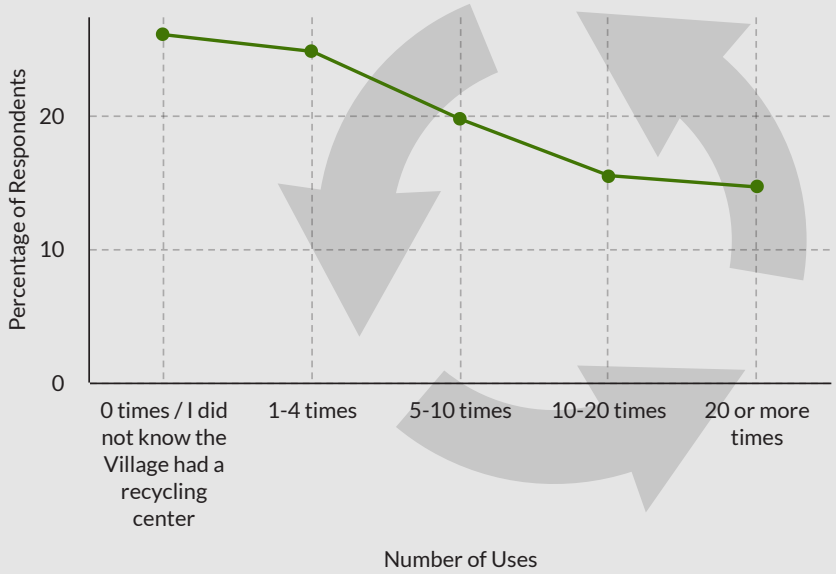
- Sit-down & Family Restaurants
- Specialty Retail & Boutiques
- Large-Lot Single-family Residential
- Grocery Stores

Least Supported Types of Development

- Multi-family Residential (apartments & condos)
- "Big Box" Retail/ Department Stores
- Independent & Assisted Senior Housing
- Offices, Banks & Financial Institutions

VILLAGE SERVICES

Over the past year, how many times have you used the Village's Recycling Center?



58%

of respondents would prefer the Village's Recycling Center be relocated within Germantown, if the existing operation needs to be modified in the future.

40%

of respondents would prefer the Village's Recycling Center be eliminated and an alternate recycling service be provided, if the existing operation needs to be modified in the future.

9

Appendix B

VISUAL PREFERENCE SURVEY RESULTS

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

Images 1-9: To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Road Area? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 1

Number of Responses: 75

Average Rating: 3.4



Image 2

Number of Responses: 79

Average Rating: 2.6



Image 3

Number of Responses: 79

Average Rating: 3.2



Image 4

Number of Responses: 76

Average Rating: 2.3



Image 5

Number of Responses: 78

Average Rating: 1.9

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022



Image 6

Number of Responses: 78

Average Rating: 3.4



Image 7

Number of Responses: 79

Average Rating: 3.1



Image 8

Number of Responses: 78

Average Rating: 3.2



Image 9

Number of Responses: 77

Average Rating: 3.4

What development types or uses would you like to see in the Village Center /Mequon Road area?

- Less strip mall & parking lots, more walking paths & landscaping. Would love more restaurants (with outdoor dining) & coffee shops
- Restaurants
- Single family homes
- Restaurants and shops
- Farmers we need more farm fields not less stop bringing in more and be content with what we have
- Small shops and condos. No apartments.
- No more apartments!
- Mixed-use, moderate density, variety of styles
- We are always driving to Menomonee Falls or Mequon for good restaurants/breweries, biking and boutique shopping. It would be great to have these types of amenities for Germantown. No more fast food.
- Not chains! Antique stores, coffee shops, farm to table restaurants, green space, art/sculpture/ museum or other things unique to downtown environments
- It would be good to see Germantown move towards a more walkable design, where businesses abut the street and parking is in the rear. Moving towards an environment that revolves around bikes and pedestrians over autos.
- The pictures create more questions than answers. There is a big difference between living in the area and having parking for commuters to the area. Your pictures do not allow you to pick a preference.
- coffee shops, restaurants, boutique retail
- Modern loft/living spaces that would attract a younger, but not necessarily lower income, resident. Pairing that with shops restaurants and outdoor spaces.

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

Images 10-16: To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 10

Number of Responses: 74

Average Rating: 2.4



Image 11

Number of Responses: 76

Average Rating: 2.3



Image 12

Number of Responses: 74

Average Rating: 3.2



Image 13

Number of Responses: 75

Average Rating: 2.7



Image 14

Number of Responses: 74

Average Rating: 3.0



Image 15

Number of Responses: 74

Average Rating: 2.6

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022



Image 16

Number of Responses: 73

Average Rating: 2.5

What development types or uses would you like to see in the Holy Hill Gateway area?

- High quality industrial seems the best fit, with some mixed use that is supportive, and accepting office if desired
- Businesses with clean well kept buildings. Nothing that is going to bring environmental or sound pollution. Nothing that is going to include lots of empty buildings or leave other industrial parks in Germantown with empty crumbling building that businesses abandon to move to something nicer.
- I would like it to remain rural forested or prairie fields. Re-develop land already used or better yet keep this in the inner city of Milwaukee where the jobs are needed.
- I think the current building are imposing. I hope they are well maintained. I wish they weren't there at all.
- High density residential
- Grocery store, sit down restaurants
- Single-family homes
- Farmers again!
- No more! It appears Germantown has a big problem with industrial and commercial space. There's been so much empty space on Cty Q and it's not a good sight. Our Men. Falls neighbors are not happy with us about it. Gtown has become over built with industrial and commercial space. Leave well-enough alone!! If we want that, we would move to Butler or Hartford for it. No more in Germantown, please!
- Do not develop at all north of Rockfield Road - leave this agricultural. South of there small, low profile, non-commercial buildings that don't use much water.
- Agriculture
- No more huge, ugly buildings!
- Retail, residential, agricultural
- Nothing additional! losing the community / small town feel
- Mix or residential and small retail
- Best to have a mix of creativity and well kept properties, I prefer manufacturing close to major highways. Trucks should not be forced to drive through business districts to get to their customers.
- I don't want to see it overly developed. I like the farmscape, and would love to see businesses come in that embrace that rather than erase it.
- Keep any and all industrial development west of Goldendale Road. East of Goldendale has residential communities that would be negatively impacted by industrial development. Also, the current industrial development on the north side of Holy Hill Road is a giant eyesore. Big blocky concrete looking buildings, a mish-mash of bright colors (red, blue, white), and way too many lights on the buildings at night. Seriously, it's a giant eyesore. Please take more care to ensure future development betters fits with the natural landscape.
- I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green space. It would make a much more desirable area for all.

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

Images 17-20: To what extent do you feel that this type of development is a good fit for Germantown's northeast Rural Preservation District? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 17

Number of Responses: 70

Average Rating: 2.3



Image 18

Number of Responses: 72

Average Rating: 3.8



Image 19

Number of Responses: 72

Average Rating: 4.0



Image 20

Number of Responses: 73

Average Rating: 2.5

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

What development types or uses would you like to see in Germantown's northeast Rural Preservation District?

- None. Remain rural. Surrounded by development already.
- Shopping district
- Love to see walking/bike paths, trees, lakes incorporated
- I prefer it remain forested or prairie fields. Limit development to areas that need re-development.
- low density housing
- Agriculture and parks, stop adding subdivisions.
- Keep it RURAL as in Rural Preservation
- Maybe 2.5 acre requirement, would hate to see houses piled on top of each other
- Large spaces. Can cluster houses but the green space must be 10X the housing space.
- 1 acre lot size
- Germantown Wi.
- leave it open for farmers
- homes with space between (at least 2 acre lots)
- Germantown
- The northeast Rural Preservation District should have the larger lot sizes. Within this area.... I could see including a planned small town center concept surrounded by houses like in image 20. This could be a nice concept if done in ONE area in the northeast corridor. Maybe do something like that in the southwest corner of the district....for an alternative lifestyle choice.
- Mountain bike park
- Large lots, large/high value homes are best. No small lots, no low value homes, no crowding of cheap properties.
- Single family homes with large yards
- Preserving the natural footprints we have not building on all the green space
- None! Leave them as preserved green space.
- Leave it what it is called, "Rural Preservation." Preserve it as is!
- Very low density housing or agricultural.
- Agricultural, mixed density residential
- With the need for housing and the increased desire for individuals to move to Germantown, we need to maximize space to offer more housing that is affordable to middle class families. If people are interested in large pieces of land with their home they should look towards Colgate or Richfield. Accessible parks near housing development with trails for hiking/biking with access for dogs would be ideal.
- Nothing additional needed; losing small town feel
- It would be great to see Germantown value smaller single family lots that are more welcoming to younger families over creating large expensive elitist neighborhoods that create physically segregated subdivisions.
- RURAL! -- Hobby farms, large plots of land
- Residential-- decent sized lots, not cookie-cutter homes packed tightly together

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Appendix C

SOCIAL PINPOINT MAP COMMENTS

Village-wide Comments

Trails

	Comment	Up Votes	Down Votes
1	It would be great to have all of the Village Parks connected by Trail System. In addition, we should connect with the Interurban trail and the Ice Age Trail to other communities. If you build it they will bike to your Village! Need to have a destination.	22	0
2	Thought needs to be given to a bike trail through Germantown from north to south connecting with Washington county trails.	0	0
3	Will the plan account for better pedestrian and bicycle access to business in the County Line Road access or other business areas and account for better transitions to existing trails, such as Bug Line and Interurban.	1	0
4	Is there a way to better connect our neighborhoods with the Bug Line bike trail?	9	0

Sustainability

	Comment	Up Votes	Down Votes
1	Save our water. Do not sell our assets.	1	0
2	Give Richfield the water! Allow more on the water and sewer systems to spread out the burden of maintaining the system. Allow them to pay the premium on sewer rates to help keep Germantown sewer rates down after the atrocious water rate increase due to many years of inaction from Germantown Village Board. Allow them to pick up the cost of brining in service thus allowing less of a burden on Germantown taxpayers to add service around the same area by just paying for the upsizing required.	11	3

Future Land Use

	Comment	Up Votes	Down Votes
1	Annex the land into the Village. It does not make sense for us to completely surround them and have access to the benefits the residents pay for. Time to pay their share also. (Referencing the Town of Germantown)	27	5

Neighborhood Comments

Sunberry-Tree Tops

	Comment	Up Votes	Down Votes
1	The name of the neighborhood should be Windsong - TreeTops. Windsong was the first subdivision on the south side of DB. These subdivisions have the future look for neighborhoods with planned common area - open space within the neighborhood.	1	0
2	Please note that this is Private Property...not a Village Park. It is owned and maintained by the Windsong HOA. Perhaps it should be called - Windsong HOA - Common Area. (Referencing "Windsong Park")	3	0
3	Again...this is not the Village land. It is owned by the TreeTops HOA. It should be named Tree Tops HOA - Common Area. (Referencing "Tree Tops Park")	9	0
4	Remove the water towers. At least maintain them better. They are an eyesore.	4	3
5	This is a heavily used road and needs more speed enforcement and possibly widening as it is a main artery to our city. (referencing Pilgrim Road)	2	1
6	Potential Commercial Node - County Line Road & Pilgrim Road	7	19

Spassland

	Comment	Up Votes	Down Votes
1	Side by side / duplex. Not enough rental opportunities. (Referencing Heritage Park North area)	4	12
2	Is there a place here to add an ice rink and/or hockey area in winter? (Referencing open area north of County Line Elementary)	5	1
3	I'd rather see single family homes here, not rentals. Either that or a nature preserve. (Referencing Heritage Park North area)	8	1
4	A noise barrier is needed by the freeway. When our home was built HWY 41 was 2 lanes. (Referencing between Wendy Lane and I-41)	3	2
5	This would be a nice area for wildflower or other natural areas around the park. There are cranes and other birds that like this wetland area and additional native plantings would enhance this. (Referencing west end of Spassland Park)	13	0
6	This area is full of thistles. This would be a wonderful area for native gardens/wildflowers. There is a nice walking path mowed through that has a variety of trees and birds but is at risk for becoming overgrown (already is). (Referencing Outlot 2 of Meadow Creek Crossing Subdivision)	8	0
7	This area has started to show signs of invasive plant growth. It would be an amazing nature preserve type area of buckthorn is removed, etc. (Referencing Outlot 5 of Meadow Creek Crossing Subdivision)	9	1

Spassland

	Comment	Up Votes	Down Votes
8	The current sidewalk network in this area is discontinuous and requires crossing division multiple times and using the neighborhood to access the CTH Q sidewalk system. Would like to see the remainder of the sidewalk along Division connected in the future.	35	1
9	It would be awesome if this path and the path around the park could be plowed for walking in winter. (Referencing Spassland Park)	13	0
10	Extend this sidewalk to the sidewalk that begins again south of Wendy Lane (referening Division Road, south of Dotty Way)	5	0
11	Add a bike lane to Donges Bay and/or widen the existing sidewalks to be bike trails also.	4	0
12	The continuation of the sidewalk would make sense. It's almost impossible to walk a dog or stroller or ride a bike along this stretch. (referening Division Road, south of Dotty Way)	3	0

Alt Bauer

	Comment	Up Votes	Down Votes
1	This road was clearly not milled when they worked on it a year, two years ago? I'm not sure what the proposed work was, but it appears like it was a waste of time and money when the road looks the same or worse a couple years later. (Referencing Pilgrim Road)	19	1
2	Future sidewalk/trail connection between Division & Schoenlaufen Park along Lilac Ln. The current roadway lacks adequate shoulder width (less than 2' aggregate). Lilac Ln is traveled regularly by both pedestrians and bikes, which can be dangerous without proper accommodations.	18	0
3	Add a bike lane to division and/or widen the existing sidewalks to be bike trails also.	3	0

Kinderberg

	Comment	Up Votes	Down Votes
1	Create a new park on the two large lots undeveloped here. Preserve this natural land rather than simply adding more homes. This open land is a welcome respite from all of the housing developments on both Pilgrim and Donges Bay Roads. (Referencing NE corner of Pilgrim & Donges Bay)	14	1
2	This park needs more trees/shade. The splashpad is great but no where to get out of the sun. (Referencing Kinderberg Park)	13	1

Neighborhood Comments

South Country Aire

	Comment	Up Votes	Down Votes
1	Retire this rail line. Turn it into a bike / walking trail.	2	3

Prairie Glen

	Comment	Up Votes	Down Votes
1	Trail/Bike path to connect to the Interurban that goes through Thiensville Mequon and eventually got through to Main Street Germantown.	13	0

Friedenfeld

	Comment	Up Votes	Down Votes
1	This should be used for industrial or residential multifamily purposes. (Referencing farmland in NW corner of Mequon Road and Wasaukee Road intersection)	5	13
2	Would love more areas for outdoor recreation. Is there space here for mountain bike trails? Even something small would get used. (Referencing wooded area of Forest Heights North Subdivision)	6	2
3	Really enjoy the open space at Friedenfeld Park and that it provides a space for sporting and entertainment events. It is a beautiful park that needs to be preserved as is with no corridor or invitation to truck traffic.	15	0
4	For the safety of kids at Friedenfeld Park, please restrict Country Aire Drive as "No Trucking". It should be just like Fireman's Park on Park Ave. There are way too many dumptrucks going past Friedenfeld. The weight from these dumptrucks has worsened the already bumpy condition of the road.	10	4
5	Please resurface Elm Road as it is filled with pot holes and it is also vary narrow.	3	1

Woodland Ponds - Harvest Hills

	Comment	Up Votes	Down Votes
	(No Comments)		

Country Aire

	Comment	Up Votes	Down Votes
1	Going to need to add a stoplight here, turning lane, etc. The amount of traffic density in this area will be substantial with the new subdivision. (Referencing intersection of Country Aire Drive and Wrenwood Drive)	0	7
2	Townhouse apartments or condos. (Referencing area east of Country Aire Drive, between Friedenfeld Park and Freistadt Road)	2	20
3	Build an alternative WI 145 to alleviate traffic on Fond du Lac in downtown. Connect it from Freistadt Rd to Mequon Rd. around here. (Referencing Freistadt Road approximately 1/4 mile east of Pilgrim Road)	3	6

Neighborhood Comments

MacArthur - Kennedy

	Comment	Up Votes	Down Votes
	(No Comments)		

Blackstone Creek

	Comment	Up Votes	Down Votes
	(No Comments)		

Goldenthal - Homestead Hollow

	Comment	Up Votes	Down Votes
1	This could be rehabilitated wetland. It is designated wetland however there is debris and it could use some restoration to add value to the neighborhood, maybe a eco-playground? (Referencing NE corner of Dalebrook Drive and Josephine Drive)	15	0
2	PLEASE erect a noise barrier wall along this side of the freeway!! (Referencing west side of Goldendale Road)	8	13
3	Freeway was there before you moved in. If you don't like the noise move.	13	6
4	Prefer less people walking the neighborhood that don't live here. (Referencing are north of Woodland Drive between Jamestree Road and Shadow Wood Drive)	7	7
5	Trail to Isabella farms start (Referencing north end of Patricia Lane)	19	1
6	Connect trails to neighborhood	10	6
7	Future sidewalk/trail connection for Shadow Wood subdivision to Germantown High School and destinations along Lannon/Mequon (i.e. Pick N Save, restaurants, etc.). I see bicyclists and pedestrians using the shoulder along Old Mequon Road now, which makes me nervous as a driver. I also have children that will soon be at the age where they will want to ride their bikes into town and a safe path/sidewalk would be much appreciated. Roundabout at Maple Road and Old Mequon Road would be great too. (Referencing north side of Mequon Road)	7	3
8	Need some kind of connection, bike trail etc to the village center from the homestead hollow neighborhood	5	1
9	Can a frontage road be put in here or can Goldendale continue along the freeway? (Referencing north side of I-41 between Goldendale Road and Freistadt Road)	13	8

Neighborhood Comments

Amy Belle

	Comment	Up Votes	Down Votes
1	Would like to see all of the land use west of Lannon Rd to be rural residential, similar to our subdivision. No more commercial or industrial use, which brings noise and light pollution to ruin the reason we moved out here 29 years ago. (Referencing Happy Hollow Estates Subdivision)	14	1
2	No more truck traffic to our neighborhoods! Respect the residents and stop bringing large noisy traffice through our area. (Referencing County Line Road @ Lannon Road)	53	2
3	Great park for the neighborhood! (Referencing Weidenbach Park)	13	1
4	Retain Rural residential west of Lannon road	7	0
5	Preserve this wetland area and remove the existing commercial/industrial land use on the nw corner of lannon and county line	18	1
6	Potential Commercial Node - County Line Road and Lannon Road	4	35

Willow Creek - Weidenbach

	Comment	Up Votes	Down Votes
1	Any developments similar to TLC Landscape need to be far outside residential areas. The conditional use permit this business has been allowed to move forward with causes too much dump truck traffic, dirt and air pollution due to the nature of the business and noise pollution. The road is consistently covered in dirt, mud and rocks and the wear and tear of the new road design including the turn lane has been bad. Preserve neighborhoods. Don't do this to Germantown community members.	16	10

Meeker Hill

	Comment	Up Votes	Down Votes
1	Redevelop the quarry. Make a swimming quarry like Lannon quarry. Give the residents places in the Village to go in summer and enjoy themselves.	19	18
2	Great area for Multifamily. Sewer is already at the Mobile home park. (Referencing farmland south of the Freistadt Road @ Hilltop Drive)	26	16
3	Condos overlooking the water would be a very nice development. (Referencing area north of the quarry)	26	12

Neighborhood Comments

Woodside

	Comment	Up Votes	Down Votes
1	Fix the roads out here!	15	0
2	Bonniwell Road is a disaster! It is so broken up that when they paint the white stripe on the side, it is painted on gravel. The road is dangerous to walk along. It is full of potholes. The subdivision to the south is even worse. This area is very neglected. Don't these people pay their taxes?	8	0

Isabelle Farms

	Comment	Up Votes	Down Votes
1	Consider inclusion of County-wide Blke and Trail Network corridors and side paths in implementation of this area (and all areas) (Referencing west side of Goldendale Road)	24	4
2	The proposed conservation subdivision in this area is too dense. Developing at 3 units/acre next to a subdivision with a density of greater than 1 unit/ 5 acres makes no sense. In the case of the recent Kinderberg development, residents were outraged about a much smaller disparity in density and the Village Board listened. (Refrencing area north of Isabelle Farms Subdivision and south of Holy Hill Road)	52	6

Lovers Lane

	Comment	Up Votes	Down Votes
1	Roundabout (Referencing Fond du Lac Avenue @ Division Road)	7	4
2	Have sidewalks/paved bike trails up Pilgrim to Freistadt that connects to the Bug Line trail	22	0

Neighborhood Comments

Dheinsville

	Comment	Up Votes	Down Votes
1	The concept map lists this area as apartments. We do not need more apartments in Germantown. We need more owner-occupied homes and businesses. People who own their property care more about their property and maintain it. They also care more about their community because they are invested in the area they live in. (Referencing area north of Holy Hill Road and west of Fond du Lac Avenue)	12	4
2	Residential with 1-2 acre lots. Keeps it feeling open while allowing for expansion. I do not like the cluster subdivisions. Loose all the benefits with the increased costs. (Referencing Area west of Fond du Lac Avenue, north of Holy Hill Road)	7	0
3	It would be interesting to have a thoughtful, inclusive and professionally supported discussion of the importance of this settlement to the origins of Germantown and how to turn this into something everyone can be proud of in future generations through buildings, exhibits and amenities. (Referencing Dheinsville Settlement Area)	0	0
4	Maybe a trail in Dheinsville Park or even to Rockfield schools on some of the property lines to connect the two.	13	0
5	Something needs to be done with this intersection. Too many accidents. ? Roundabout ? Stop lights? (Referencing Maple Road/Fond du Lac Avenue/Holy Hill Road intersection)	7	1
6	Please resurface Maple Rd. Between Holy Hill and Rockfield. Stop filling the pot holes.	14	0
7	Very unsafe and inefficient intersection. Terrible sight lines. Lots of confusion when multiple vehicles are stopped. Many of the Rockfield elementary families and school buses are using this intersection. It is a terrible accident waiting to happen. The section of Maple Road north of Fond du Lac Ave is in awful condition. The small pothole/maintenance fixes aren't enough. I know it would be a lot to ask but widening the lanes a bit would also help. (Referencing Maple Road/Fond du Lac Avenue/Holy Hill Road intersection)	20	0

District Comments

Village Center

	Comment	Up Votes	Down Votes
1	The village should use TIF funding to design and build something the residents desire in the Mainstreet District. Instead of using TIF funding to build unoccupied industrial buildings, the Village should hire a planner/developer and acquire the land and resources necessary to build something similar to the Mequon town center including trails to and from the area.	40	4
2	Agree with the comment to the left. The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? Right now there is no heart of Germantown. Main street is currently not it. Mequon Rd. is not it. It would take a major investment and some planning to turn those streets around.	31	3
3	Agree with these comments. A city center would add value and make the community actually feel like a community rather than strip malls with industrial parks.	7	1
4	Have little shops or some sort of market. Have a "downtown" to walk and shop, eat something more then bars and a factory.	32	0
5	If this golf course is going to be covered with more apartments/condos, that is a total misuse of this space. Everyone is always talking about needing some sort of recreation/gathering area. Why not make use of the natural water features? Restaurants along the water, small shops, kayak rental (if feasible), paths for biking/walking around the waterways. This could be a beautiful area for the village of Germantown residents to enjoy.	11	1
6	If we want Germantown to be the next up and coming place for people to o we need to follow suit like the Falls and Mequon and put places in for people to go. It needs to be local focused to help support local business and it needs to be on Mequon road and downtown. This will drive more business to the city vs people always leaving to go do things. I would always rather support local companies vs chain companies where we can. But need to invest in the places people want to be.	16	0
7	Agree with the comment to the left, wherever the downtown area is needs to be safely & easily accessible by foot or bike, i.e, sidewalks, paved bike paths	14	0
8	Relocate Gehl's to near 41/45, redevelop this area as the Village center. Could be like a German beer hall or Oktoberfest area. Could also be an attractive tie to Fireman's Park for Fourth of July celebrations. Could be attractive to craft brewers, using similar tanks and other equipment.	13	2

District Comments

Village Center

	Comment	Up Votes	Down Votes
9	Move the Recycle Center to the same land area that the new DPW will be on. Combine the Recycling with the DPW at the new location - TBD. Use this Extremely Valuable land along the best attribute that Germantown has - the RIVER - and make it part of the NEW Germantown downtown. Riverwalk, shopping, Restaurants and we already have a park! Connect the NEW Downtown with trails/ bike trails to all the other Parks in Germantown. Make Germantown a destination like Thiensville and Menomonee Falls!!	24	3
10	The Village should buy back all of the historical buildings and restore them. Like the historic railroad center, the historic insurance building and the historic bank building.	12	1
11	Expand the businesses on Main street like the beer garden all the way back to the railroad tracks	9	1
12	Redevelop this area on Divison with high end condos that overlook the golf course (Referencing to the north end of Division Road, near Main Street)	15	9
13	Get rid of that old hideous corner building that is constantly being leased out because nothing survives in there. (Referencing to the NE corner of Mequon Road and Pilgrim Road)	21	0
14	What can be done about these apartment buildings? This is a main drag of Germantown and they are dilapidated and should be torn down and replaced with newer apartments (Referencing east of Pilgrim Road and north of Francese Drive)	19	0
15	YES, please either tear these disgusting apartments down, or tell the owners that they HAVE to renovate them!! They are awful! (Referencing east of Pilgrim Road and north of Francese Drive)	12	0
16	Outdoor music is too loud on a regular basis and the expanded bier garden and smaller parking lot leads to issues with parking.	8	25
17	The road should continue along R/R tracks for parking and entertainment . If possible connect with Pilgrim road. (Referencing Gehl's Foods parking lot on southside of Main Street)	0	0
18	This could be a wonderful commercial development with small shops in a real German downtown feel. (Referencing Pilgrim Plaza on east side of Pilgrim Road)	8	0
19	Less industrial, more focus on Germantown's residential and community development. This monstrosity smack dab in the middle of our 'downtown area' (and continuing to build on) does not serve to attract growing families or small businesses in the surrounding area. We need to preserve and invest in our community and not sacrifice so much that it destroys the integrity of our town and family life here. (Referencing Gehl's Foods on Main Street)	27	4
20	This was already taken over by MORE apartments which between that and huge industrial buildings seem to be the only things the Village wants to put in Germantown. (Referencing Saxony Village area)	4	0

District Comments

Village Center

	Comment	Up Votes	Down Votes
21	End the strip mall feel! Move buildings out on the road like the West side of Mequon. Put green space in the middle. This area is such an eyesore. (Referening north side of Mequon Road between Pilgrim Road and Squire Drive)	9	0
22	Need to provide updated map so folks can see what is already on site	2	0
23	Define an area to have and develop a town/village center; or an entertainment/living complex; ie Tosa center; ie Brookfield	0	3
24	What about a great trail in the Village Center?	23	0
25	Trail to Main Street start (Referencing east side of Robert's Frozen Custard)	13	0
26	Trail to Main Street end (Referencing Main Street near Gehl's Foods)	19	0
27	Connect Fondulac ave from Mequon Rd where it ends to pilgrim and fondulac where it begins again (referencing Fond du Lac Avenue on the southside of Mequon Road and the intersection of Pilgrim Road and Fond du Lac Avenue near MacArthur Elementary)	20	5
28	Please fix this road this has to be one of the worst roads in the village!! (Referencing Sylvan Circle)	2	0
29	This stretch of Fond Du Lac has a speed limit of 30 (20 during school commuting time), but Gehl's trucks and other heavy traffic are racing on this stretch. Make it a smaller footprint, connected to Main and Park with the same feel, sidewalks, bike path and a speed limit of 15. Build an alternative WI-145 further east for the heavy traffic. (Referencing Fond du Lac Avenue between Main Street and Park Avenue)	1	1
30	This idea is bigger than this Village but can't we use the railways to get a chu chu from Germantown to Milwaukee?	1	6
31	Extend Division Road north to Freistadt Road.	17	8
32	Create a roundabout here. Traffic on Freistadt is starting to get backed up at rush hour and the intersection itself is dangerous.	6	3
33	Create a sidewalk on the east side of this stretch of Park Ave and move the crosswalk on Fond Du Lac from the west to the east side of Park Ave, so middle school students will use it. (Referencing Park Avenue between Main Street and Fond du Lac Avenue)	3	0
34	Recreate Mequon Road between Division and Pilgrim into a slow speed road with bike lanes and sidewalks, nice downtown lighting to make it part of the downtown core. Divert 'through traffic' via Maple, Freistadt and the new Fond Du Lac (further east, see my other remark), to make Mequon a cozy street with Germany inspired (look and feel) stores and businesses.	4	4
35	Noisy, dirty, and loud. Heavy trucks. Move this out of a now residential area to an area more suitable. (Referencing Stonecast Products)	4	3

District Comments

County Line Road

Comment		Up Votes	Down Votes
1	Encourage a cell tower in this area (Referencing Rivers Bend Golf Course area)	4	4
2	Can we designate this area as a nature conservancy? It's a flood plane making development difficult and since the golf course closed it has become habitat to more animals (Referencing Rivers Bend Golf Course area)	0	0
3	Why are these all empty and continue to remain that way? Each year the occupancy dwindles. Is the Village doing anything to redevelop these abandoned strip malls? (Referencing Germantown Plaza on north side of County Line Road)	32	0

Freistadt

Comment		Up Votes	Down Votes
1	Great location for an apartment home complex. Only options germantown has are either old over priced units, or new units that cost as much as a mortgage. S the units could look similar to the ones near where 145 connects to country aire. (Referencing area on west side of I-41, north of Freistad Road)	24	14
2	A frontage road should be built here to lessen the amount of industrial traffic passing by residential neighborhoods. (Referencing the east side of I-41)	34	3
3	On ramp and off ramp to Freistadt Rd. (Referencing I-41)	21	23

District Comments

Willow Creek Business Park

	Comment	Up Votes	Down Votes
1	Upscale apartment homes. There is such little opportunity for young families to afford our $400,00-$750,000 new homes, but they don't want to live in an apartment from 1970 either. There needs to be more high density. (Referencing NE corner of County Line Road and Lannon Road intersection)	11	27
2	Nice Townhouse style condos with attached garages. Allow them to be non-owner occupied so the owner could rent it out year to year. (Referencing NE corner of County Line Road and Lannon Road intersection)	11	24
4	Say no to developers asking for industrial among residential! We do not want this! Residents want the quiet rural feel we have come to enjoy about Germantown. No to apartments, no to industrial. Don't continue adding hodge-lodge at the whim and suggestion of developers that don't live here. (Referencing NE corner of County Line Road and Lannon Road intersection)	13	5
5	There should be more discussion aimed at using this "transition" area for smaller single family homes - especially along Country Line Road and Lannon Road. Industrial is good for the village too, but it belongs where it already is, and where there is little or no residential: between Appleton and 41 south of Lannon Road. (Referencing NE corner of County Line Road and Lannon Road intersection)	10	2
6	Less large industrial development, PLEASE!	0	0
7	This is not the right place for industrial. This should be more mixed uses. (Referencing NE corner of County Line Road and Lannon Road intersection)	2	1
8	We are against any devlopment in this area. Traffic is relentless as it is and so noisy now. I live directly accross from the proposed development.I am worried that all I will see are car lights shining in my house ALL NIGHT LONG! This area is now pegged as Industial. Why? What happened to the Multi family housing units? PLEASE tell me the gas station is off the table. When can I see the NEW proposed map? Has the Developers presented there new concept? I need answers. (Referencing NE corner of County Line Road and Lannon Road intersection)	4	1

District Comments

Germantown Business Park

Comment		Up Votes	Down Votes
1	This business park was not intended for heavy industrial. It is noisy and surrounded by residential. The noise rules need to be followed and they are not. The village needs to fix that immediately and then ensure that it doesn't continue.	4	2
2	Remove the water towers or maintain them better. There has to be a better way now than have water towers all over. They are an eyesore.	2	4
3	Business Park	1	0
4	Need a walking / bike path all along mequon road into downtown.	3	0

Germantown Industrial Park

Comment		Up Votes	Down Votes
1	Possible trail to homestead hollow. Currently a utility easement? (Referencing east end of Dalebrook Drive)	25	0
2	Unsafe and inefficient intersection. The multiple lanes in north and south directions cause lots of confusion and I've seen near-accidents here a lot. There are large trucks using this four-way stop all the time as well and these trucks can hinder visibility. Should look into constructing a small roundabout. (Referencing 4-way stop on Maple Road at Mequon Road, north of Lannon Road)	7	3

Holy Hill Gateway

Comment		Up Votes	Down Votes
1	Please don't put any more industrial next to residential. We moved here for the rural environment.	64	1
2	Better consider the proximity and impact of new industrial developments to existing neighborhoods here and throughout Germantown. I understand these developments need to happen to provide vital tax and job benefits to the community. But to-date the light pollution, year-long road closures, lack of landscaping, and proximity to the easement have left those that live in the area feeling forgotten. The rural feel of our community is quickly disappearing.	49	3
3	With property tax increases over the past couple years & these eye-sore TIF districts popping up, Germantown would benefit in re-investing money back into the community to not only improve roads, but also build trails, parks, & gathering areas that build a sense of community. 20 years from now Germantown will either be seen as an extension of Milwaukee, or an outlying community that is a destination for many & offers a unique experience to both residents and non-residents alike	48	3
4	The land east and west of Goldendale should be residential with lots of at least 3 acres. Stop turning Germantown into Butler and other industrial areas. People will certainly start leaving and heading for quieter areas of southeastern WI.	35	2

District Comments

Holy Hill Gateway

	Comment	Up Votes	Down Votes
5	Future home of Gehl's, to get them off of Main Street and open Main Street up for a gathering place. (Referencing south side of Holy Hill Road)	14	8
6	Either leave this agricultural or low-density residential - at least 3 acre lots. (Referencing farmland between east of Goldendale Road)	15	1
7	Either leave this agricultural or low-density residential - at least 3 acre lots.(Referencing farmland between Rockfield Road and Bonniwell Road)	13	0
8	The concept map lists this area as commercial. The residents here do not want restaurants, stores, traffic and crime in their backyards.(Referencing farmland between Rockfield Road and Bonniwell Road)	11	0
9	There are few choices other than high quality industrial to add strong tax base, which keeps the residential taxes from going up to pay for services the community wants, like schools, police and fire. Locating the new industrial in close proximity to the freeway helps keep trucks from travelling through the main part of the Village. Not desirable by the immediate residents, but overall seems the best balance for the Village as a whole, as long as the buildings are well done.	5	5
10	Make this low density residential. Possibly homes for senior living. No apartments. No more industrial. (Referencing farmland between east of Goldendale Road)	13	2
11	Buildings in this area are too large of scale and not set back far enough in the easement. Lighting is way too bright at night and should be directed downward (like at the JW Speaker campus). More landscaping with a mix of evergreen and deciduous trees with natural appearing undulating berms to block out the institutional look of the buildings. Please no more like the development like Briggs and Stratton/ Illing. We have lost the night sky and rural feeling in the area.	61	4
12	Industrial should stop at Goldendale Rd. Everything east of Goldendale should be residential with minimum density of 1 unit/ acre.	71	1
13	Agree 100% with the other "less like this" comment on this industrial park. In addition, the bright colors on the buildings are a giant eyesore. Bright whites, bright red on the Briggs building, bright blue on the Dielectric building, etc. Not a good look.	37	8
14	This area is quite a distance from the village proper with the people choosing a rural area. It should not be target for revenue generation because the density of village citizens is low enough to be able to ignore the wishes of the property owners. This development will wreck the neighborhood and rural housing. A nighttime star lit sky will change to a never-ending yellow glow. Keep Industrial development south of Rockfield Rd.	39	0

District Comments

Holy Hill Gateway

	Comment	Up Votes	Down Votes
15	Industrial zoning should not extend north of Rockfield or east of Goldendale. People moved to this area for the more rural feel and to be away from the noise/light. The board has repeatedly ignored the wishes of the residents in this area and now there are huge, ugly buildings in what was previously beautiful and quiet farmland. Now there are trucks beeping at all hours. Nobody wants a giant warehouse literally next to their backyard.	43	2
16	This is the "Gateway to Germantown?" How hideous! This is such an ugly, monstrous development! What was our board thinking - again? This is not beneficial to our community now, nor will it be in the future. No one comes to Germantown to enjoy our industrial parks. We have way too many TIFs - enough already!! Let's make Germantown more attractive to visitors, and have them spend their money in our community instead of passing through to go to Menomonee Falls and other local communities.	43	6
17	Leave the area alone! No commercial node needed. Residents are tired of commercial, industrial throughout Germantown. Our area is turning into Hartford and Butler where there are warehouse, commercial industrial buildings throughout residential. Leave it alone.	42	3
18	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.	19	2
19	Do no extend industrial or add commercial or high density residential to the Northwest corner of Germantown. Why does every piece of open land need to be developed. You are going to chase people further away from Germantown.	16	3
20	Make the water tower as short as possible. The last thing residents in the ares who moved here for the rural, quiet feel well before the giant industrial buildings want is an eyesore tower that will be rusty in 10 years like the others in the village.	8	7
21	It's so nice to have a porn shop in Germantown! This is next to the "Gateway to Germantown." How wonderful! Who let this in??? I think this business should be moved to a new location - in the backyard of the Village Planner or perhaps the Village Administrator!!	9	4
22	Please do not put any more warehouses in our backyards! They are too close as it is with too much noise, traffic, light, and hideous buildings. Leave this either open space or low-density residential. The people who favor these industrial buildings clearly don't live anywhere near them. We moved out of the center of town many years ago just to get away from this sort of thing.	12	2
23	No commercial or industrial next to residential! That's terrible planning. How would you like that next to the quiet home you once had?	11	2

District Comments

Holy Hill Gateway

Comment		Up Votes	Down Votes
24	Not a fan of having people walk/bike through my back yard. (Referencing area south of Woodside Neighbhorhood)	8	6
25	The people who agree with putting a trail back here probably do not live here. Sadly, we no longer live in times where it is safe to put a public trail along private property where little children play outside in back yards. (Referencing area south of Woodside Neighbhorhood)	1	0
26	No more building out here. These on/off ramps are soooo dangerous as it is. All of the new truck traffic from these massive industrial sites/Speaker Corp. is only adding to the congestion. Wisconsin DOT will "look" at this, but the budget for fixing this problem will probably prohibit any changes for many years to come, if at all.	3	0
27	Potential Commercial Node at Holy Hill Road & US Highway 45	3	0

Omega Hills Industrial

Comment		Up Votes	Down Votes
1	Is it possible to create a ski hill on these mounds? I know it was discussed years ago, but can that. be revisited?	9	0
2	Turn this into a hiking area, mountain bike, sledding/tubing area.	6	0

Rural Preservation

Comment		Up Votes	Down Votes
1	I like the preservation but having 1 unit per 2.5 acres neighborhoods in the north would be good.	10	22
2	Finally, something left rural!	33	5
3	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.	140	22
4	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.	27	4
5	Keep preserving the rural areas, please!	16	3
6	It would be lovely to have some sort of trail through this area. It's mainly wetlands so a boardwalk system would most likely need to be in place. No park, just a trail. There are so many people who walk/run along the surrounding roads and the traffic here can be dangerous. (Referencing Wilderness Park Area)	5	0
7	This road needs to be re-paved and the shoulder widened (Referencing Pleasant View Drive)	0	0

District Comments

Schoen Laufen - Menomonee River

	Comment	Up Votes	Down Votes
1	Location for future town center. Mix use area. Trails, park connection, shops, restaurants, residential. (Referencing area south of Lannon Road, north of Lilac Lane, and west of River Lane)	15	14
2	Make this a preserved area with no new development. Keep it natural. No more industrial/commercial. (Referencing area extending north and west of Lannon Road)	18	12
3	Build a sports complex next to the park. State of the art turf baseball fields for tournaments, soccer fields, football field, etc. With a great sports complex there, tournaments will regularly be there and after games, all of the teams will spill over to eat/shop in Germantown (North of Lilac Lane, east of Schoen Laufen Park)	15	19
4	I thought there was a pond back here somewhere? Behind Wendland Nursery? Does Wendland own all of this? Can something be developed back here along the freeway? Perhaps put in a frontage road with businesses?	7	10
5	I like the trails in Schoen Laufen Park	35	0
6	Can a frontage road be put in here stemming off Maple? We all know Maple road needs to be redone anyways with the extensive flooding it has every year. (Referencing east side of Maple Road extending south along east side of I-41)	10	5

Corridor Comments

Lannon - Mequon Road

	Comment	Up Votes	Down Votes
1	I would like to avoid having any more 4 lane roads with paved center turning lane like this one. It is too much pavement. It looks bad and it is way too expensive to maintain and replace. There are much better ways to make roads. I realize this is a county road. Germantown should not follow in the county's footsteps by making more roads like this and should do all it can to prevent the county from repeating this design in Germantown. (Referencing Lannon Road)	7	5
2	This area should be developed with a chain restaurant or retail stores, or a gas station that is easily accessible from the freeway, not like Kwik Trip (Referencing area around I-41/Lannon Road interchange)	10	15
3	The view of Germantown from the freeway is very discouraging. The worn down buildings on the frontage road are an eye sore, and all you can see are old rental trucks by Germantown truck rental. It looks very trashy. It would be great it we could mirror what you see when you drive past Menomonee Falls new developments. (The WAC, Olive Garden, etc)	26	1

Corridor Comments

Victory Center Corridor

	Comment	Up Votes	Down Votes
1	Perhaps a New location for the DPW or Recycle Center. If not this site then along Hwy 145. (Referencing area south of Donges Bay, north of Spaten Court, and east of Fond du Lac Avenue)	6	1
2	Would like to see this corridor become a new center/gateway for the village, based on previous institutions (Etzel's Country Inn) and new developments.	4	3
3	Make this residential. 1/2 acre lot minimums. (Referencing farmland in the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	6	2
4	Gateway development with commercial corridor and higher density development needed in Germantown for housing. Buffer between Industrial-tracks to the east and single family residential west of STH 145. (Referencing the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	5	0
5	Continuation of higher density development, similar to buildings to the north. Use should be established as higher density residential buffering from the single family to the west and STH 145 to the east. (Referencing farmland on the west side of Fond du Lac Ave, north of Knollcrest Circle)	7	0
6	Secondary Fire Station. (Referencing area south of Donges Bay, north of Spaten Court, and east of Fond du Lac Avenue)	3	0
7	Do not allow the business park to expand here. It's already noisy. This should be residential in the future and the business park noise regulations SHOULD BE ENFORCED! (Referencing farmland in the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	4	0
8	Ideal spot for a bike trail along creek south to old R/R right of way west to Bug line and north along R/R line to Washington County trails. (Referencing natural areas on east side of Fond du Lac Avenue followign the stream)	2	0
9	I agree only with a walking trail from south to north.	0	0

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Appendix D

PUBLIC INPUT MEETING POLL RESULTS

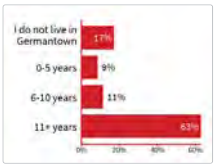
JULY 24, 2019

Germantown PIM #1

Current run (last updated Jul 24, 2019 12:27pm)

17	43	43	82%
Polls	Participants	Average responses	Average engagement

How long have you lived in Germantown?



Response options	Count	Percentage
I do not live in Germantown	6	17%
0-5 years	3	9%
6-10 years	4	11%
11+ years	**22**	**63%**

81% Engagement

35 Responses

Which zone do you live in?





Response options	Count	Percentage
	29	100%

67% Engagement

29 Responses

What topic(s) are you most interested in discussing at the meeting tonight?



Response options	Count	Percentage
Economic Development	**39**	**36%**
Housing	25	23%
Transportation	4	4%
Nature, Recreation, and Community Facilities	37	34%
Other	3	3%

84% Engagement

108 Responses

What is the best thing about living in Germantown?



Responses

People | Community | Maintain charm and quality of life style.

Bike paths, walking paths, shops , coffee, restaurants keep schools excellent.

More non- chain restaurants | Well run | Defined vibrant downtown

More parks and open spaces. Controlled economic development | Location

Rejuvenate main street | Activities | Growth

Quality of life. Quality of education. Quality of police and fire safety. | Safety | School

Accessible | Proximity

It's quiet, but also close to jobs. It has agriculture, nice parks and various recreation.

Parks | Near Milwaukee | Friends | School | Schools neighbors community | School

Small town feel | Safety | Community | It feels like home | Size | Close location

Parks | House paid for | Nature | Rural feel | family community

Proximity to freeway getting to downtown | Close community | Small town/ schools

Neighbors | Proximity | Safety | People | Friendly people | The school district

Location | Openness | Community | Community | Community and residents | People

Community | Community | Schools | Open space

86% Engagement

54 Responses

What would you like to see happen in Germantown?



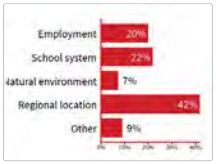
Responses

Enter entertainment district to be a draw for consumers. Improved streets, sidewalks and nature. Water and sewer upgrades					
Pool	Municipal Water	Outdoor pool	Entertainment	Places to eat	
Strong neighborhoods	More homes	Growth of businesses			
Sewers to NW Germantown	Less sprawl	Restaurants			
More bike paths, recreation, shops, coffee, restaurants.	Entertainment				
Maintain housing quslity	More and better parks	Growth	Better downtown	Pool	
Businesses	Affordable single family homes.	Community pool	More small businesses		
An outdoor community swimming area or pool like Hoyt Park in Tosa					
Sanitary sewer to the northern village	Growth	Growth	Better non-chain restaurants		
Things to bring people here	Controlled growth	More housing choices	Walkability		
Redevelopment	Keep rural feeling	Trails	Expansion		
Stop and go lights work properly	Community pool	Recreation center	Security		
Small businesses	Development	Pool			
Controlled economic development and more park space	Rejuvenate main street	Pool			
Downtown development and popularity	Improve security				

77% Engagement

48 Responses

What is your primary reason for living in Germantown?

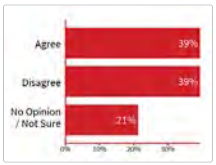


Response options	Count	Percentage
Employment	11	20%
School system	12	22%
Natural environment	4	7%
Regional location	**23**	**42%**
Other	5	9%

77% Engagement

55 Responses

"Germantown needs more parks."

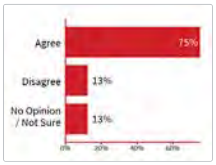


Response options	Count	Percentage
Agree	**13**	**39%**
Disagree	**13**	**39%**
No Opinion / Not Sure	7	21%

77% Engagement

33 Responses

"Germantown has the right level of municipal services (fire, police, garbage, etc.)."

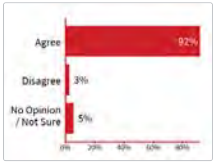


Response options	Count	Percentage
Agree	**24**	**75%**
Disagree	4	13%
No Opinion / Not Sure	4	13%

74% Engagement

32 Responses

"Germantown needs more restaurants."

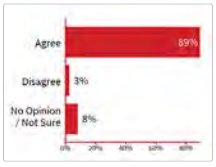


Response options	Count	Percentage
Agree	**34**	**92%**
Disagree	1	3%
No Opinion / Not Sure	2	5%

86% Engagement

37 Responses

"Germantown needs more recreational and cultural amenities."



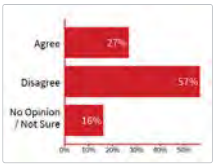
Response options	Count	Percentage
Agree	**33**	**89%**
Disagree	1	3%
No Opinion / Not Sure	3	8%

86% Engagement

37 Responses

7/24/2019 Germantown PIM #1

"Germantown needs high-quality, multi-family housing opportunities."

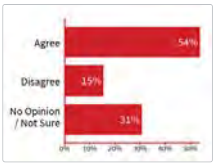


Response options	Count	Percentage
Agree	10	27%
Disagree	**21**	**57%**
No Opinion / Not Sure	6	16%

86% Engagement

37 Responses

"Germantown needs more employment opportunities."

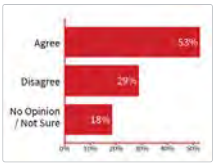


Response options	Count	Percentage
Agree	**21**	**54%**
Disagree	6	15%
No Opinion / Not Sure	12	31%

91% Engagement

39 Responses

"Germantown needs more natural space."

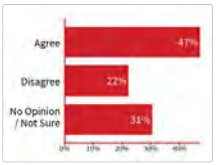


Response options	Count	Percentage
Agree	**20**	**53%**
Disagree	11	29%
No Opinion / Not Sure	7	18%

88% Engagement

38 Responses

"Germantown is a fun place to live."

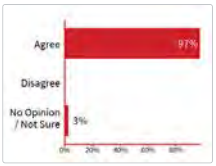


Response options	Count	Percentage
Agree	**17**	**47%**
Disagree	8	22%
No Opinion / Not Sure	11	31%

84% Engagement

36 Responses

"Germantown is a good place to raise a family."

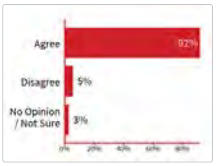


Response options	Count	Percentage
Agree	**36**	**97%**
Disagree	0	0%
No Opinion / Not Sure	1	3%

86% Engagement

37 Responses

"Germantown is a safe place to live."

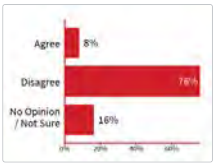


Response options	Count	Percentage
Agree	**34**	**92%**
Disagree	2	5%
No Opinion / Not Sure	1	3%

86% Engagement

37 Responses

"Germantown satisfies all of my needs."



Response options	Count	Percentage
Agree	3	8%
Disagree	**28**	**76%**
No Opinion / Not Sure	6	16%

86% Engagement

37 Responses

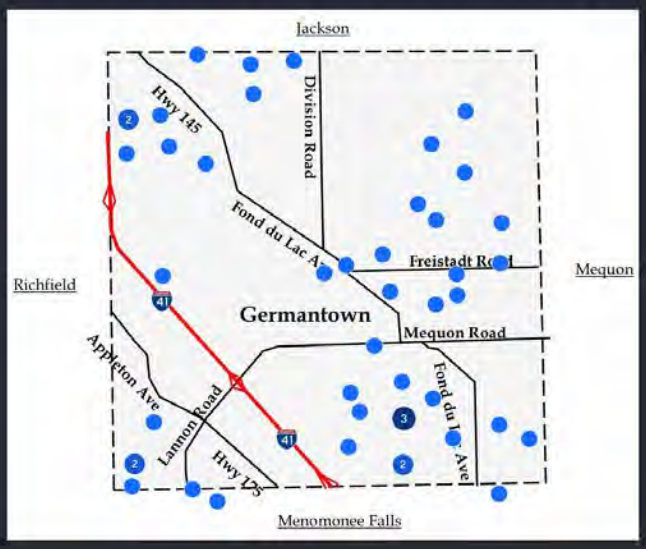
Appendix E

RURAL PRESERVATION WORKSHOP POLL RESULTS

APRIL 11, 2022

Where do you live or own property?

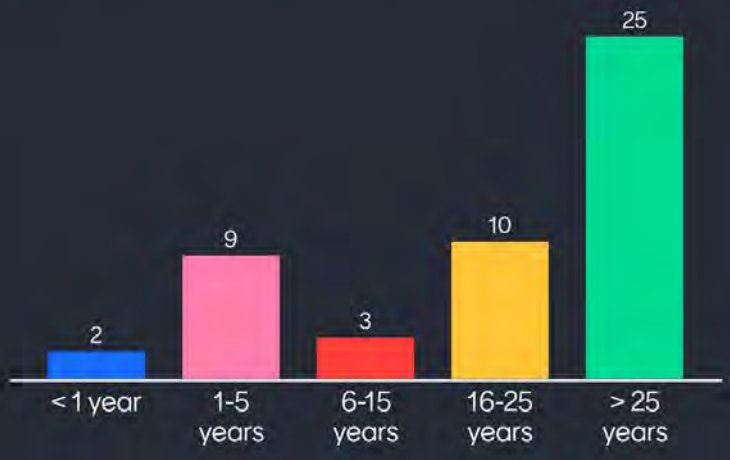
Mentimeter



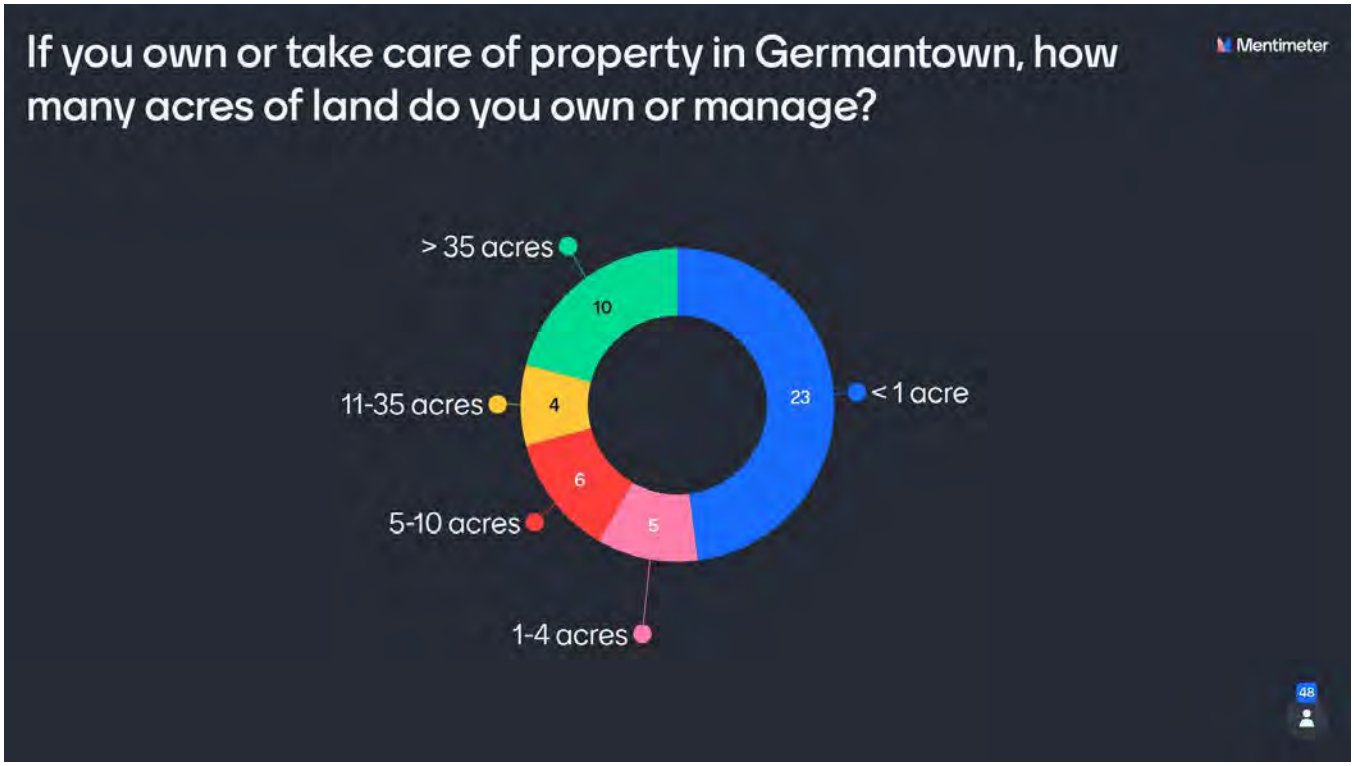
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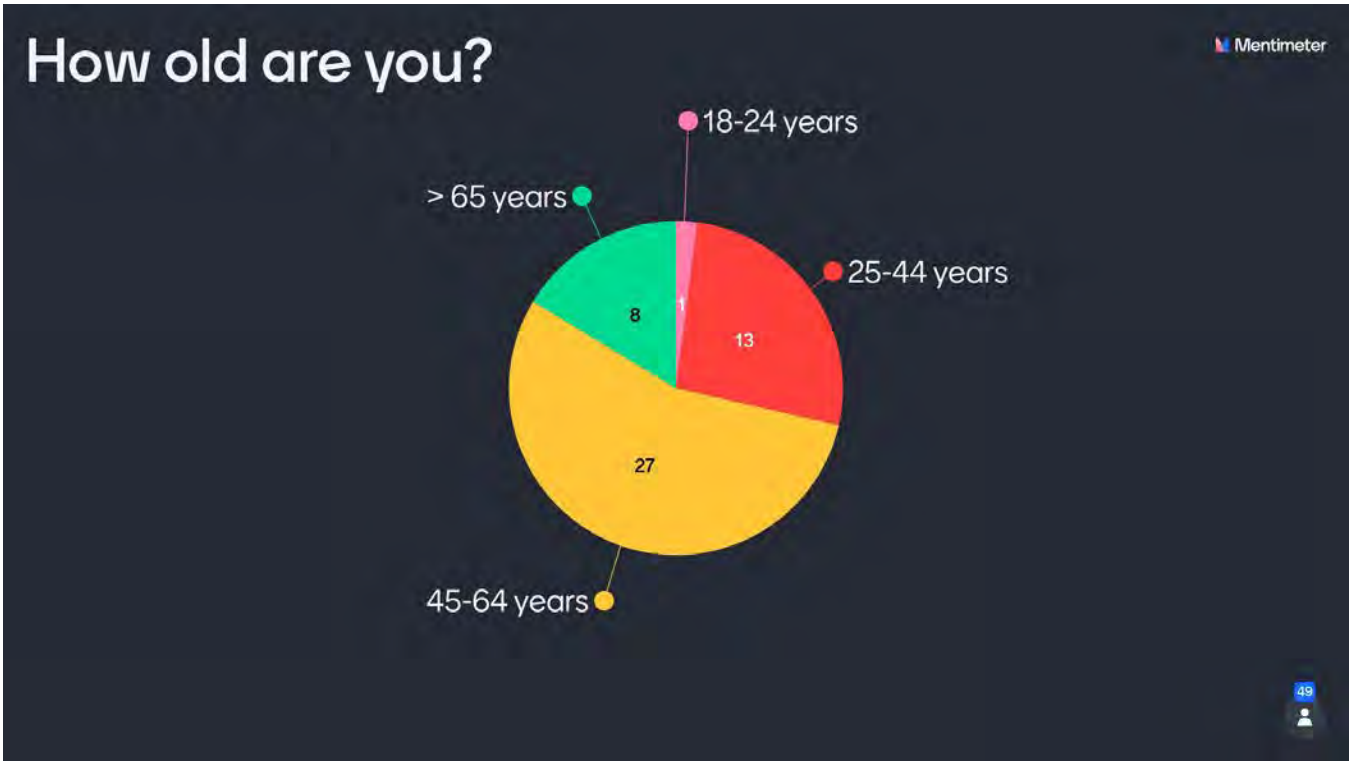
How long have you lived or owned property in Germantown?

Mentimeter

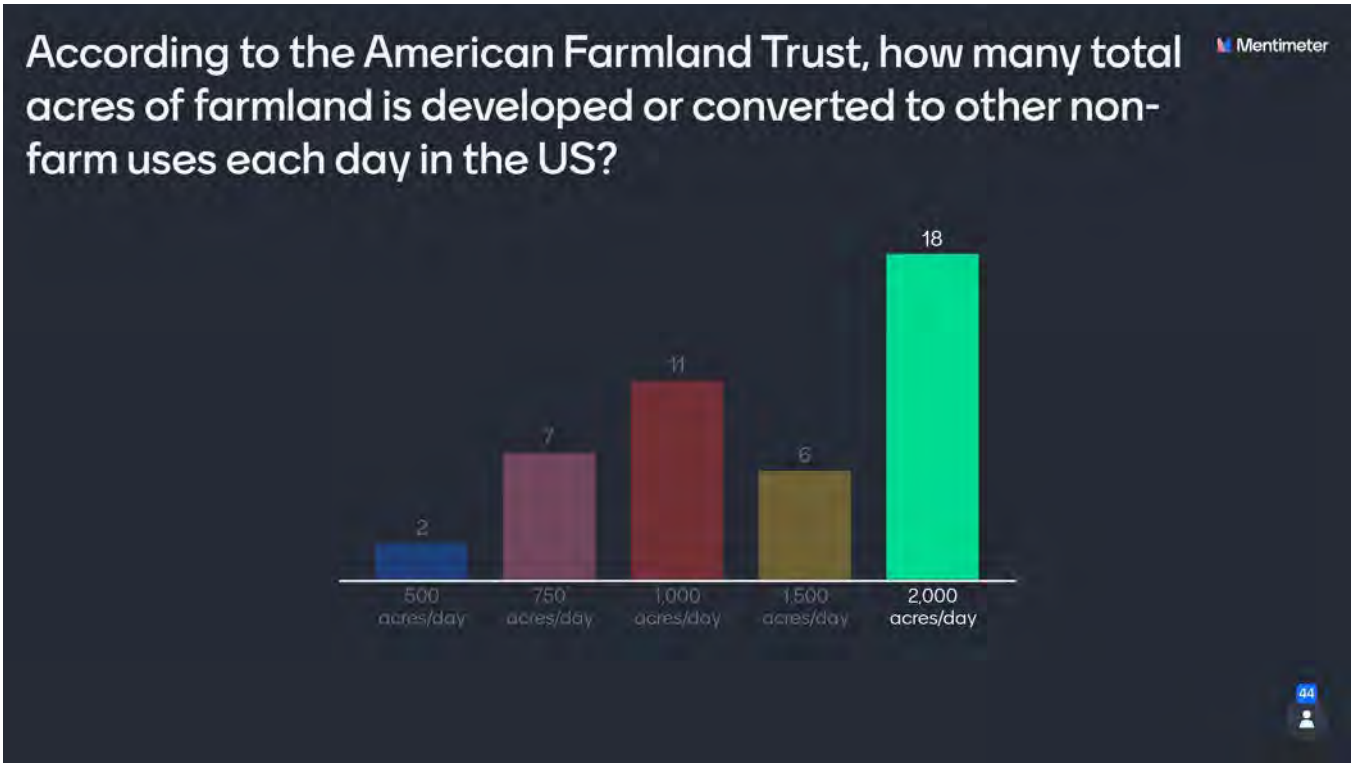


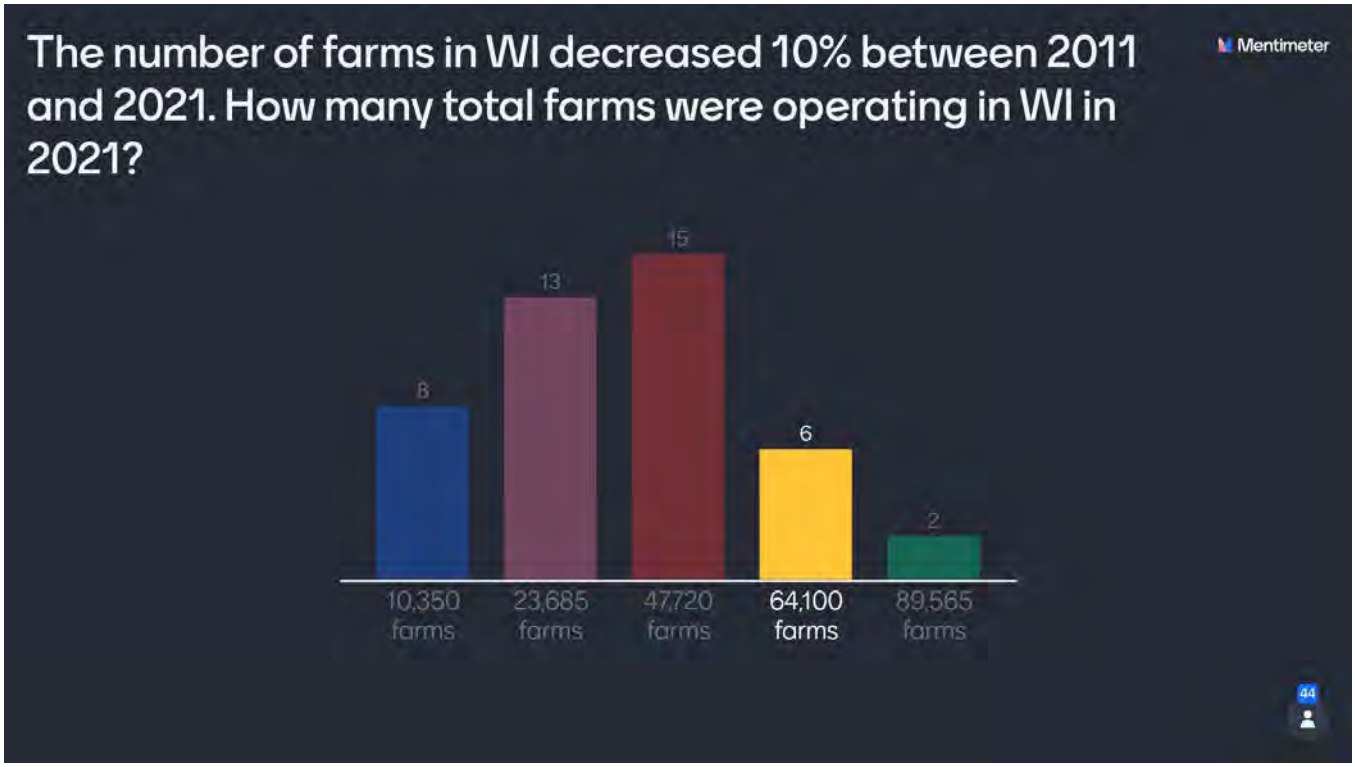
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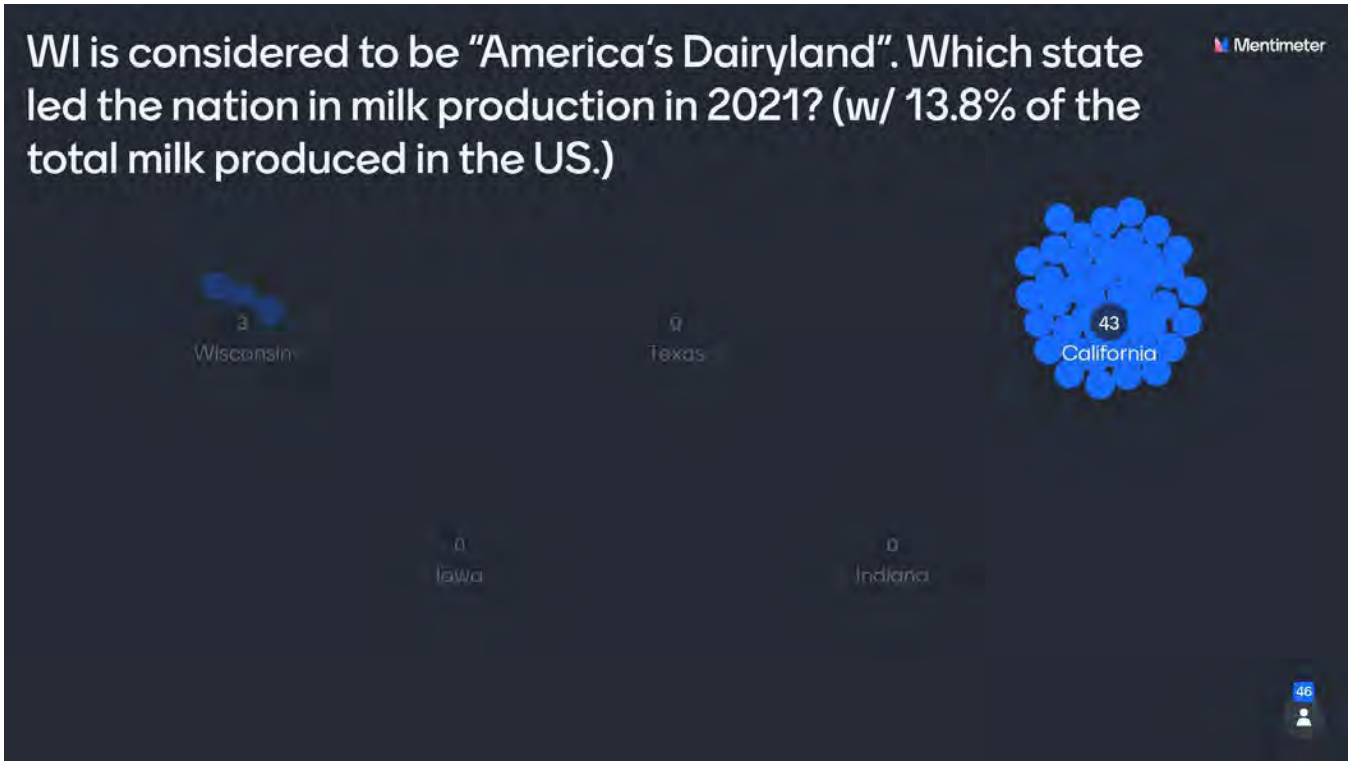

If you own or take care of property in Germantown, how many acres of land do you own or manage?
Mentimeter
> 35 acres
10
11-35 acres
4
23
< 1 acre
6
5-10 acres
5
1-4 acres
48

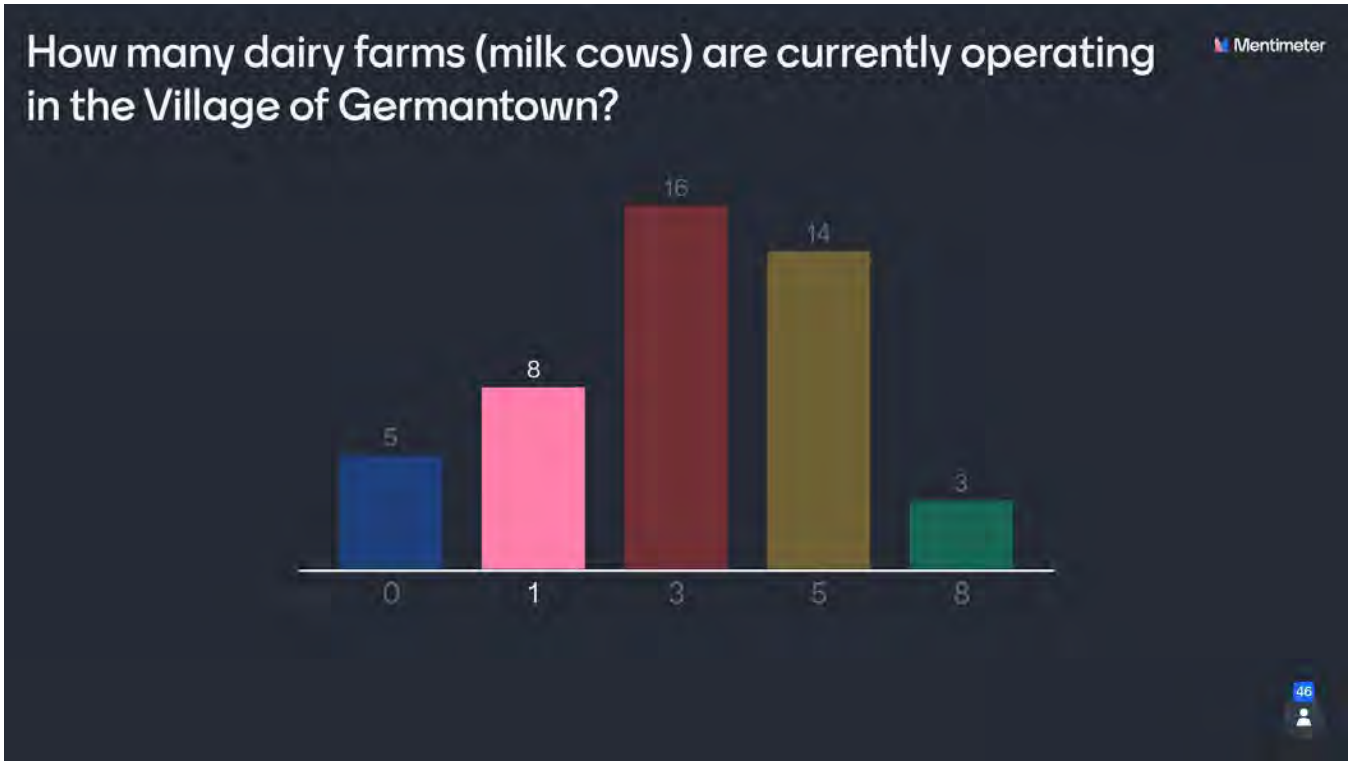

How old are you?
Mentimeter
18-24 years
> 65 years
25-44 years
8
1
13
27
45-64 years
49


In one or two words, what do you think of when you hear "Rural Preservation"?
Mentimeter
preserves
no commercial or industry
sparse
unobstructed view
preserve farmland
conservation
protect woodlands
waning
quite keeping big busines
beauty
open country
not mike
wildlife corridors
5 acres
open land
no industrial
farm land
fields
no buckthorn
peace
agricultural
strategy
green space
open spaces
rural planning
gimick
growth
farm
open
forests
contry
variety of lot sizes
woodlands
right to own animals
low density housing
agricultue
tranquility
no industrial uses
quiet enjoyment
farms
quiet
green
farmland
dark
history
trees
low density
parks
nimby
horses
countryside
fresh air
wetlands
hopeful
woods
wildlife
area
natural
nature
land
community
open fields
waste
natural forest
future potential
scenic
right to farm
questionable
no multi unit housing
farm community
agriculture
keep it natural for famil
variety of house types
low population
country
larger lots
acres
farmland or wooded
stupid
farmland preserved
preserving open spaces
59

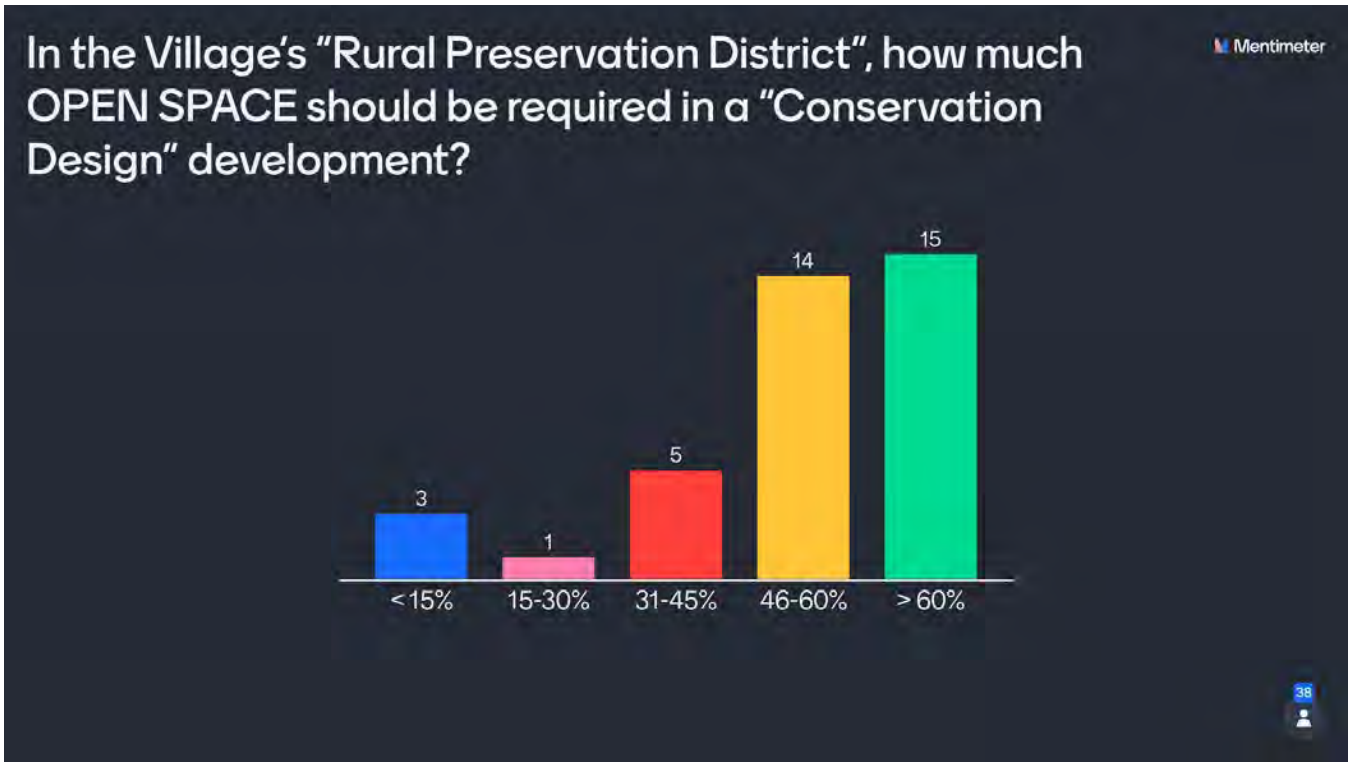

According to the American Farmland Trust, how many total acres of farmland is developed or converted to other non-farm uses each day in the US?
Mentimeter
2
7
11
6
18
500 acres/day
750 acres/day
1,000 acres/day
1,500 acres/day
2,000 acres/day
44

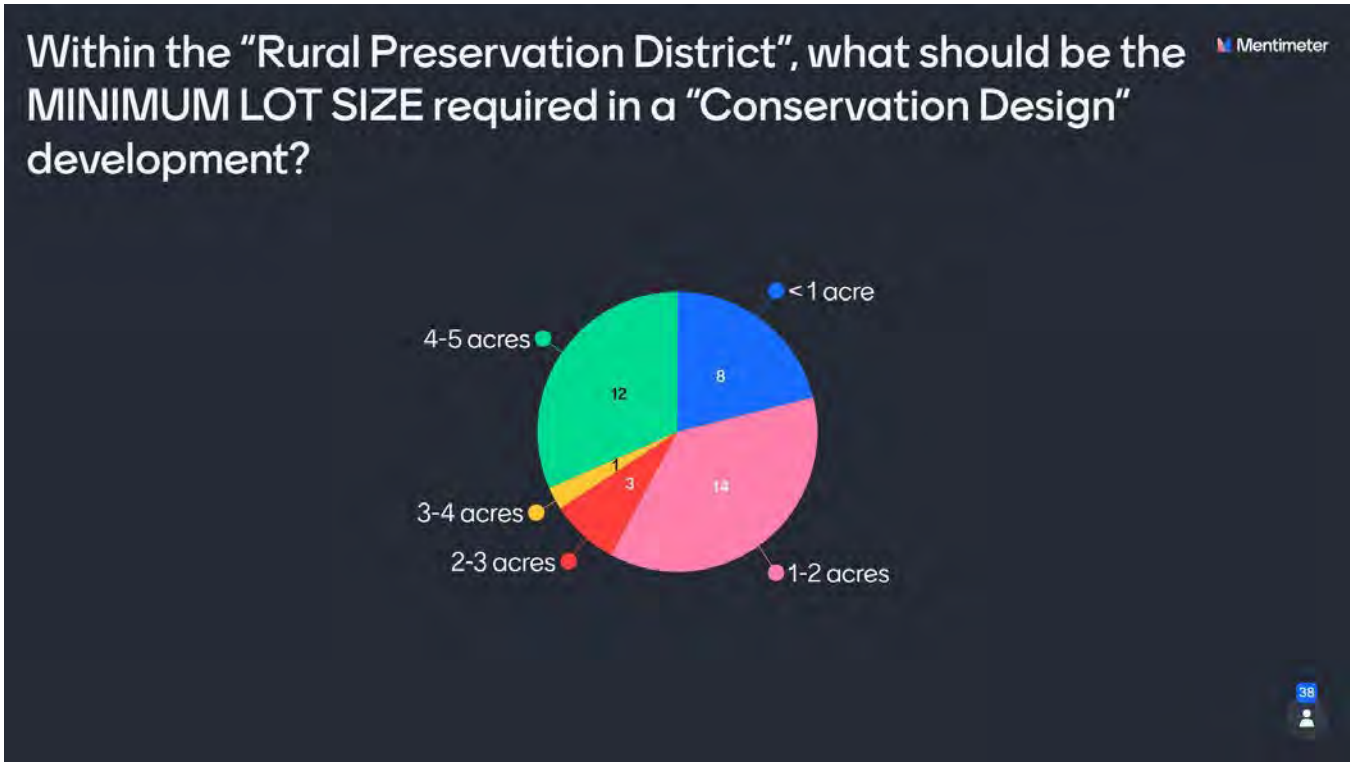

The number of farms in WI decreased 10% between 2011 and 2021. How many total farms were operating in WI in 2021?
Mentimeter
8
13
15
6
2
10,350 farms
23,685 farms
47,720 farms
64,100 farms
89,565 farms
44

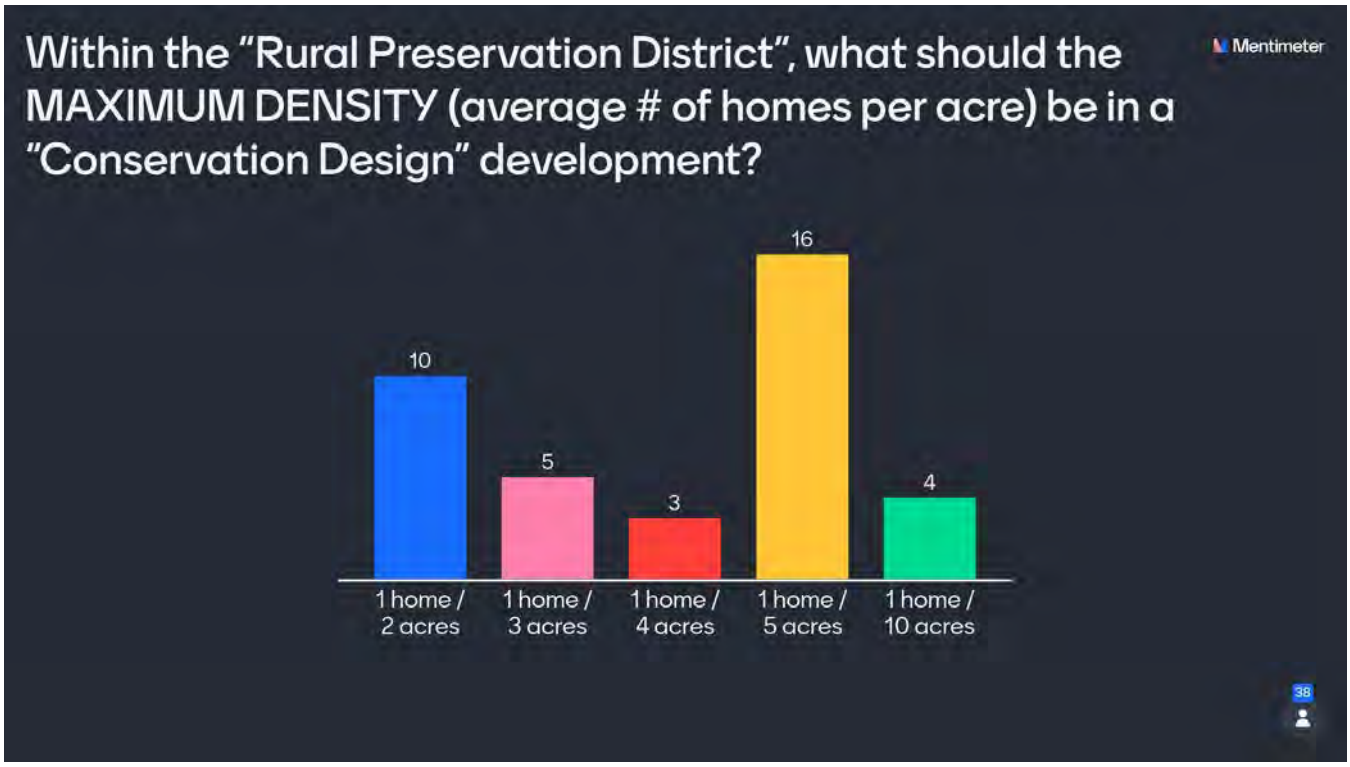

WI is considered to be "America's Dairyland". Which state led the nation in milk production in 2021? (w/ 13.8% of the total milk produced in the US.)
Mentimeter
3
Wisconsin
0
Texas
43
California
0
Iowa
0
Indiana
46

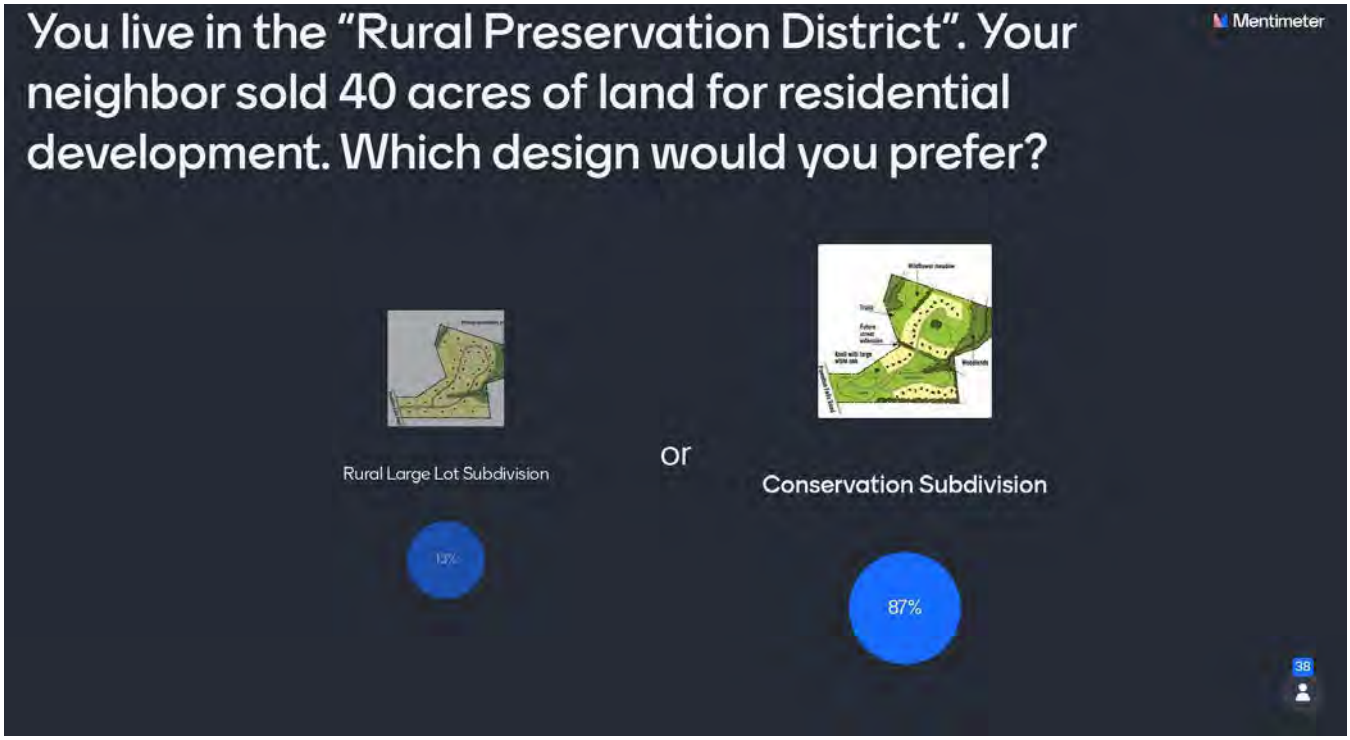

How many dairy farms (milk cows) are currently operating in the Village of Germantown?
Mentimeter
16
14
8
5
3
0
1
3
5
8
46

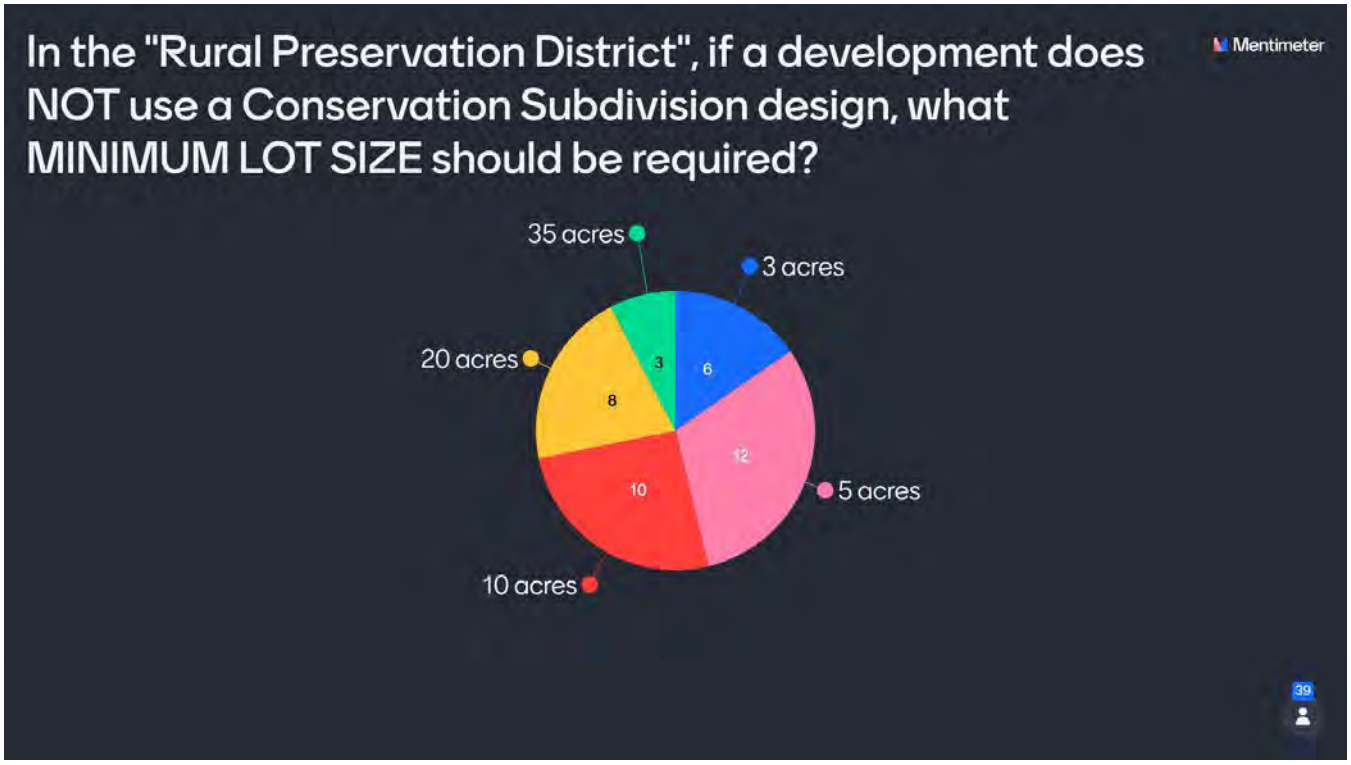

Which of these goals is MOST important to you with respect to land in Germantown?
Mentimeter
25
Preserving open space and rural character in Germantown long term
8
Protecting farmland and agriculture
8
Maintaining and growing property values for property owners
5
Protecting the environment and wildlife in Germantown's natural areas
46


In the Village's "Rural Preservation District", how much OPEN SPACE should be required in a "Conservation Design" development?
Mentimeter
3
1
5
14
15
<15%
15-30%
31-45%
46-60%
>60%
38


Within the "Rural Preservation District", what should be the MINIMUM LOT SIZE required in a "Conservation Design" development?
Mentimeter
<1 acre
1-2 acres
2-3 acres
3-4 acres
4-5 acres
8
14
3
1
12
38


Within the "Rural Preservation District", what should the MAXIMUM DENSITY (average # of homes per acre) be in a "Conservation Design" development?
Mentimeter
10
5
3
16
4
1 home / 2 acres
1 home / 3 acres
1 home / 4 acres
1 home / 5 acres
1 home / 10 acres
38


You live in the "Rural Preservation District". Your neighbor sold 40 acres of land for residential development. Which design would you prefer?
Mentimeter
Rural Large Lot Subdivision
or
Conservation Subdivision
87%
38


In the "Rural Preservation District", if a development does NOT use a Conservation Subdivision design, what MINIMUM LOT SIZE should be required?
Mentimeter
35 acres
3 acres
20 acres
5 acres
10 acres
3
6
8
12
10
39


For as long as you have lived or owned property in Germantown, how successful has Germantown been at preserving the rural landscape?
Mentimeter
1
Very Successful
11
Somewhat Successful
6
Nothing has Changed
9
Somewhat Unsuccessful
10
Very Unsuccessful
37


After participating in tonight's workshop, now what do you think of when you hear "Rural Preservation"?
Mentimeter
undeveloped land
low density
open land
community
richfield
not so much preservation
fresh air
cooperative
preserve
why
natural
wildlife
farm
space
selling for subdivisions
farm animals
open space
everyone
dark skies
smart
low traffic
woodland
confusion
quiet
open
prairie
is
country
trails
peaceful
green space
a
sensible
terrible
wooded
hopeful
min lot
cheating
farmland
property rights
agriculture
quiet enjoyment
natiure
secluded
this is grooming
not mke
planned
idiot
trees
tranquility
1 family
green
openness
limited expansion
move somewhere else
32

Appendix F

RURAL PRESERVATION MAPPING EXERCISE

APRIL 11, 2022

Rural Preservation Boundary Notes from 4-11-22 Community Workshop

Table 1

- Would like to continue farming

Table 2

- Area north of Donges Bay and east of Pilgrim should be designated Rural Preservation

Table 3

- Keep all potential sewer service areas in the Rural Preservation District

Table 4

- Keep area north of Rockfield Road and east of Goldendale in Rural Preservation area

Table 5

- Remove area north of Rockfield Road from potential expansion area.
- Remove area east of Country Aire and north of Elm Lane from potential expansion area

Table 6

- Everything outside current SSA should be kept int the Rural Preservation District

Table 7

- Remove potential expansion area north of Rockfield and east of Goldendale….but could be owner occupied houses or office buildings with limited hours, if it had to be developed
- All unsewered area north of Friestadt should be kept within the Rural Preservation District
- Keep Shoen Laufen District Rural

Table 8

- No sewer in southwest potential expansion area
- Keep area south of Freistadt, between Country Aire Drive and Mary Buth Lane, in Rural Preservation area

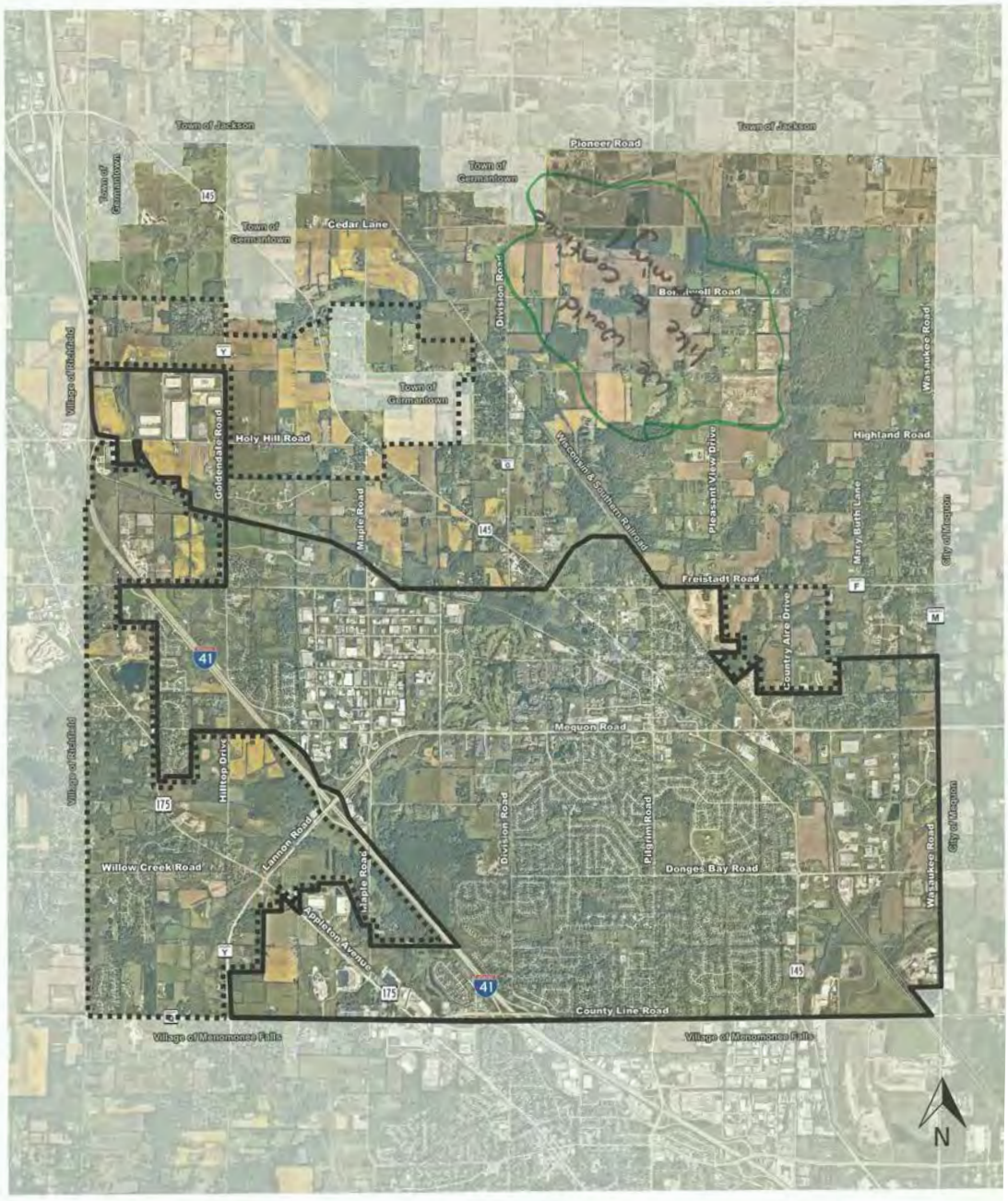
Table 9

- Remove potential area near Rockfield and Goldendale
- Keep everything north of Friestadt Road east of the Wisconsin & Southern Railroad in Rural Preservation area

Table 10

- Everything west and north of the power station along County Line Road should be in the Rural Preservation Area
- Moderate density residential along east of Goldendale could be a possibility

Village of Germantown



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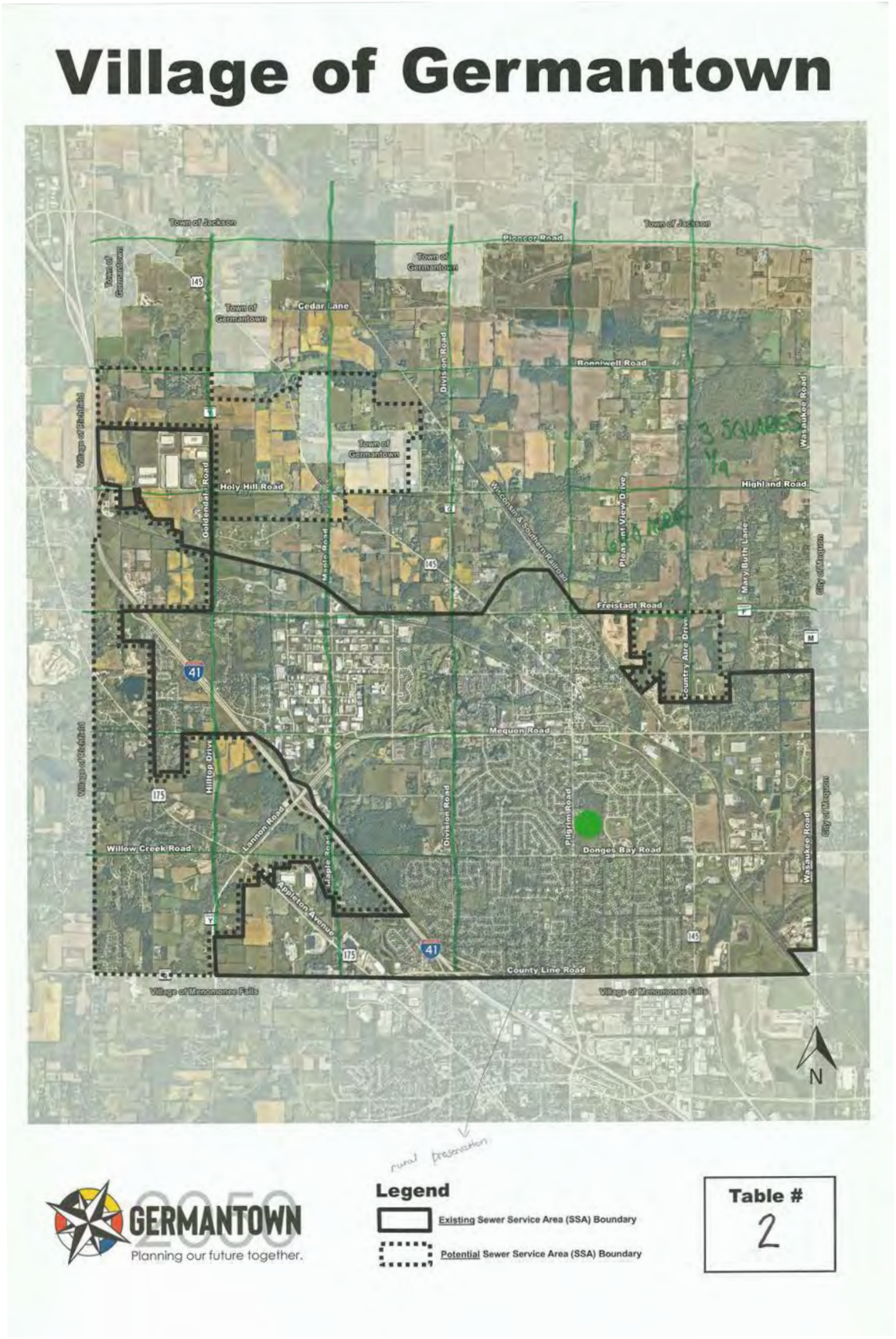
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

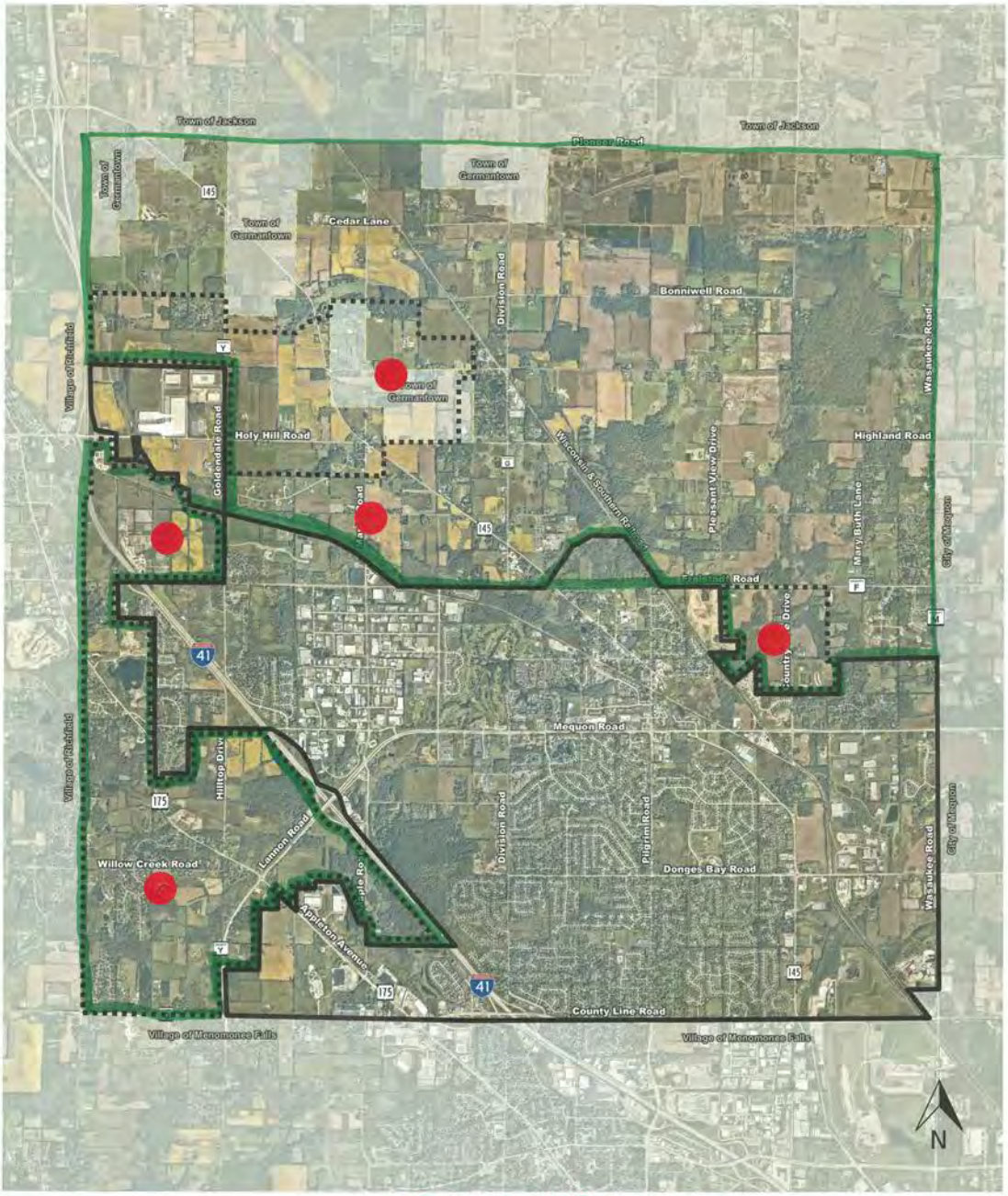
Table #

1


Village of Germantown
Town of Jackson
Pioneer Road
Town of Germantown
Cedar Lane
Division Road
Ronniwell Road
Wausaukee Road
Holy Hill Road
Highland Road
Goldendale Road
Maple Road
Wisconsin & Southern Railroad
Pleasant View Drive
Mary Ruth Lane
Freistadt Road
Country Aire Drive
Mequon Road
Hilltop Drive
Lannon Road
Willow Creek Road
Pilgrim Road
Donges Bay Road
Appleton Avenue
County Line Road
Village of Menomonee Falls
City of Mequon
N
3 SQUARES
Y4
rural preservation
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Legend
Existing Sewer Service Area (SSA) Boundary
Potential Sewer Service Area (SSA) Boundary
Table #
2

RED = Removed From Sewer Service Area

Village of Germantown



GREEN BORDER: Proposed Rural Preservation Mapping Area

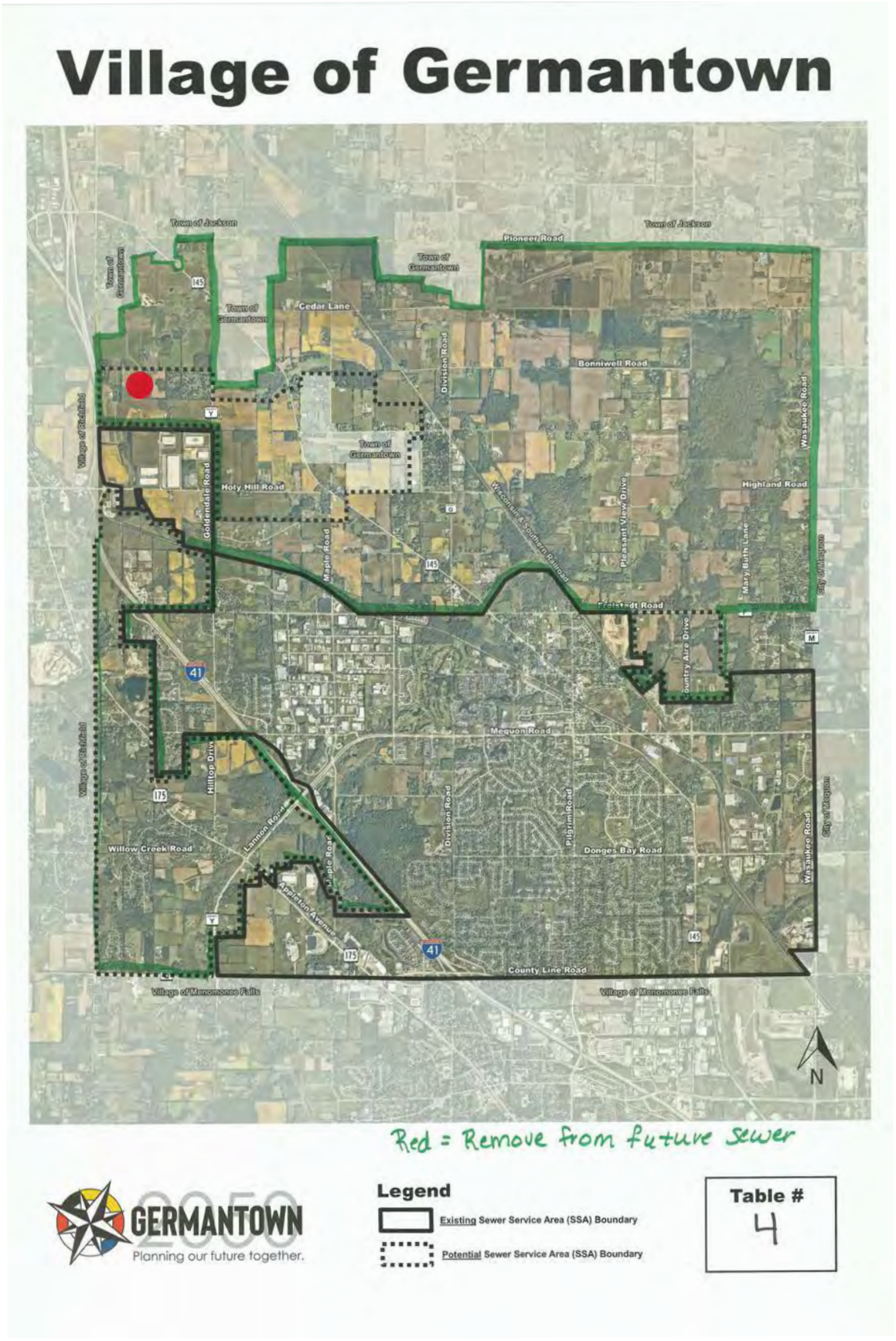
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Legend

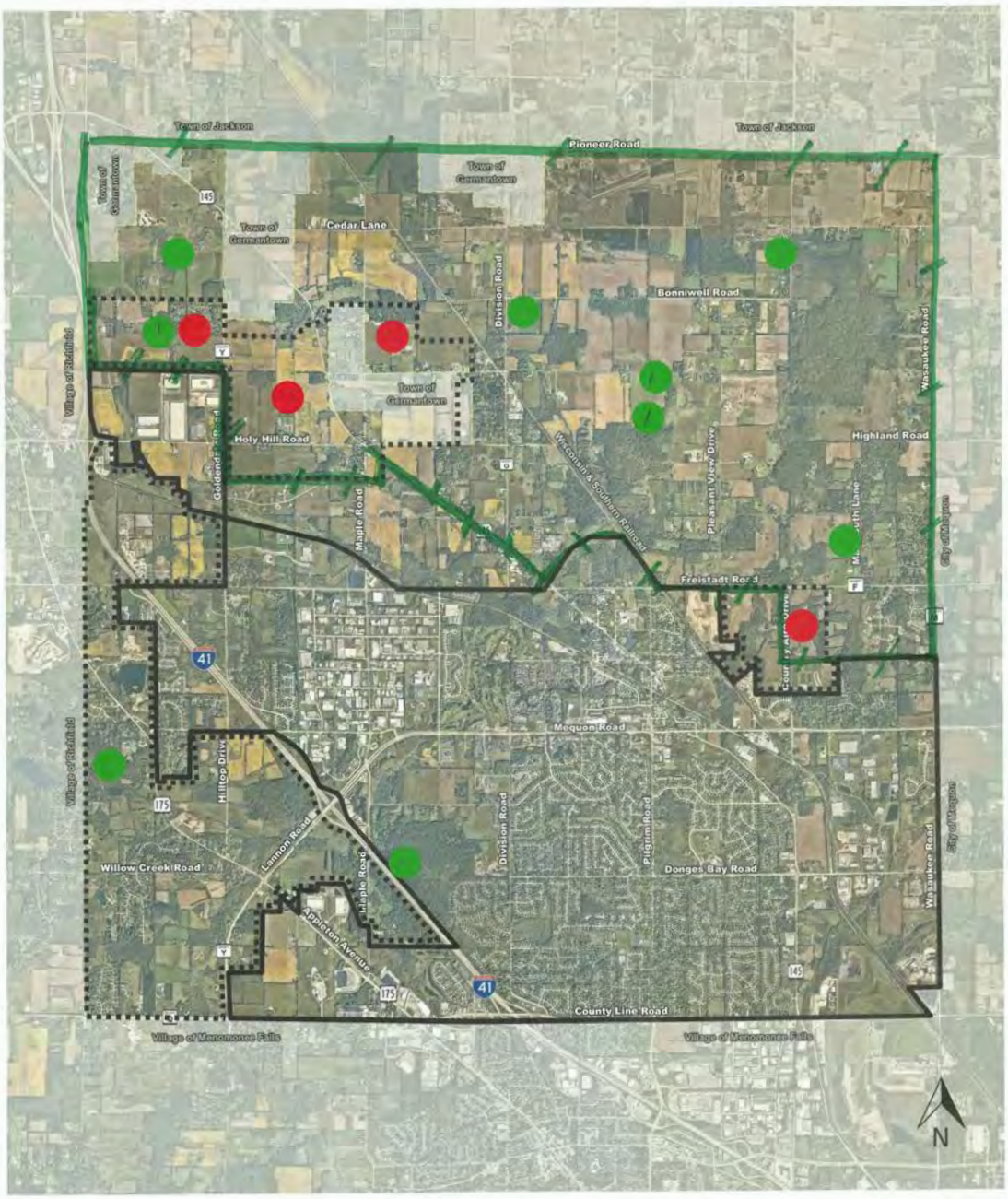
Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table # 3


Village of Germantown
Town of Jackson
Pioneer Road
Town of Germantown
Cedar Lane
Bonniwell Road
Division Road
Wausaukee Road
Holy Hill Road
Goldendale Road
Maple Road
Wisconsin & Southern Railroad
Pleasant View Drive
Highland Road
Mary Ruth Lane
Freistadt Road
Country Aire Drive
Mequon Road
Hilltop Drive
Lannon Road
Maple Road
Pilgrim Road
Donges Bay Road
Willow Creek Road
Appleton Avenue
County Line Road
Village of Menomonee Falls
City of Milwaukee
N
Red = Remove from future sewer
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Legend
Existing Sewer Service Area (SSA) Boundary
Potential Sewer Service Area (SSA) Boundary
Table #
4

Village of Germantown



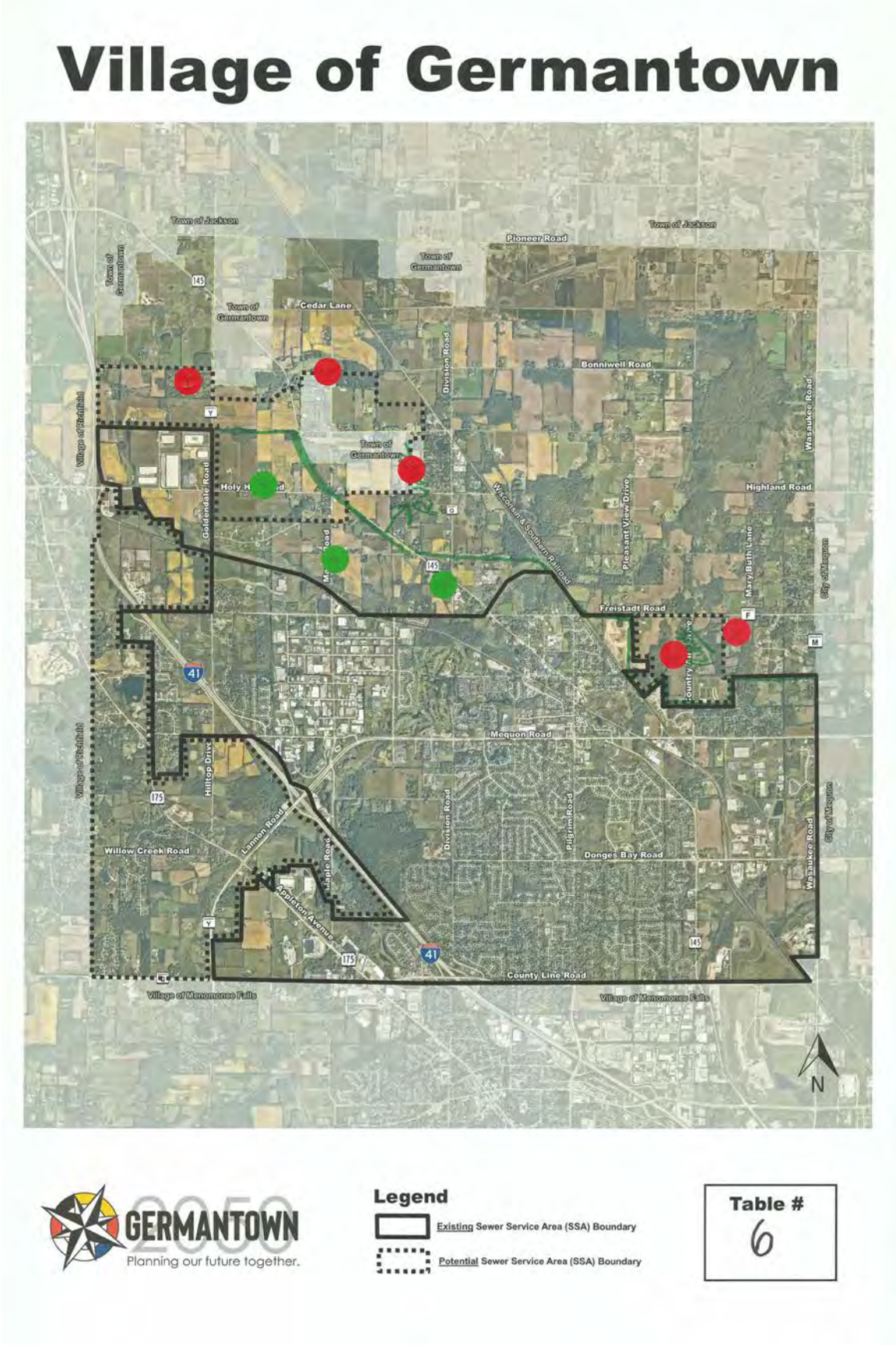
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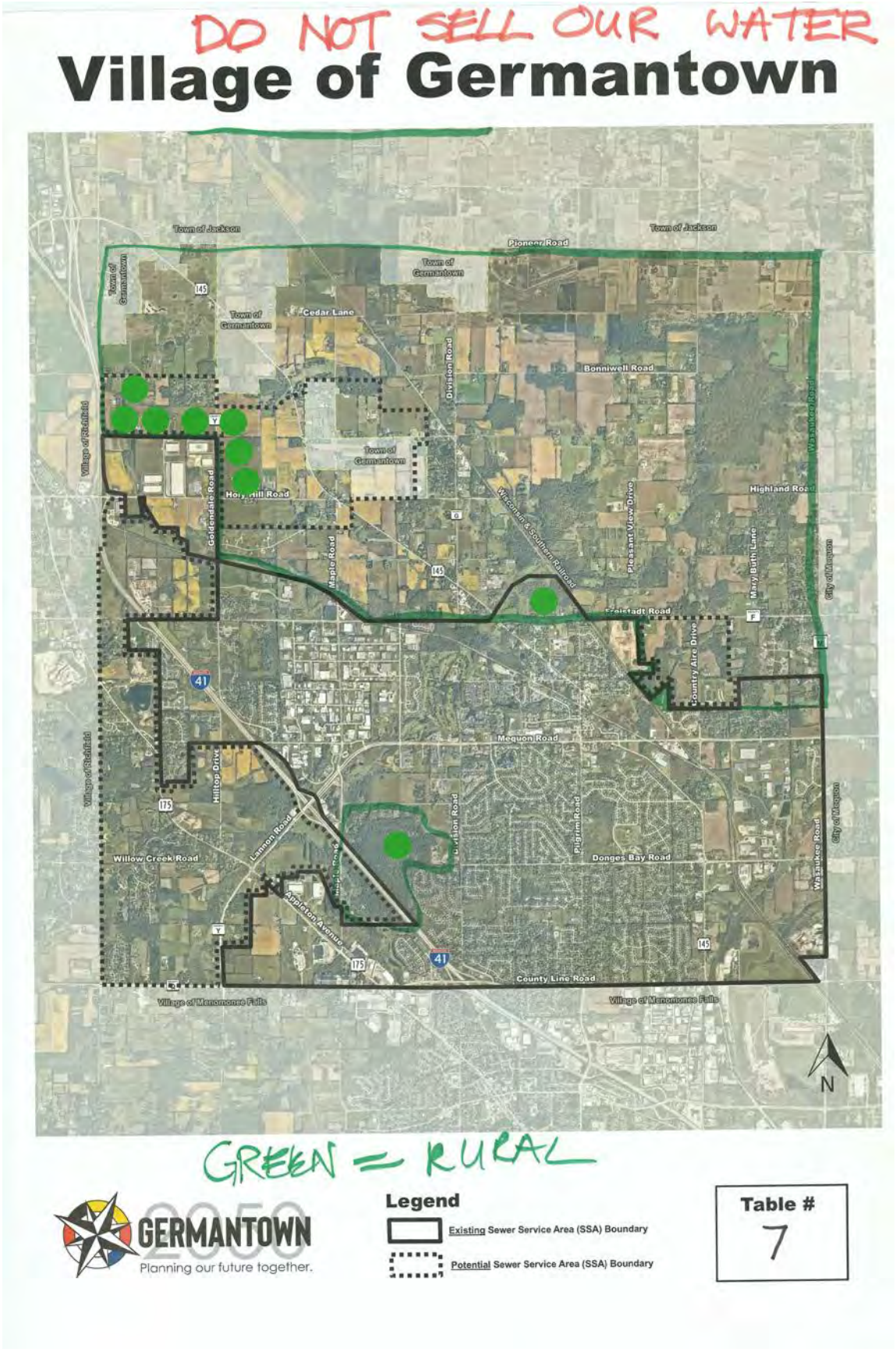
Legend

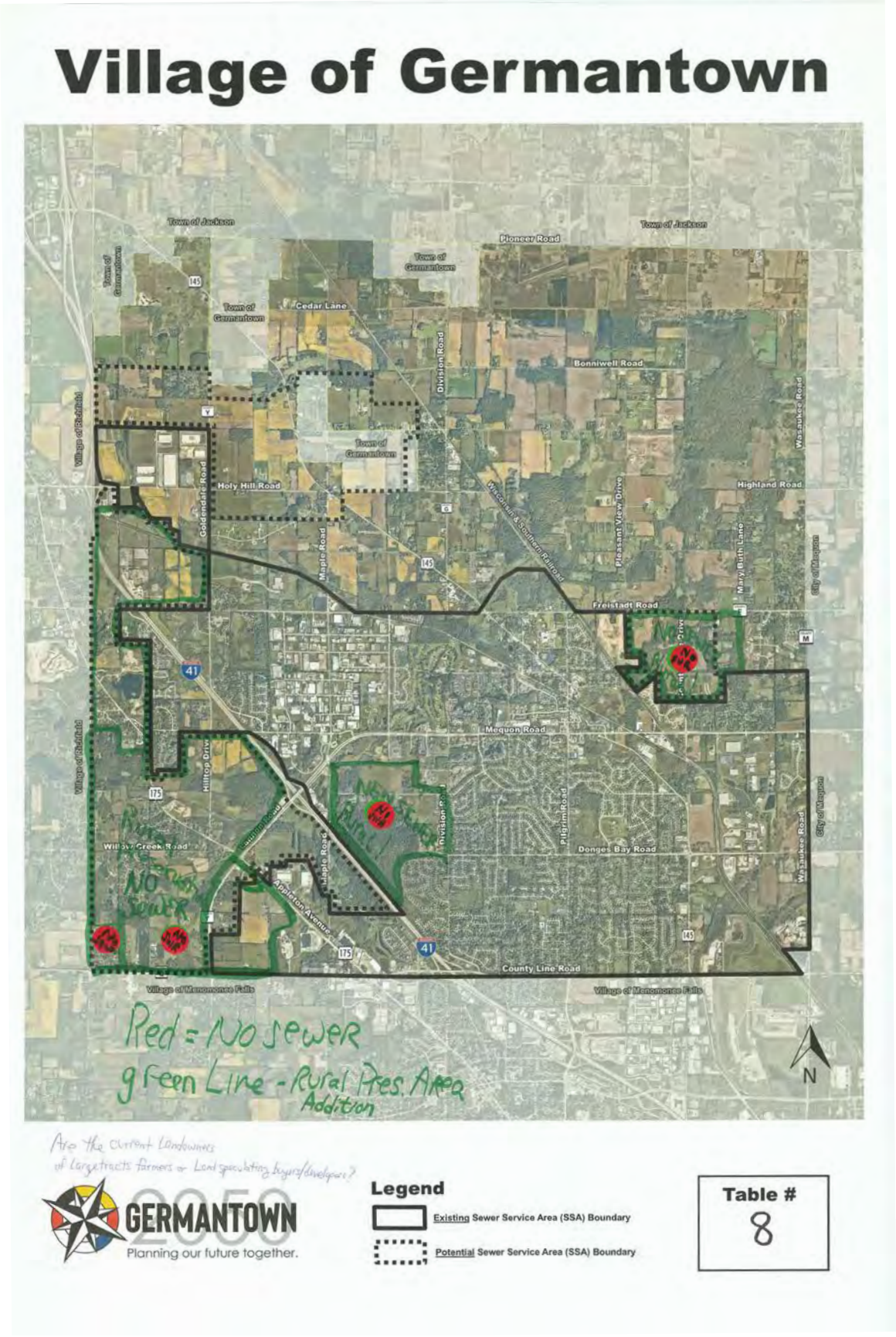
Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

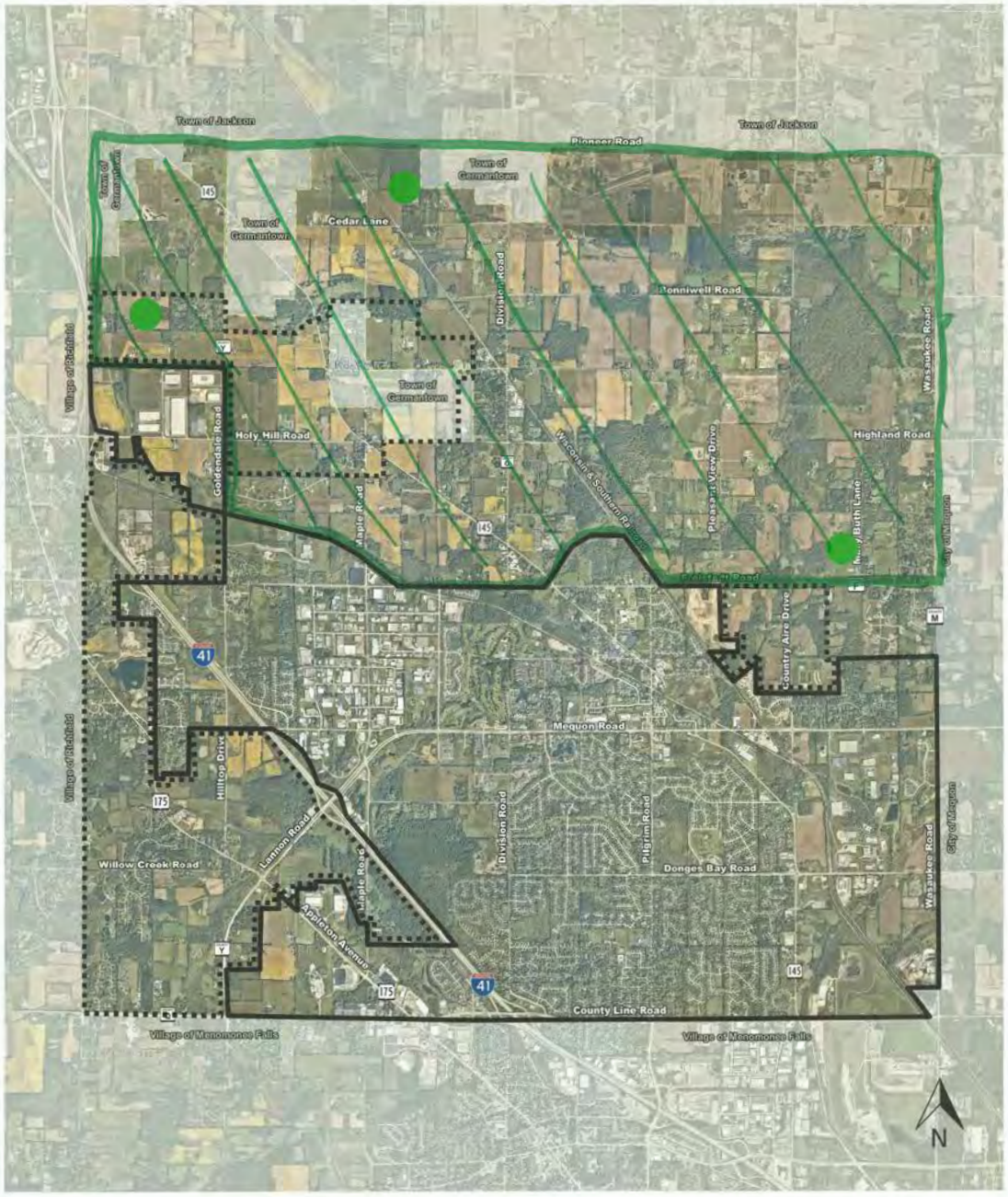
Table #
5


Village of Germantown
Town of Jackson
Pioneer Road
Town of Germantown
Cedar Lane
Division Road
Bonniwell Road
Wausaukee Road
Highland Road
Goldendale Road
Wisconsin & Southern Railroad
Pleasant View Drive
Mary Beth Lane
Freistadt Road
Mequon Road
Hilltop Drive
Lannon Road
Maple Road
Pilgrim Road
Donges Bay Road
Willow Creek Road
Appleton Avenue
County Line Road
Village of Menomonee Falls
City of Mequon
Village of Germantown
145
175
41
N
2050 GERMANTOWN
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Legend
Existing Sewer Service Area (SSA) Boundary
Potential Sewer Service Area (SSA) Boundary
Table #
6


DO NOT SELL OUR WATER
Village of Germantown
Town of Jackson
Pioneer Road
Town of Germantown
Cedar Lane
Division Road
Bonniwell Road
Wausaukee Road
Highland Road
Goldendale Road
Maple Road
Wisconsin & Southern Railroad
Pleasant View Drive
Mary Ruth Lane
City of Menomonee Falls
Freistadt Road
Country Aire Drive
Mequon Road
Hilltop Drive
Lannon Road
Willow Creek Road
Appleton Avenue
Pilgrim Road
Donges Bay Road
County Line Road
Village of Menomonee Falls
Village of Richfield
N
GREEN = RURAL
GERMANTOWN 2050
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Legend
Existing Sewer Service Area (SSA) Boundary
Potential Sewer Service Area (SSA) Boundary
Table #
7


Village of Germantown
Town of Jackson
Pioneer Road
Town of Germantown
Cedar Lane
Division Road
Bonniwell Road
Wausakee Road
Holy Hill Road
Goldendale Road
Maple Road
Wisconsin & Southern Railroad
Pleasant View Drive
Highland Road
Mary Ruth Lane
Freistadt Road
Mequon Road
Hilltop Drive
Pilgrim Road
Donges Bay Road
Appleton Avenue
County Line Road
Village of Menomonee Falls
Red = No sewer
green Line - Rural Pres. Area Addition
N
Are the current landowners of large tracts farmers or land speculating buyers/developers?
2050 GERMANTOWN
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Legend
Existing Sewer Service Area (SSA) Boundary
Potential Sewer Service Area (SSA) Boundary
Table #
8

Village of Germantown



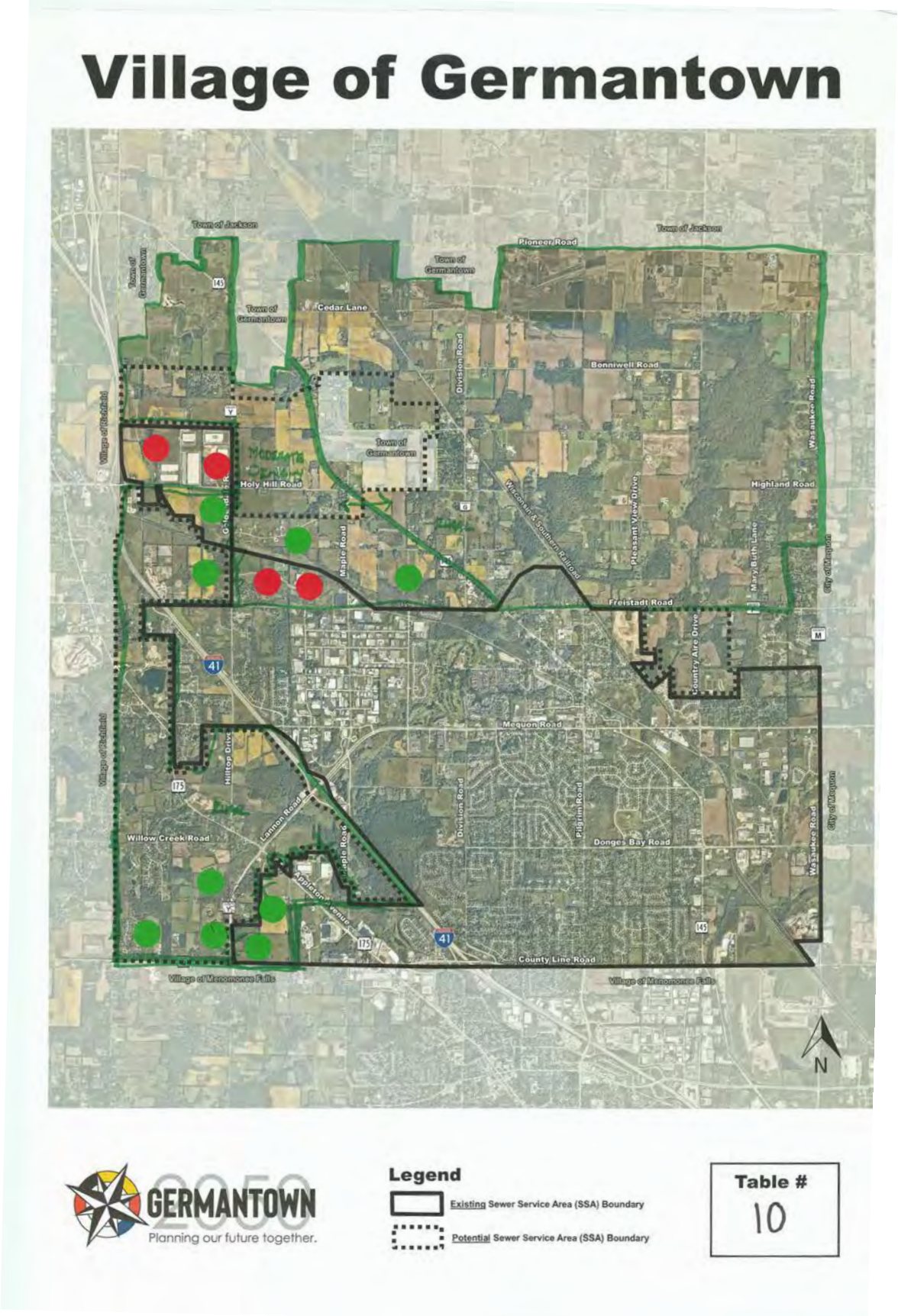
GERMANTOWN 2050
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Legend

Existing Sewer Service Area (SSA) Boundary

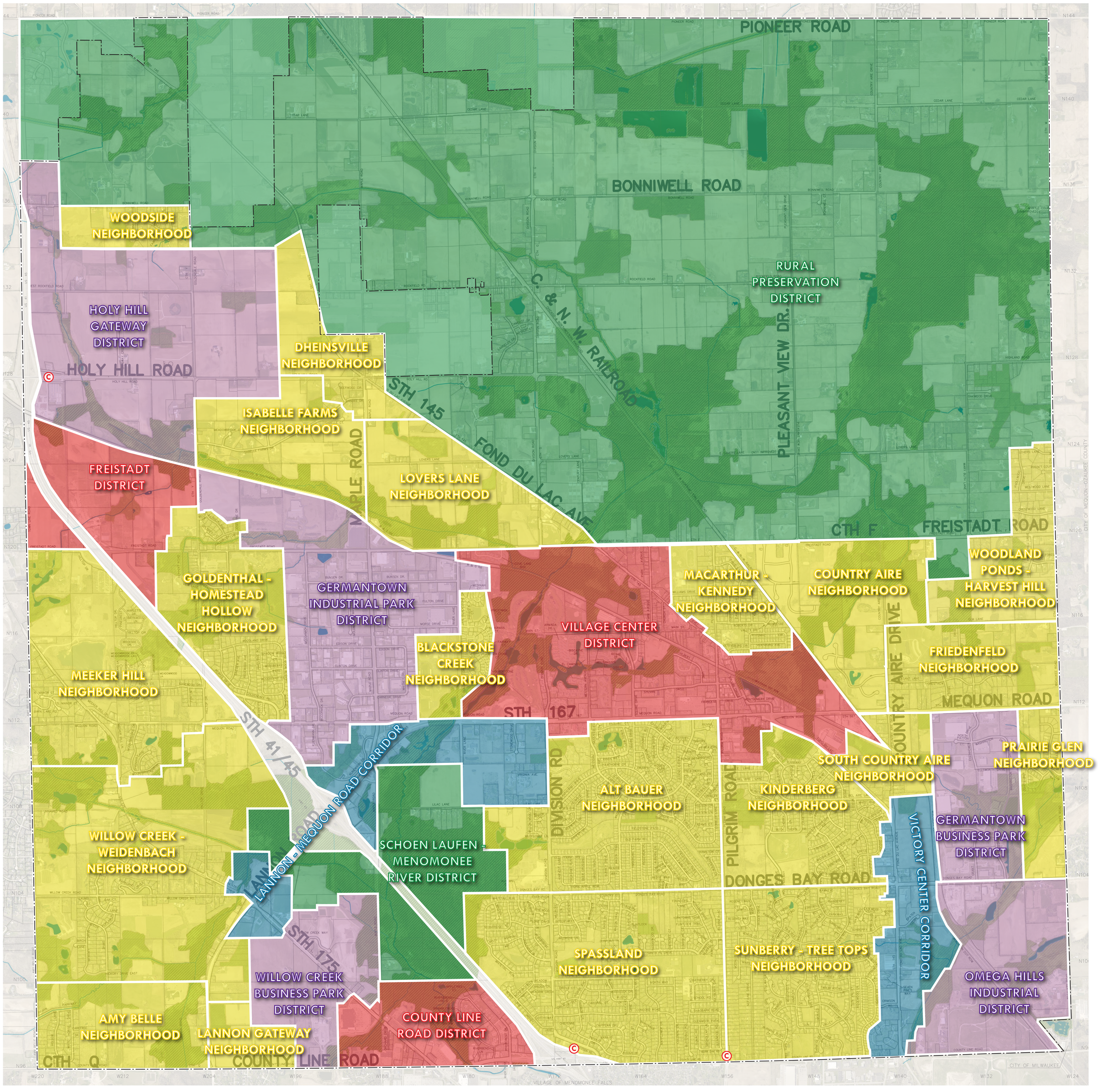
Potential Sewer Service Area (SSA) Boundary

Table #
9


Village of Germantown
Town of Jackson
Pioneer Road
Town of Germantown
Cedar Lane
Division Road
Bonniwell Road
Wausaukee Road
Holy Hill Road
Maple Road
Wisconsin & Southern Railroad
Pleasant View Drive
Highland Road
Mary Birth Lane
City of Mequon
Freistadt Road
Country Aire Drive
Mequon Road
Hilltop Drive
Pilgrim Road
Willow Creek Road
Lannon Road
Maple Road
Donges Bay Road
County Line Road
Village of Menomonee Falls
N
2050 GERMANTOWN
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Legend
Existing Sewer Service Area (SSA) Boundary
Potential Sewer Service Area (SSA) Boundary
Table #
10

NEIGHBORHOODS, DISTRICTS, CORRIDORS

Village of Germantown 2050 Future Land Use Map



*Note: This map is intended for use in combination with the Future Land Use Table

LEGEND:

NEIGHBORHOODS

- ALT BAUER
- AMY BELLE
- BLACKSTONE CREEK
- COUNTRY AIRE
- DHEINSVILLE
- FRIEDENFELD
- GOLDENTHAL - HOMESTEAD HOLLOW
- ISABELLE FARMS
- KINDERBERG
- LANNON GATEWAY
- LOVERS LANE
- MACARTHUR - KENNEDY
- MEEKER HILL
- PRAIRIE GLEN
- SOUTH COUNTRY AIRE
- SPASSLAND
- SUNBERRY - TREE TOPS
- WILLOW CREEK - WEIDENBACH
- WOODLAND PONDS - HARVEST HILL
- WOODSIDE

DISTRICTS

MIXED-USE DISTRICTS

- COUNTY LINE ROAD
- FREISTADT
- VILLAGE CENTER

BUSINESS PARK/INDUSTRIAL DISTRICTS

- GERMANTOWN BUSINESS PARK
- GERMANTOWN INDUSTRIAL PARK
- HOLY HILL GATEWAY
- OMEGA HILLS INDUSTRIAL DISTRICT
- WILLOW CREEK BUSINESS PARK

RURAL/OPEN SPACE DISTRICTS

- RURAL PRESERVATION
- SCHOEN LAUFEN - MENOMONEE RIVER

CORRIDORS

- LANNON-MEQUON ROAD
- VICTORY CENTER

MUNICIPAL BOUNDARY

GERMANTOWN 2050 Planning our future together.

2022.09.07 DRAFT

Germantown 2050 - Comprehensive Plan Update | **Future Land Use Table** (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 (includes "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	County Line Road District	A	u	u	A	A	A	D	A	A	u	u	u	Y	YES	D	U	A	10 units/acre
District	Mixed-Use	Freistadt District	A	A	A	D	D	D	A	A	A	u	D	u	Y	YES	-	-	-	SF:2.9 units/ac 2-4F: 6 units/ac MF:25 units/ac
District	Mixed-Use	Village Center District	A	A	A	D	D	u	D	A	D	u	u	u	Y	YES	D	A	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:25 units/ac
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	Y	YES	-	-	-	25 units/acre
District	Industrial / Landfill	Omega Hills Industrial District	A	u	u	u	u	D	A	A	A	A	D	u	N	YES	-	-	-	-
District	Industrial / Commercial	Willow Creek Business Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Rural / Open Space	Rural Preservation District	A	A	u	u	u	u	u	A	D	A	u	D	N	YES	U	U	D	see NOTE 1
District	Open Space	Schoen Laufen - Menomonee River District	A	u	u	u	u	u	u	A	D	u	u	u	P	YES	-	-	-	-
Corridor	Mixed-Use	Lannon - Mequon Road Corridor	A	A	A	A	A	A	D	A	A	u	u	u	P	YES	D	U	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:10 units/ac
Corridor	Mixed-Use	Victory Center Corridor	A	A	A	A	A	A	D	A	A	u	A	u	Y	YES	D	U	U	SF:2.9 units/ac 2-4F: 6 units/ac MF:10 units/ac

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)
NOTE 4:	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 permitted through a Planned Development District approved by the Village Board pursuant to the Planned Development District section of the Zoning Code.	
NOTE 5:	Expansion of existing and nonconforming uses within existing property boundaries may be permitted subject to zoning restrictions and Plan Commission approval.	
*	Area is within (or partially within) SSA, but the majority of properties are not connected to sewer	
**	"Conservation Subdivision" includes: (a) minimum open space requirement (40-60%); (b) minimum lot size (1.0 acre for "Rural/Open Space" and 'Residential" outside SSA; 8,000SF for "Residential" inside SSA)	

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

GERMANTOWN 2050
Planning our future together.

DRAFT SEPTEMBER 13, 2022

Germantown 2050 - Comprehensive Plan Update | **Future Land Use Table** (Page Two)

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 (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming	Sewered? (Y/N/Partial)	Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
Neighborhood	Residential Community	Alt Bauer Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Amy Belle Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Blackstone Creek Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	5.8 units/acre
Neighborhood	Residential Community	Country Aire Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	P	YES	A	A	D	Non-sewered: 1.0 unit/acre Sewered: 2.9 units/acre
Neighborhood	Residential Community	Dheinsville Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	D	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Friedenfeld Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y*	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6 units/acre Non-sewered: 1 unit/acre
Neighborhood	Residential Community	Goldenthal - Homestead Hollow Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	Non-sewered: 1.0 unit/acre Sewered: 2.9 units/acre
Neighborhood	Residential Community	Isabelle Farms Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P*	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Kinderberg Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Lannon Gateway Neighborhood	A	D	u	D	u	u	u	u	D	u	u	u	Y	NO	D	U	D	SF:2.9 units/ac MF:10 units/ac
Neighborhood	Residential Community	Lovers Lane Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	U	U	D	See NOTE 2 and NOTE 3
Neighborhood	Residential Community	MacArthur - Kennedy Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	U	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Meeker Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Prairie Glen Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	A	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre Non-sewered: 1 unit/acre
Neighborhood	Residential Community	South Country Aire Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre Non-sewered: 1 unit/acre
Neighborhood	Residential Community	Spassland Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Sunberry-Tree Tops Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	NO	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Willow Creek - Weidenbach Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Woodland Ponds-Harvest Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	N	YES	U	A	D	1.0 units/acre
Neighborhood	Residential Community	Woodside Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	Y*	YES	A	U	D	see NOTE 2 and NOTE 3

DRAFT 2050 COMPREHENSIVE PLAN

8/8/22 Plan Commission Meeting

Village Staff Report **Germantown, Wisconsin**

In preparation for the July 25 public hearing and joint meeting with the Village Board, the following items were provided:

1. July 25 agenda
2. Village of Germantown DRAFT 2050 Comprehensive Plan (accessible at the link below)
    a. link: https://www.germantownwi.gov/DocumentCenter/View/6612/2022-06-24-Germantown-2050-Plan---DRAFT?bidId=
3. Plan Commission DRAFT Resolution No. 02-2022
4. Compilation of Public Comments received during the 2050 Planning process including:
    a. Germantown2050.com Social Pinpoint website - Map Comments
    b. Germantown2050.com Social Pinpoint website – Visual Preference Survey Results
    c. 2019 Community Survey Results – Summary
    d. 2019 Community Survey Results – Raw Data
    e. Public Workshop Poll Results
    f. Public Workshop Written Comments/Feedback Forms
    g. Rural Preservation Workshop Map Exercise Comments (Summary & Map images)
    h. Public Comments emailed to “Plan2050” & “Comments” email addresses
    i. Citizen Melanie Smythe comments (summary email & document mark-up)

In addition to the items above (included again in the August 8 packet) we are including those additional written public comments that were given to you at the July 25 public hearing.

As previously discussed, and simply stated, the process for adopting a comprehensive plan includes:

1. at least one public hearing;
2. Plan Commission adoption of a resolution (see draft Resolution No. 02-2022 attached) recommending that the Village Board adopt the comprehensive plan; and
3. Village Board adopting an ordinance that adopts the comprehensive plan

At explained at the July 25 public hearing, at this point both the PC and VB need to consider the comments received at the hearing along with comments received at various steps in the planning process (listed above and included in the packet) before taking action to adopt a 2050 Comprehensive Plan.

As part of their deliberations, the PC needs to decide what 2050 Plan they will recommend that the VB should adopt. The DRAFT 2050 Plan document that has been available for inspection since late June and subject of the July 25 hearing is what I would refer to as the “staff-recommended” 2050 Plan. The PC needs to decide collectively if they want to make any revisions to the staff-recommended 2050 Plan that, in turn, would become the PC-

recommended 2050 Plan for the VB to consider. Any revisions that the PC wants to make to the DRAFT 2050 Plan will need to be listed in an attachment to the resolution adopted by the PC.

Once the PC has adopted their resolution recommending that the VB adopt a 2050 Plan, with or without any recommended revisions, the VB will need to consider whether to adopt the PC's recommended 2050 Plan, with the same revisions, different revisions and/or additional revisions. Once the VB has decided on a particular version of the 2050 Plan to adopt, they will act on an ordinance adopting the 2050 Plan as the Village's comprehensive plan.

Now, as discussed, Staff is putting together a summary document of potential revisions that the PC & VB should consider based on relevant comments received at the public hearing and during the 2050 planning process. It was anticipated that this summary list of potential revisions including both "minor" revisions, e.g. clerical stuff like formatting, data accuracy and fact-check, as well as "major" policy decisions, would be available on or before August 1 and in preparation for the regularly scheduled August 8 PC meeting.

Unfortunately, Staff is still pulling together all the comments and working on the potential revision list. We hope to have that list finished and available for distribution at the meeting on August 8.

Since the August 8 meeting has other regular application and approval items to discuss and take action, we are already planning to have a special Plan Commission meeting on August 22 to discuss and possibly take action a resolution to adopt the 2050 Comprehensive Plan (Res. No. 02-2022).

Action by the VB to adopt a 2050 Plan is contingent upon adoption of Resolution No. 02-2022 by the PC. Therefore, it remains to be seen what meeting date the VB will/could act on an ordinance to adopt a 2050 Plan, but it could be as early as August 15 if the PC adopts their resolution on August 8 or September 19 if the PC adopts their resolution on August 22 (unless a special meeting of the Village Board is held on August 29 since the 1st Monday in September is Labor Day and that meeting has already been cancelled).

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

Resident: Jan Miller W151N10297 Windsong Circle, West – PUBLIC HEARING

Congratulations! We made it to the PUBLIC HEARING for the 2050 Plan.

I personally read the entire 2050 Plan, (195 pages) The 2050 Plan needs to be corrected and it is incomplete. My advice are two Four letter words – **SLOW DOWN**. There is no rush to getting the 30-year plan correct. We waited for 2 years for COVID and just started working on the 2050 Plan again in April 2022. That is not enough time to be inclusive of all Village Departments, Facilities, Residents, Schools, and Business Shareholders input tabulated and get it right.

I am a **resident** – as such, I am your **EMPLOYER**. This is what I want to see in the 2050 Plan as your employer – THE RESIDENT:

Village Board Goals for the next 5 years – adapt a Strategic Plan like the one the library will complete in the next 45 days using an outside third party.

Tie the Village Strategic Plan/Goals to the 2050 Plan with a **Score Card** to coincide with the VB Goals. This is a perfect measurement tool for Village Admin. which then trickles down to Staff. All Staff is then accountable the Goals in the Score Card so that the Village Board and residents can measure progress against the Goals.

School District – Get input and outline on the School Districts 5-year Goals and collaboratively work with the SD in the same **Smart Growth** direction so the community can accommodate new students in classrooms for our future growth. P 172 P 174-178

Germantown Community Library – The Library an especially important facility in Germantown was glossed over in this 2050 Plan. The Library Board announce in its last meeting that it has about 45 more days to complete their 5-year Strategic Plan. GCL asked for ARPA Funds for the EXPANSION of the library, as published in the Northwest News. Trisha Smith made at least two presentations to the VB regarding Extra Space and Quiet Areas that are needed with the internal EXPANSION of the GCL. The library's creative unique programs assisted hundreds of Germantown families survive the pandemic. Mr. Kreklow???

The Budget must be included in the 2050 Plan. You cannot grow by TID's or TIF's alone as the Implementation Plan suggests (page 193). It is not a Smart Growth solution. Also, I confirmed that, we did not plant a Money Tree on Arbor Day in the Village.

TID's and TIF's – a complete inventory/tabulation of all TID's and TIF's needs to be include in the 2050 Plan. The Village financial health is measured on the how many TID's and TIF's are outstanding. Checks and balances. TID And TIF activity needs to be included in the 2050 Plan. No more overspending.

Environmental Design-Development Study – p154 "The combination of flora and fauna unique to the Village, the open farmland, rolling hills, wetlands, and woodlands and the cultural characteristics which have developed in the area all contribute to the individual character which is Germantown. The loss of these characteristics threatens to transform Germantown into a generic suburb which can be found throughout the country. The Agricultural and Natural Resources element will identify various valuable resources and will provide the Village with a guide to its decision making regarding the preservation of the unique resources of Germantown."

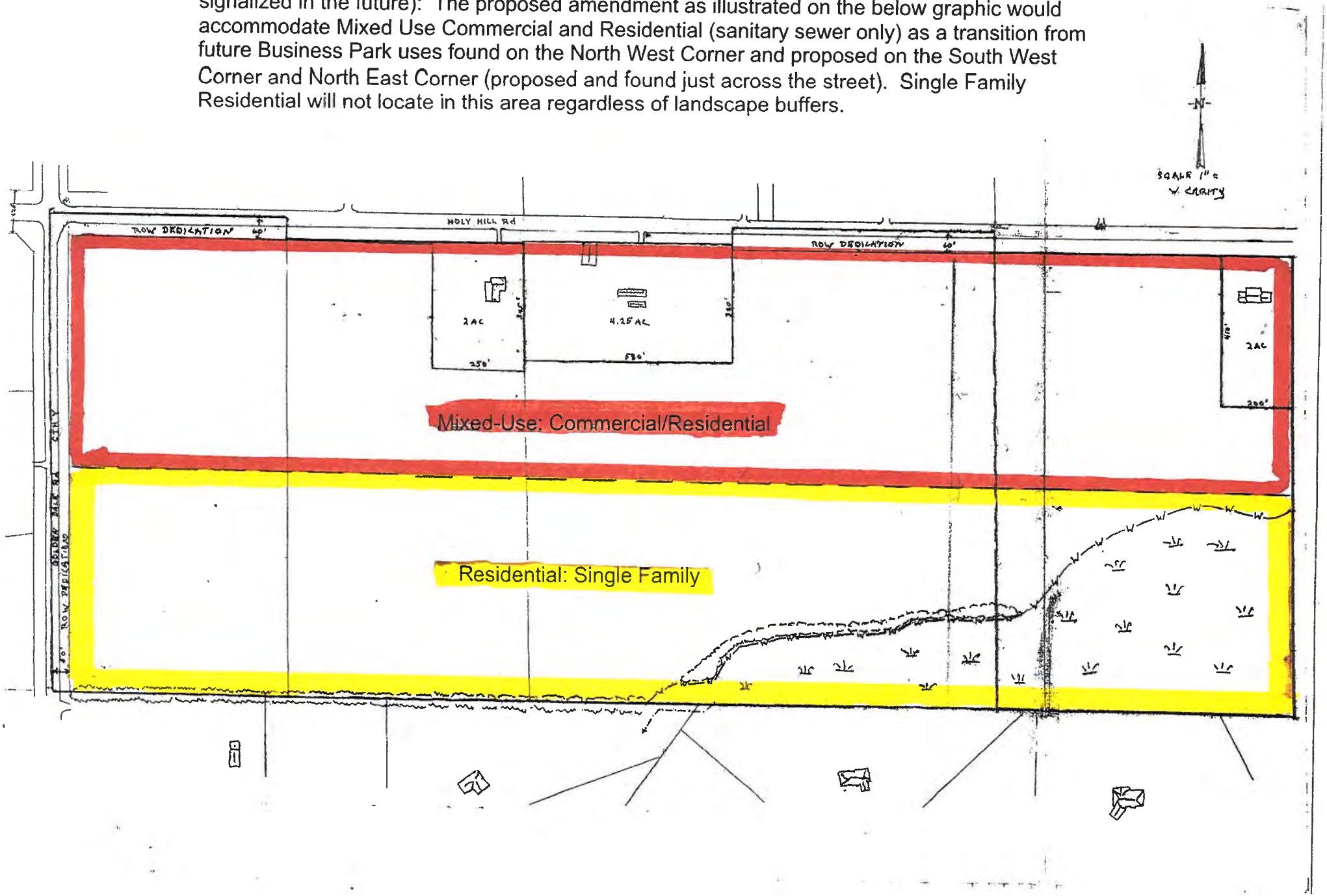
Let us invest in an Environmental Design Development Study for the future planning. This way we can save these unique resources of Germantown by environmental Growth and **not** be at the MERCY of DEVELOPERS.

MORE Parks and OPEN SPACES – Be keenly aware of the environment before building anymore industrial warehouses.

MORE PUBLIC Meetings with Residents and Business owner's input. Let us have the Shareholders of Germantown – residents our employers and Business Owners give input, have at least two additional workshops to give input into all neighborhoods. These should have scribes, tabulate results and presented so that shareholders are the drivers of our future **not the developers**.

MISSION, VISION, GUIDING PRINCIPLES – p 28 "Germantown's ethnic heritage, high-quality of life based on its rural suburban character, and desirable location in the greater metropolitan area create our competitive advantage. We will work together, with respect for each other, maintain that character and ensure Germantown's future as a neighborly and safe place to live, work and play."

Proposed Amendment to North 1/2 of approximately 100 acres located in the Isabelle Farms Neighborhood found on the South East corner of Goldendale Rd and Holy Hill Road (likely to be signalized in the future): The proposed amendment as illustrated on the below graphic would accommodate Mixed Use Commercial and Residential (sanitary sewer only) as a transition from future Business Park uses found on the North West Corner and proposed on the South West Corner and North East Corner (proposed and found just across the street). Single Family Residential will not locate in this area regardless of landscape buffers.



2023 Budget Outlook

Assumptions

- TID-In Additional Levy = $200,000
- TID-Out Additional Levy = $157,000
- Pay Adjustment of 3% = $293,000
- Gas & Oil Increase = $100,000
- Police Officer/Mechanic =$150,000
- All other Expenses/Revenues hold constant

Category	2023 Budget Est (TID IN)	2023 Budget Est (TID OUT)
Taxes	$ 11,933,273	$ 11,890,967
Special Assessments	$ 4,685	$ 4,685
Intergovernmental Revenues	$ 2,878,191	$ 2,878,191
Licenses, Permits & Fees	$ 1,164,509	$ 1,164,509
Fines, Forfeitures, & Penalties	$ 168,500	$ 168,500
Public Charges For Services	$ 1,989,961	$ 1,989,961
Miscellaneous Revenues	$ 173,788	$ 173,788
Other Revenues	$ 4,000	$ 4,000
Other Financing Sources	$ 107,000	$ 107,000
TOTAL REVENUES	**$ 18,423,907**	**$ 18,381,601**

Category	2023 Budget Expenses (EST)	2023 Budget Expense (EST)
Salaries & Wages	$ 8,815,865	$ 8,815,865
Fringe Benefits	$ 3,063,312	$ 3,063,312
Operating Supplies and Expenses	$ 6,887,779	$ 6,887,779
Capital Items	$ 198,400	$ 198,400
Other Financing Uses	$ -	$ -
TOTAL EXPENDITURES	**$ 18,965,357**	**$ 18,965,357**
Revenues Less Expenses	**$ (541,450)**	**$ (583,756)**

Wisconsin Department of Revenue

2021 Tax Incremental District (TID) Certification – Municipality/County

County	CoMun	TVC	Municipality	TID #	Base Year	Current Value	Base Value	Increment	Subtotal	% of CO	
WASHINGTON	66131	VILLAGE OF	GERMANTOWN	006	2014	$ 33,460,500.00	$ 2,796,400.00	$ 30,664,100.00			
WASHINGTON	66131	VILLAGE OF	GERMANTOWN	007	2018	$ 13,656,100.00	$ 9,329,900.00	$ 4,326,200.00			
WASHINGTON	66131	VILLAGE OF	GERMANTOWN	008	2018	$ 103,199,700.00	$ 640,700.00	$ 102,559,000.00	$ 137,549,300.00	0.233248	#9 add in
WASHINGTON	66236	CITY OF	HARTFORD	006	2008	$ 1,891,300.00	$ 1,100,000.00	$ 791,300.00			
WASHINGTON	66236	CITY OF	HARTFORD	007	2011	$ 2,676,800.00	$ 3,600.00	$ 2,673,200.00			
WASHINGTON	66236	CITY OF	HARTFORD	008	2013	$ 12,672,500.00	$ 6,047,400.00	$ 6,625,100.00			
WASHINGTON	66236	CITY OF	HARTFORD	010	2017	$ 22,524,700.00	$ 4,791,600.00	$ 17,733,100.00			
WASHINGTON	66236	CITY OF	HARTFORD	011	2017	$ 18,728,300.00	$ 11,588,700.00	$ 7,139,600.00	$ 34,962,300.00	0.059287	
WASHINGTON	66141	VILLAGE OF	JACKSON	004	1995	$ 50,199,500.00	$ 645,700.00	$ 49,553,800.00			
WASHINGTON	66141	VILLAGE OF	JACKSON	005	2014	$ 7,288,700.00	$ 933,100.00	$ 6,355,600.00			
WASHINGTON	66141	VILLAGE OF	JACKSON	006	2018	$ 9,102,400.00	$ 474,900.00	$ 8,627,500.00			
WASHINGTON	66141	VILLAGE OF	JACKSON	007	2019	$ 5,694,000.00	$ 6,460,400.00	$ (766,400.00)	$ 63,770,500.00	0.108138	
WASHINGTON	66142	VILLAGE OF	KEWASKUM	002	2005	$ 32,664,600.00	$ 2,868,700.00	$ 29,795,900.00	$ 29,795,900.00	0.050526	
WASHINGTON	66181	VILLAGE OF	SLINGER	004	2015	$ 18,705,500.00	$ 3,546,200.00	$ 15,159,300.00			
WASHINGTON	66181	VILLAGE OF	SLINGER	005	2016	$ 5,548,400.00	$ 784,400.00	$ 4,764,000.00	$ 19,923,300.00	0.033785	
WASHINGTON	66291	CITY OF	WEST BEND	003	1995	$ 36,297,400.00	$ 4,817,700.00	$ 31,479,700.00			
WASHINGTON	66291	CITY OF	WEST BEND	004	1997	$ 83,000,700.00	$ 829,900.00	$ 82,170,800.00			
WASHINGTON	66291	CITY OF	WEST BEND	005	1998	$ 16,659,200.00	$ 1,793,400.00	$ 14,865,800.00			
WASHINGTON	66291	CITY OF	WEST BEND	006	1999	$ 67,735,600.00	$ 4,303,400.00	$ 63,432,200.00			
WASHINGTON	66291	CITY OF	WEST BEND	007	1999	$ 32,155,400.00	$ 20,976,800.00	$ 11,178,600.00			
WASHINGTON	66291	CITY OF	WEST BEND	008	1999	$ 1,432,700.00	$ 66,200.00	$ 1,366,500.00			
WASHINGTON	66291	CITY OF	WEST BEND	009	2003	$ 5,824,500.00	$ 4,144,200.00	$ 1,680,300.00			
WASHINGTON	66291	CITY OF	WEST BEND	010	2004	$ 46,356,500.00	$ 6,593,500.00	$ 39,763,000.00			
WASHINGTON	66291	CITY OF	WEST BEND	011	2005	$ 29,854,300.00	$ 9,623,000.00	$ 20,231,300.00			
WASHINGTON	66291	CITY OF	WEST BEND	012	2008	$ 43,800,700.00	$ 11,804,500.00	$ 31,996,200.00			
WASHINGTON	66291	CITY OF	WEST BEND	013	2011	$ 5,515,000.00	$ 3,634,200.00	$ 1,880,800.00			
WASHINGTON	66291	CITY OF	WEST BEND	014	2020	$ 3,688,600.00	$ 21,800.00	$ 3,666,800.00	$ 303,712,000.00	0.515016	
						$ 710,333,600.00	**$ 120,620,300.00**	**$ 589,713,300.00**			

Compilation of Public Comments received during the 2050 Planning process:
(click to jump to each item)

a. **Germantown2050.com** Social Pinpoint website - Map Comments
b. **Germantown2050.com** Social Pinpoint website – Visual Preference Survey Results
c. 2019 Community Survey Results – Summary
d. 2019 Community Survey Results – Raw Data
e. Public Workshop Poll Results
f. Public Workshop Written Comments/Feedback Forms
g. Rural Preservation Workshop Map Exercise Comments (Summary & Map images)
h. Public Comments emailed to “Plan2050” & “Comments” email addresses
i. Citizen Melanie Smythe comments (summary email & document mark-up)

Village-wide Comments

Trails

	Comment	Up Votes	Down Votes
1	It would be great to have all of the Village Parks connected by Trail System. In addition, we should connect with the Interurban trail and the Ice Age Trail to other communities. If you build it they will bike to your Village! Need to have a destination.	22	0
2	Thought needs to be given to a bike trail through Germantown from north to south connecting with Washington county trails.	0	0
3	Will the plan account for better pedestrian and bicycle access to business in the County Line Road access or other business areas and account for better transitions to existing trails, such as Bug Line and Interurban.	1	0
4	Is there a way to better connect our neighborhoods with the Bug Line bike trail?	9	0

Sustainability

	Comment	Up Votes	Down Votes
1	Save our water. Do not sell our assets.	1	0
2	Give Richfield the water! Allow more on the water and sewer systems to spread out the burden of maintaining the system. Allow them to pay the premium on sewer rates to help keep Germantown sewer rates down after the atrocious water rate increase due to many years of inaction from Germantown Village Board. Allow them to pick up the cost of brining in service thus allowing less of a burden on Germantown taxpayers to add service around the same area by just paying for the upsizing required.	11	3

Future Land Use

	Comment	Up Votes	Down Votes
1	Annex the land into the Village. It does not make sense for us to completely surround them and have access to the benefits the residents pay for. Time to pay their share also. (Referencing the Town of Germantown)	27	5

Neighborhood Comments

Sunberry-Tree Tops

	Comment	Up Votes	Down Votes
1	The name of the neighborhood should be Windsong - TreeTops. Windsong was the first subdivision on the south side of DB. These subdivisions have the future look for neighborhoods with planned common area - open space within the neighborhood.	1	0
2	Please note that this is Private Property...not a Village Park. It is owned and maintained by the Windsong HOA. Perhaps it should be called - Windsong HOA - Common Area. (Referencing "Windsong Park")	3	0
3	Again...this is not the Village land. It is owned by the TreeTops HOA. It should be named Tree Tops HOA - Common Area. (Referencing "Tree Tops Park")	9	0
4	Remove the water towers. At least maintain them better. They are an eyesore.	4	3
5	This is a heavily used road and needs more speed enforcement and possibly widening as it is a main artery to our city. (referencing Pilgrim Road)	2	1
6	Potential Commercial Node - County Line Road & Pilgrim Road	7	19

Spassland

	Comment	Up Votes	Down Votes
1	Side by side / duplex. Not enough rental opportunities. (Referencing Heritage Park North area)	4	12
2	Is there a place here to add an ice rink and/or hockey area in winter? (Referencing open area north of County Line Elementary)	5	1
3	I'd rather see single family homes here, not rentals. Either that or a nature preserve. (Referencing Heritage Park North area)	8	1
4	A noise barrier is needed by the freeway. When our home was built HWY 41 was 2 lanes. (Referencing between Wendy Lane and I-41)	3	2
5	This would be a nice area for wildflower or other natural areas around the park. There are cranes and other birds that like this wetland area and additional native plantings would enhance this. (Referencing west end of Spassland Park)	13	0
6	This area is full of thistles. This would be a wonderful area for native gardens/wildflowers. There is a nice walking path mowed through that has a variety of trees and birds but is at risk for becoming overgrown (already is). (Referencing Outlot 2 of Meadow Creek Crossing Subdivision)	8	0
7	This area has started to show signs of invasive plant growth. It would be an amazing nature preserve type area of buckthorn is removed, etc. (Referencing Outlot 5 of Meadow Creek Crossing Subdivision)	9	1

Neighborhood Comments

Spassland

	Comment	Up Votes	Down Votes
8	The current sidewalk network in this area is discontinuous and requires crossing division multiple times and using the neighborhood to access the CTH Q sidewalk system. Would like to see the remainder of the sidewalk along Division connected in the future.	35	1
9	It would be awesome if this path and the path around the park could be plowed for walking in winter. (Referencing Spassland Park)	13	0
10	Extend this sidewalk to the sidewalk that begins again south of Wendy Lane (referening Division Road, south of Dotty Way)	5	0
11	Add a bike lane to Donges Bay and/or widen the existing sidewalks to be bike trails also.	4	0
12	The continuation of the sidewalk would make sense. It's almost impossible to walk a dog or stroller or ride a bike along this stretch. (referening Division Road, south of Dotty Way)	3	0

Alt Bauer

	Comment	Up Votes	Down Votes
1	This road was clearly not milled when they worked on it a year, two years ago? I'm not sure what the proposed work was, but it appears like it was a waste of time and money when the road looks the same or worse a couple years later. (Referencing Pilgrim Road)	19	1
2	Future sidewalk/trail connection between Division & Schoenlaufen Park along Lilac Ln. The current roadway lacks adequate shoulder width (less than 2' aggregate). Lilac Ln is traveled regularly by both pedestrians and bikes, which can be dangerous without proper accommodations.	18	0
3	Add a bike lane to division and/or widen the existing sidewalks to be bike trails also.	3	0

Kinderberg

	Comment	Up Votes	Down Votes
1	Create a new park on the two large lots undeveloped here. Preserve this natural land rather than simply adding more homes. This open land is a welcome respite from all of the housing developments on both Pilgrim and Donges Bay Roads. (Referencing NE corner of Pilgrim & Donges Bay)	14	1
2	This park needs more trees/shade. The splashpad is great but no where to get out of the sun. (Referencing Kinderberg Park)	13	1

Neighborhood Comments

South Country Aire

	Comment	Up Votes	Down Votes
1	Retire this rail line. Turn it into a bike / walking trail.	2	3

Prairie Glen

	Comment	Up Votes	Down Votes
1	Trail/Bike path to connect to the Interurban that goes through Thiensville Mequon and eventually got through to Main Street Germantown.	13	0

Friedenfeld

	Comment	Up Votes	Down Votes
1	This should be used for industrial or residential multifamily purposes. (Referencing farmland in NW corner of Mequon Road and Wasaukee Road intersection)	5	13
2	Would love more areas for outdoor recreation. Is there space here for mountain bike trails? Even something small would get used. (Referencing wooded area of Forest Heights North Subdivision)	6	2
3	Really enjoy the open space at Friedenfeld Park and that it provides a space for sporting and entertainment events. It is a beautiful park that needs to be preserved as is with no corridor or invitation to truck traffic.	15	0
4	For the safety of kids at Friedenfeld Park, please restrict Country Aire Drive as "No Trucking". It should be just like Fireman's Park on Park Ave. There are way too many dumptrucks going past Friedenfeld. The weight from these dumptrucks has worsened the already bumpy condition of the road.	10	4
5	Please resurface Elm Road as it is filled with pot holes and it is also vary narrow.	3	1

Woodland Ponds - Harvest Hills

	Comment	Up Votes	Down Votes
	(No Comments)		

Country Aire

	Comment	Up Votes	Down Votes
1	Going to need to add a stoplight here, turning lane, etc. The amount of traffic density in this area will be substantial with the new subdivision. (Referencing intersection of Country Aire Drive and Wrenwood Drive)	0	7
2	Townhouse apartments or condos. (Referencing area east of Country Aire Drive, between Friedenfeld Park and Freistadt Road)	2	20
3	Build an alternative WI 145 to alleviate traffic on Fond du Lac in downtown. Connect it from Freistadt Rd to Mequon Rd. around here. (Referencing Freistadt Road approximately 1/4 mile east of Pilgrim Road)	3	6

Neighborhood Comments

MacArthur - Kennedy

	Comment	Up Votes	Down Votes
	(No Comments)		

Blackstone Creek

	Comment	Up Votes	Down Votes
	(No Comments)		

Goldenthal - Homestead Hollow

	Comment	Up Votes	Down Votes
1	This could be rehabilitated wetland. It is designated wetland however there is debris and it could use some restoration to add value to the neighborhood, maybe a eco-playground? (Referencing NE corner of Dalebrook Drive and Josephine Drive)	15	0
2	PLEASE erect a noise barrier wall along this side of the freeway!! (Referencing west side of Goldendale Road)	8	13
3	Freeway was there before you moved in. If you don't like the noise move.	13	6
4	Prefer less people walking the neighborhood that don't live here. (Referencing are north of Woodland Drive between Jamestree Road and Shadow Wood Drive)	7	7
5	Trail to Isabella farms start (Referencing north end of Patricia Lane)	19	1
6	Connect trails to neighborhood	10	6
7	Future sidewalk/trail connection for Shadow Wood subdivision to Germantown High School and destinations along Lannon/Mequon (i.e. Pick N Save, restaurants, etc.). I see bicyclists and pedestrians using the shoulder along Old Mequon Road now, which makes me nervous as a driver. I also have children that will soon be at the age where they will want to ride their bikes into town and a safe path/sidewalk would be much appreciated. Roundabout at Maple Road and Old Mequon Road would be great too. (Referencing north side of Mequon Road)	7	3
8	Need some kind of connection, bike trail etc to the village center from the homestead hollow neighborhood	5	1
9	Can a frontage road be put in here or can Goldendale continue along the freeway? (Referencing north side of I-41 between Goldendale Road and Freistadt Road)	13	8

Neighborhood Comments

Amy Belle

	Comment	Up Votes	Down Votes
1	Would like to see all of the land use west of Lannon Rd to be rural residential, similar to our subdivision. No more commercial or industrial use, which brings noise and light pollution to ruin the reason we moved out here 29 years ago. (Referencing Happy Hollow Estates Subdivision)	14	1
2	No more truck traffic to our neighborhoods! Respect the residents and stop bringing large noisy traffice through our area. (Referencing County Line Road @ Lannon Road)	53	2
3	Great park for the neighborhood! (Referencing Weidenbach Park)	13	1
4	Retain Rural residential west of Lannon road	7	0
5	Preserve this wetland area and remove the existing commercial/industrial land use on the nw corner of lannon and county line	18	1
6	Potential Commercial Node - County Line Road and Lannon Road	4	35

Willow Creek - Weidenbach

	Comment	Up Votes	Down Votes
1	Any developments similar to TLC Landscape need to be far outside residential areas. The conditional use permit this business has been allowed to move forward with causes too much dump truck traffic, dirt and air pollution due to the nature of the business and noise pollution. The road is consistently covered in dirt, mud and rocks and the wear and tear of the new road design including the turn lane has been bad. Preserve neighborhoods. Don't do this to Germantown community members.	16	10

Meeker Hill

	Comment	Up Votes	Down Votes
1	Redevelop the quarry. Make a swimming quarry like Lannon quarry. Give the residents places in the Village to go in summer and enjoy themselves.	19	18
2	Great area for Multifamily. Sewer is already at the Mobile home park. (Referencing farmland south of the Freistadt Road @ Hilltop Drive)	26	16
3	Condos overlooking the water would be a very nice development. (Referencing area north of the quarry)	26	12

Neighborhood Comments

Woodside

Comment		Up Votes	Down Votes
1	Fix the roads out here!	15	0
2	Bonniwell Road is a disaster! It is so broken up that when they paint the white stripe on the side, it is painted on gravel. The road is dangerous to walk along. It is full of potholes. The subdivision to the south is even worse. This area is very neglected. Don't these people pay their taxes?	8	0

Isabelle Farms

Comment		Up Votes	Down Votes
1	Consider inclusion of County-wide BIke and Trail Network corridors and side paths in implementation of this area (and all areas) (Referencing west side of Goldendale Road)	24	4
2	The proposed conservation subdivision in this area is too dense. Developing at 3 units/acre next to a subdivision with a density of greater than 1 unit/ 5 acres makes no sense. In the case of the recent Kinderberg development, residents were outraged about a much smaller disparity in density and the Village Board listened. (Refrencing area north of Isabelle Farms Subdivision and south of Holy Hill Road)	52	6

Lovers Lane

Comment		Up Votes	Down Votes
1	Roundabout (Referencing Fond du Lac Avenue @ Division Road)	7	4
2	Have sidewalks/paved bike trails up Pilgrim to Freistadt that connects to the Bug Line trail	22	0

Neighborhood Comments

Dheinsville

	Comment	Up Votes	Down Votes
1	The concept map lists this area as apartments. We do not need more apartments in Germantown. We need more owner-occupied homes and businesses. People who own their property care more about their property and maintain it. They also care more about their community because they are invested in the area they live in. (Referencing area north of Holy Hill Road and west of Fond du Lac Avenue)	12	4
2	Residential with 1-2 acre lots. Keeps it feeling open while allowing for expansion. I do not like the cluster subdivisions. Loose all the benefits with the increased costs. (Referencing Area west of Fond du Lac Avenue, north of Holy Hill Road)	7	0
3	It would be interesting to have a thoughtful, inclusive and professionally supported discussion of the importance of this settlement to the origins of Germantown and how to turn this into something everyone can be proud of in future generations through buildings, exhibits and amenities. (Referencing Dheinsville Settlement Area)	0	0
4	Maybe a trail in Dheinsville Park or even to Rockfield schools on some of the property lines to connect the two.	13	0
5	Something needs to be done with this intersection. Too many accidents. ? Roundabout ? Stop lights? (Referencing Maple Road/Fond du Lac Avenue/Holy Hill Road intersection)	7	1
6	Please resurface Maple Rd. Between Holy Hill and Rockfield. Stop filling the pot holes.	14	0
7	Very unsafe and inefficient intersection. Terrible sight lines. Lots of confusion when multiple vehicles are stopped. Many of the Rockfield elementary families and school buses are using this intersection. It is a terrible accident waiting to happen. The section of Maple Road north of Fond du Lac Ave is in awful condition. The small pothole/maintenance fixes aren't enough. I know it would be a lot to ask but widening the lanes a bit would also help. (Referencing Maple Road/Fond du Lac Avenue/Holy Hill Road intersection)	20	0

District Comments

Village Center

	Comment	Up Votes	Down Votes
1	The village should use TIF funding to design and build something the residents desire in the Mainstreet District. Instead of using TIF funding to build unoccupied industrial buildings, the Village should hire a planner/developer and acquire the land and resources necessary to build something similar to the Mequon town center including trails to and from the area.	40	4
2	Agree with the comment to the left. The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? Right now there is no heart of Germantown. Main street is currently not it. Mequon Rd. is not it. It would take a major investment and some planning to turn those streets around.	31	3
3	Agree with these comments. A city center would add value and make the community actually feel like a community rather than strip malls with industrial parks.	7	1
4	Have little shops or some sort of market. Have a "downtown" to walk and shop, eat something more then bars and a factory.	32	0
5	If this golf course is going to be covered with more apartments/condos, that is a total misuse of this space. Everyone is always talking about needing some sort of recreation/gathering area. Why not make use of the natural water features? Restaurants along the water, small shops, kayak rental (if feasible), paths for biking/walking around the waterways. This could be a beautiful area for the village of Germantown residents to enjoy.	11	1
6	If we want Germantown to be the next up and coming place for people to o we need to follow suit like the Falls and Mequon and put places in for people to go. It needs to be local focused to help support local business and it needs to be on Mequon road and downtown. This will drive more business to the city vs people always leaving to go do things. I would always rather support local companies vs chain companies where we can. But need to invest in the places people want to be.	16	0
7	Agree with the comment to the left, wherever the downtown area is needs to be safely & easily accessible by foot or bike, i.e, sidewalks, paved bike paths	14	0
8	Relocate Gehl's to near 41/45, redevelop this area as the Village center. Could be like a German beer hall or Oktoberfest area. Could also be an attractive tie to Fireman's Park for Fourth of July celebrations. Could be attractive to craft brewers, using similar tanks and other equipment.	13	2

District Comments

Village Center

	Comment	Up Votes	Down Votes
9	Move the Recycle Center to the same land area that the new DPW will be on. Combine the Recycling with the DPW at the new location - TBD. Use this Extremely Valuable land along the best attribute that Germantown has - the RIVER - and make it part of the NEW Germantown downtown. Riverwalk, shopping, Restaurants and we already have a park! Connect the NEW Downtown with trails/ bike trails to all the other Parks in Germantown. Make Germantown a destination like Thiensville and Menomonee Falls!!	24	3
10	The Village should buy back all of the historical buildings and restore them. Like the historic railroad center, the historic insurance building and the historic bank building.	12	1
11	Expand the businesses on Main street like the beer garden all the way back to the railroad tracks	9	1
12	Redevelop this area on Divison with high end condos that overlook the golf course (Referencing to the north end of Division Road, near Main Street)	15	9
13	Get rid of that old hideous corner building that is constantly being leased out because nothing survives in there. (Referencing to the NE corner of Mequon Road and Pilgrim Road)	21	0
14	What can be done about these apartment buildings? This is a main drag of Germantown and they are dilapidated and should be torn down and replaced with newer apartments (Referencing east of Pilgrim Road and north of Francese Drive)	19	0
15	YES, please either tear these disgusting apartments down, or tell the owners that they HAVE to renovate them!! They are awful! (Referencing east of Pilgrim Road and north of Francese Drive)	12	0
16	Outdoor music is too loud on a regular basis and the expanded bier garden and smaller parking lot leads to issues with parking.	8	25
17	The road should continue along R/R tracks for parking and entertainment . If possible connect with Pilgrim road. (Referencing Gehl's Foods parking lot on southside of Main Street)	0	0
18	This could be a wonderful commercial development with small shops in a real German downtown feel. (Referencing Pilgrim Plaza on east side of Pilgrim Road)	8	0
19	Less industrial, more focus on Germantown's residential and community development. This monstrosity smack dab in the middle of our 'downtown area' (and continuing to build on) does not serve to attract growing families or small businesses in the surrounding area. We need to preserve and invest in our community and not sacrifice so much that it destroys the integrity of our town and family life here. (Referencing Gehl's Foods on Main Street)	27	4
20	This was already taken over by MORE apartments which between that and huge industrial buildings seem to be the only things the Village wants to put in Germantown. (Referencing Saxony Village area)	4	0

District Comments

Village Center

	Comment	Up Votes	Down Votes
21	End the strip mall feel! Move buildings out on the road like the West side of Mequon. Put green space in the middle. This area is such an eyesore. (Referening north side of Mequon Road between Pilgrim Road and Squire Drive)	9	0
22	Need to provide updated map so folks can see what is already on site	2	0
23	Define an area to have and develop a town/village center; or an entertainment/living complex; ie Tosa center; ie Brookfield	0	3
24	What about a great trail in the Village Center?	23	0
25	Trail to Main Street start (Referencing east side of Robert's Frozen Custard)	13	0
26	Trail to Main Street end (Referencing Main Street near Gehl's Foods)	19	0
27	Connect Fondulac ave from Mequon Rd where it ends to pilgrim and fondulac where it begins again (referencing Fond du Lac Avenue on the southside of Mequon Road and the intersection of Pilgrim Road and Fond du Lac Avenue near MacArthur Elementary)	20	5
28	Please fix this road this has to be one of the worst roads in the village!! (Referencing Sylvan Circle)	2	0
29	This stretch of Fond Du Lac has a speed limit of 30 (20 during school commuting time), but Gehl's trucks and other heavy traffic are racing on this stretch. Make it a smaller footprint, connected to Main and Park with the same feel, sidewalks, bike path and a speed limit of 15. Build an alternative WI-145 further east for the heavy traffic. (Referencing Fond du Lac Avenue between Main Street and Park Avenue)	1	1
30	This idea is bigger than this Village but can't we use the railways to get a chu chu from Germantown to Milwaukee?	1	6
31	Extend Division Road north to Freistadt Road.	17	8
32	Create a roundabout here. Traffic on Freistadt is starting to get backed up at rush hour and the intersection itself is dangerous.	6	3
33	Create a sidewalk on the east side of this stretch of Park Ave and move the crosswalk on Fond Du Lac from the west to the east side of Park Ave, so middle school students will use it. (Referencing Park Avenue between Main Street and Fond du Lac Avenue)	3	0
34	Recreate Mequon Road between Division and Pilgrim into a slow speed road with bike lanes and sidewalks, nice downtown lighting to make it part of the downtown core. Divert 'through traffic' via Maple, Freistadt and the new Fond Du Lac (further east, see my other remark), to make Mequon a cozy street with Germany inspired (look and feel) stores and businesses.	4	4
35	Noisy, dirty, and loud. Heavy trucks. Move this out of a now residential area to an area more suitable. (Referencing Stonecast Products)	4	3

District Comments

County Line Road

	Comment	Up Votes	Down Votes
1	Encourage a cell tower in this area (Referencing Rivers Bend Golf Course area)	4	4
2	Can we designate this area as a nature conservancy? It's a flood plane making development difficult and since the golf course closed it has become habitat to more animals (Referencing Rivers Bend Golf Course area)	0	0
3	Why are these all empty and continue to remain that way? Each year the occupancy dwindles. Is the Village doing anything to redevelop these abandoned strip malls? (Referencing Germantown Plaza on north side of County Line Road)	32	0

Freistadt

	Comment	Up Votes	Down Votes
1	Great location for an apartment home complex. Only options germantown has are either old over priced units, or new units that cost as much as a mortgage. S the units could look similar to the ones near where 145 connects to country aire. (Referencing area on west side of I-41, north of Freistad Road)	24	14
2	A frontage road should be built here to lessen the amount of industrial traffic passing by residential neighborhoods. (Referencing the east side of I-41)	34	3
3	On ramp and off ramp to Freistadt Rd. (Referencing I-41)	21	23

District Comments

Willow Creek Business Park

	Comment	Up Votes	Down Votes
1	Upscale apartment homes. There is such little opportunity for young families to afford our $400,00-$750,000 new homes, but they don't want to live in an apartment from 1970 either. There needs to be more high density. (Referencing NE corner of County Line Road and Lannon Road intersection)	11	27
2	Nice Townhouse style condos with attached garages. Allow them to be non-owner occupied so the owner could rent it out year to year. (Referencing NE corner of County Line Road and Lannon Road intersection)	11	24
4	Say no to developers asking for industrial among residential! We do not want this! Residents want the quiet rural feel we have come to enjoy about Germantown. No to apartments, no to industrial. Don't continue adding hodge-lodge at the whim and suggestion of developers that don't live here. (Referencing NE corner of County Line Road and Lannon Road intersection)	13	5
5	There should be more discussion aimed at using this "transition" area for smaller single family homes - especially along Country Line Road and Lannon Road. Industrial is good for the village too, but it belongs where it already is, and where there is little or no residential: between Appleton and 41 south of Lannon Road. (Referencing NE corner of County Line Road and Lannon Road intersection)	10	2
6	Less large industrial development, PLEASE!	0	0
7	This is not the right place for industrial. This should be more mixed uses. (Referencing NE corner of County Line Road and Lannon Road intersection)	2	1
8	We are against any devlopment in this area. Traffic is relentless as it is and so noisy now. I live directly accross from the proposed development.I am worried that all I will see are car lights shining in my house ALL NIGHT LONG! This area is now pegged as Industial. Why? What happened to the Multi family housing units? PLEASE tell me the gas station is off the table. When can I see the NEW proposed map? Has the Developers presented there new concept? I need answers. (Referencing NE corner of County Line Road and Lannon Road intersection)	4	1

District Comments

Germantown Business Park

	Comment	Up Votes	Down Votes
1	This business park was not intended for heavy industrial. It is noisy and surrounded by residential. The noise rules need to be followed and they are not. The village needs to fix that immediately and then ensure that it doesn't continue.	4	2
2	Remove the water towers or maintain them better. There has to be a better way now than have water towers all over. They are an eyesore.	2	4
3	Business Park	1	0
4	Need a walking / bike path all along mequon road into downtown.	3	0

Germantown Industrial Park

	Comment	Up Votes	Down Votes
1	Possible trail to homestead hollow. Currently a utility easement? (Referencing east end of Dalebrook Drive)	25	0
2	Unsafe and inefficient intersection. The multiple lanes in north and south directions cause lots of confusion and I've seen near-accidents here a lot. There are large trucks using this four-way stop all the time as well and these trucks can hinder visibility. Should look into constructing a small roundabout. (Referencing 4-way stop on Maple Road at Mequon Road, north of Lannon Road)	7	3

Holy Hill Gateway

	Comment	Up Votes	Down Votes
1	Please don't put any more industrial next to residential. We moved here for the rural environment.	64	1
2	Better consider the proximity and impact of new industrial developments to existing neighborhoods here and throughout Germantown. I understand these developments need to happen to provide vital tax and job benefits to the community. But to-date the light pollution, year-long road closures, lack of landscaping, and proximity to the easement have left those that live in the area feeling forgotten. The rural feel of our community is quickly disappearing.	49	3
3	With property tax increases over the past couple years & these eye-sore TIF districts popping up, Germantown would benefit in re-investing money back into the community to not only improve roads, but also build trails, parks, & gathering areas that build a sense of community. 20 years from now Germantown will either be seen as an extension of Milwaukee, or an outlying community that is a destination for many & offers a unique experience to both residents and non-residents alike	48	3
4	The land east and west of Goldendale should be residential with lots of at least 3 acres. Stop turning Germantown into Butler and other industrial areas. People will certainly start leaving and heading for quieter areas of southeastern WI.	35	2

District Comments

Holy Hill Gateway

	Comment	Up Votes	Down Votes
5	Future home of Gehl's, to get them off of Main Street and open Main Street up for a gathering place. (Referencing south side of Holy Hill Road)	14	8
6	Either leave this agricultural or low-density residential - at least 3 acre lots. (Referencing farmland between east of Goldendale Road)	15	1
7	Either leave this agricultural or low-density residential - at least 3 acre lots.(Referencing farmland between Rockfield Road and Bonniwell Road)	13	0
8	The concept map lists this area as commercial. The residents here do not want restaurants, stores, traffic and crime in their backyards.(Referencing farmland between Rockfield Road and Bonniwell Road)	11	0
9	There are few choices other than high quality industrial to add strong tax base, which keeps the residential taxes from going up to pay for services the community wants, like schools, police and fire. Locating the new industrial in close proximity to the freeway helps keep trucks from travelling through the main part of the Village. Not desirable by the immediate residents, but overall seems the best balance for the Village as a whole, as long as the buildings are well done.	5	5
10	Make this low density residential. Possibly homes for senior living. No apartments. No more industrial. (Referencing farmland between east of Goldendale Road)	13	2
11	Buildings in this area are too large of scale and not set back far enough in the easement. Lighting is way too bright at night and should be directed downward (like at the JW Speaker campus). More landscaping with a mix of evergreen and deciduous trees with natural appearing undulating berms to block out the institutional look of the buildings. Please no more like the development like Briggs and Stratton/ Illing. We have lost the night sky and rural feeling in the area.	61	4
12	Industrial should stop at Goldendale Rd. Everything east of Goldendale should be residential with minimum density of 1 unit/ acre.	71	1
13	Agree 100% with the other "less like this" comment on this industrial park. In addition, the bright colors on the buildings are a giant eyesore. Bright whites, bright red on the Briggs building, bright blue on the Dielectric building, etc. Not a good look.	37	8
14	This area is quite a distance from the village proper with the people choosing a rural area. It should not be target for revenue generation because the density of village citizens is low enough to be able to ignore the wishes of the property owners. This development will wreck the neighborhood and rural housing. A nighttime star lit sky will change to a never-ending yellow glow. Keep Industrial development south of Rockfield Rd.	39	0

District Comments

Holy Hill Gateway

	Comment	Up Votes	Down Votes
15	Industrial zoning should not extend north of Rockfield or east of Goldendale. People moved to this area for the more rural feel and to be away from the noise/light. The board has repeatedly ignored the wishes of the residents in this area and now there are huge, ugly buildings in what was previously beautiful and quiet farmland. Now there are trucks beeping at all hours. Nobody wants a giant warehouse literally next to their backyard.	43	2
16	This is the "Gateway to Germantown?" How hideous! This is such an ugly, monstrous development! What was our board thinking - again? This is not beneficial to our community now, nor will it be in the future. No one comes to Germantown to enjoy our industrial parks. We have way too many TIFs - enough already!! Let's make Germantown more attractive to visitors, and have them spend their money in our community instead of passing through to go to Menomonee Falls and other local communities.	43	6
17	Leave the area alone! No commercial node needed. Residents are tired of commercial, industrial throughout Germantown. Our area is turning into Hartford and Butler where there are warehouse, commercial industrial buildings throughout residential. Leave it alone.	42	3
18	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.	19	2
19	Do no extend industrial or add commercial or high density residential to the Northwest corner of Germantown. Why does every piece of open land need to be developed. You are going to chase people further away from Germantown.	16	3
20	Make the water tower as short as possible. The last thing residents in the ares who moved here for the rural, quiet feel well before the giant industrial buildings want is an eyesore tower that will be rusty in 10 years like the others in the village.	8	7
21	It's so nice to have a porn shop in Germantown! This is next to the "Gateway to Germantown." How wonderful! Who let this in??? I think this business should be moved to a new location - in the backyard of the Village Planner or perhaps the Village Administrator!!	9	4
22	Please do not put any more warehouses in our backyards! They are too close as it is with too much noise, traffic, light, and hideous buildings. Leave this either open space or low-density residential. The people who favor these industrial buildings clearly don't live anywhere near them. We moved out of the center of town many years ago just to get away from this sort of thing.	12	2
23	No commercial or industrial next to residential! That's terrible planning. How would you like that next to the quiet home you once had?	11	2

District Comments

Holy Hill Gateway

Comment		Up Votes	Down Votes
24	Not a fan of having people walk/bike through my back yard. (Referencing area south of Woodside Neighbhorhood)	8	6
25	The people who agree with putting a trail back here probably do not live here. Sadly, we no longer live in times where it is safe to put a public trail along private property where little children play outside in back yards. (Referencing area south of Woodside Neighbhorhood)	1	0
26	No more building out here. These on/off ramps are soooo dangerous as it is. All of the new truck traffic from these massive industrial sites/Speaker Corp. is only adding to the congestion. Wisconsin DOT will "look" at this, but the budget for fixing this problem will probably prohibit any changes for many years to come, if at all.	3	0
27	Potential Commercial Node at Holy Hill Road & US Highway 45	3	0

Omega Hills Industrial

Comment		Up Votes	Down Votes
1	Is it possible to create a ski hill on these mounds? I know it was discussed years ago, but can that. be revisited?	9	0
2	Turn this into a hiking area, mountain bike, sledding/tubing area.	6	0

Rural Preservation

Comment		Up Votes	Down Votes
1	I like the preservation but having 1 unit per 2.5 acres neighborhoods in the north would be good.	10	22
2	Finally, something left rural!	33	5
3	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.	140	22
4	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.	27	4
5	Keep preserving the rural areas, please!	16	3
6	It would be lovely to have some sort of trail through this area. It's mainly wetlands so a boardwalk system would most likely need to be in place. No park, just a trail. There are so many people who walk/run along the surrounding roads and the traffic here can be dangerous. (Referencing Wilderness Park Area)	5	0
7	This road needs to be re-paved and the shoulder widened (Referencing Pleasant View Drive)	0	0

District Comments

Schoen Laufen - Menomonee River

	Comment	Up Votes	Down Votes
1	Location for future town center. Mix use area. Trails, park connection, shops, restaurants, residential. (Referencing area south of Lannon Road, north of Lilac Lane, and west of River Lane)	15	14
2	Make this a preserved area with no new development. Keep it natural. No more industrial/commercial. (Referencing area extending north and west of Lannon Road)	18	12
3	Build a sports complex next to the park. State of the art turf baseball fields for tournaments, soccer fields, football field, etc. With a great sports complex there, tournaments will regularly be there and after games, all of the teams will spill over to eat/shop in Germantown (North of Lilac Lane, east of Schoen Laufen Park)	15	19
4	I thought there was a pond back here somewhere? Behind Wendland Nursery? Does Wendland own all of this? Can something be developed back here along the freeway? Perhaps put in a frontage road with businesses?	7	10
5	I like the trails in Schoen Laufen Park	35	0
6	Can a frontage road be put in here stemming off Maple? We all know Maple road needs to be redone anyways with the extensive flooding it has every year. (Referencing east side of Maple Road extending south along east side of I-41)	10	5

Corridor Comments

Lannon - Mequon Road

	Comment	Up Votes	Down Votes
1	I would like to avoid having any more 4 lane roads with paved center turning lane like this one. It is too much pavement. It looks bad and it is way too expensive to maintain and replace. There are much better ways to make roads. I realize this is a county road. Germantown should not follow in the county's footsteps by making more roads like this and should do all it can to prevent the county from repeating this design in Germantown. (Referencing Lannon Road)	7	5
2	This area should be developed with a chain restaurant or retail stores, or a gas station that is easily accessible from the freeway, not like Kwik Trip (Referencing area around I-41/Lannon Road interchange)	10	15
3	The view of Germantown from the freeway is very discouraging. The worn down buildings on the frontage road are an eye sore, and all you can see are old rental trucks by Germantown truck rental. It looks very trashy. It would be great it we could mirror what you see when you drive past Menomonee Falls new developments. (The WAC, Olive Garden, etc)	26	1

Corridor Comments

Victory Center Corridor

	Comment	Up Votes	Down Votes
1	Perhaps a New location for the DPW or Recycle Center. If not this site then along Hwy 145. (Referencing area south of Donges Bay, north of Spaten Court, and east of Fond du Lac Avenue)	6	1
2	Would like to see this corridor become a new center/gateway for the village, based on previous institutions (Etzel's Country Inn) and new developments.	4	3
3	Make this residential. 1/2 acre lot minimums. (Referencing farmland in the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	6	2
4	Gateway development with commercial corridor and higher density development needed in Germantown for housing. Buffer between Industrial-tracks to the east and single family residential west of STH 145. (Referencing the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	5	0
5	Continuation of higher density development, similar to buildings to the north. Use should be established as higher density residential buffering from the single family to the west and STH 145 to the east. (Referencing farmland on the west side of Fond du Lac Ave, north of Knollcrest Circle)	7	0
6	Secondary Fire Station. (Referencing area south of Donges Bay, north of Spaten Court, and east of Fond du Lac Avenue)	3	0
7	Do not allow the business park to expand here. It's already noisy. This should be residential in the future and the business park noise regulations SHOULD BE ENFORCED! (Referencing farmland in the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	4	0
8	Ideal spot for a bike trail along creek south to old R/R right of way west to Bug line and north along R/R line to Washington County trails. (Referencing natural areas on east side of Fond du Lac Avenue followign the stream)	2	0
9	I agree only with a walking trail from south to north.	0	0

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

Images 1-9: To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Road Area? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 1

Number of Responses: 75

Average Rating: 3.4



Image 2

Number of Responses: 79

Average Rating: 2.6



Image 3

Number of Responses: 79

Average Rating: 3.2



Image 4

Number of Responses: 76

Average Rating: 2.3



Image 5

Number of Responses: 78

Average Rating: 1.9

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022



Image 6

Number of Responses: 78

Average Rating: 3.4



Image 7

Number of Responses: 79

Average Rating: 3.1



Image 8

Number of Responses: 78

Average Rating: 3.2



Image 9

Number of Responses: 77

Average Rating: 3.4

What development types or uses would you like to see in the Village Center /Mequon Road area?

- Less strip mall & parking lots, more walking paths & landscaping. Would love more restaurants (with outdoor dining) & coffee shops
- Restaurants
- Single family homes
- Restaurants and shops
- Farmers we need more farm fields not less stop bringing in more and be content with what we have
- Small shops and condos. No apartments.
- No more apartments!
- Mixed-use, moderate density, variety of styles
- We are always driving to Menomonee Falls or Mequon for good restaurants/breweries, biking and boutique shopping. It would be great to have these types of amenities for Germantown. No more fast food.
- Not chains! Antique stores, coffee shops, farm to table restaurants, green space, art/sculpture/ museum or other things unique to downtown environments
- It would be good to see Germantown move towards a more walkable design, where businesses abut the street and parking is in the rear. Moving towards an environment that revolves around bikes and pedestrians over autos.
- The pictures create more questions than answers. There is a big difference between living in the area and having parking for commuters to the area. Your pictures do not allow you to pick a preference.
- coffee shops, restaurants, boutique retail
- Modern loft/living spaces that would attract a younger, but not necessarily lower income, resident. Pairing that with shops restaurants and outdoor spaces.

Images 10-16: To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 10

Number of Responses: 74

Average Rating: 2.4



Image 11

Number of Responses: 76

Average Rating: 2.3



Image 12

Number of Responses: 74

Average Rating: 3.2



Image 13

Number of Responses: 75

Average Rating: 2.7



Image 14

Number of Responses: 74

Average Rating: 3.0



Image 15

Number of Responses: 74

Average Rating: 2.6



Image 16

Number of Responses: 73

Average Rating: 2.5

What development types or uses would you like to see in the Holy Hill Gateway area?

- High quality industrial seems the best fit, with some mixed use that is supportive, and accepting office if desired
- Businesses with clean well kept buildings. Nothing that is going to bring environmental or sound pollution. Nothing that is going to include lots of empty buildings or leave other industrial parks in Germantown with empty crumbling building that businesses abandon to move to something nicer.
- I would like it to remain rural forested or prairie fields. Re-develop land already used or better yet keep this in the inner city of Milwaukee where the jobs are needed.
- I think the current building are imposing. I hope they are well maintained. I wish they weren't there at all.
- High density residential
- Grocery store, sit down restaurants
- Single-family homes
- Farmers again!
- No more! It appears Germantown has a big problem with industrial and commercial space. There's been so much empty space on Cty Q and it's not a good sight. Our Men. Falls neighbors are not happy with us about it. Gtown has become over built with industrial and commercial space. Leave well-enough alone!! If we want that, we would move to Butler or Hartford for it. No more in Germantown, please!
- Do not develop at all north of Rockfield Road - leave this agricultural. South of there small, low profile, non-commercial buildings that don't use much water.
- Agriculture
- No more huge, ugly buildings!
- Retail, residential, agricultural
- Nothing additional! losing the community / small town feel
- Mix or residential and small retail
- Best to have a mix of creativity and well kept properties, I prefer manufacturing close to major highways. Trucks should not be forced to drive through business districts to get to their customers.
- I don't want to see it overly developed. I like the farmscape, and would love to see businesses come in that embrace that rather than erase it.
- Keep any and all industrial development west of Goldendale Road. East of Goldendale has residential communities that would be negatively impacted by industrial development. Also, the current industrial development on the north side of Holy Hill Road is a giant eyesore. Big blocky concrete looking buildings, a mish-mash of bright colors (red, blue, white), and way too many lights on the buildings at night. Seriously, it's a giant eyesore. Please take more care to ensure future development betters fits with the natural landscape.
- I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green space. It would make a much more desirable area for all.

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

Images 17-20: To what extent do you feel that this type of development is a good fit for Germantown's northeast Rural Preservation District? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 17

Number of Responses: 70

Average Rating: 2.3



Image 18

Number of Responses: 72

Average Rating: 3.8



Image 19

Number of Responses: 72

Average Rating: 4.0



Image 20

Number of Responses: 73

Average Rating: 2.5

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

What development types or uses would you like to see in Germantown's northeast Rural Preservation District?

- None. Remain rural. Surrounded by development already.
- Shopping district
- Love to see walking/bike paths, trees, lakes incorporated
- I prefer it remain forested or prairie fields. Limit development to areas that need re-development.
- low density housing
- Agriculture and parks, stop adding subdivisions.
- Keep it RURAL as in Rural Preservation
- Maybe 2.5 acre requirement, would hate to see houses piled on top of each other
- Large spaces. Can cluster houses but the green space must be 10X the housing space.
- 1 acre lot size
- Germantown Wi.
- leave it open for farmers
- homes with space between (at least 2 acre lots)
- Germantown
- The northeast Rural Preservation District should have the larger lot sizes. Within this area.... I could see including a planned small town center concept surrounded by houses like in image 20. This could be a nice concept if done in ONE area in the northeast corridor. Maybe do something like that in the southwest corner of the district....for an alternative lifestyle choice.
- Mountain bike park
- Large lots, large/high value homes are best. No small lots, no low value homes, no crowding of cheap properties.
- Single family homes with large yards
- Preserving the natural footprints we have not building on all the green space
- None! Leave them as preserved green space.
- Leave it what it is called, "Rural Preservation." Preserve it as is!
- Very low density housing or agricultural.
- Agricultural, mixed density residential
- With the need for housing and the increased desire for individuals to move to Germantown, we need to maximize space to offer more housing that is affordable to middle class families. If people are interested in large pieces of land with their home they should look towards Colgate or Richfield. Accessible parks near housing development with trails for hiking/biking with access for dogs would be ideal.
- Nothing additional needed; losing small town feel
- It would be great to see Germantown value smaller single family lots that are more welcoming to younger families over creating large expensive elitist neighborhoods that create physically segregated subdivisions.
- RURAL! -- Hobby farms, large plots of land
- Residential-- decent sized lots, not cookie-cutter homes packed tightly together

2019 Community Survey Results

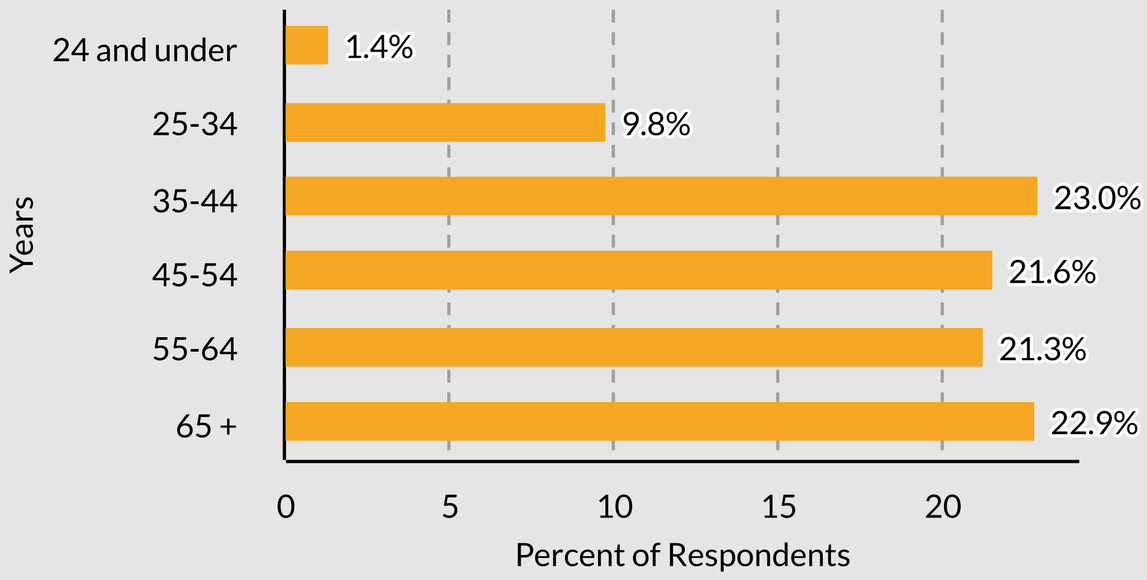
Survey Timeline:
September 9, 2019-
November 1, 2019

TOTAL SURVEY RESPONDENTS
1,819

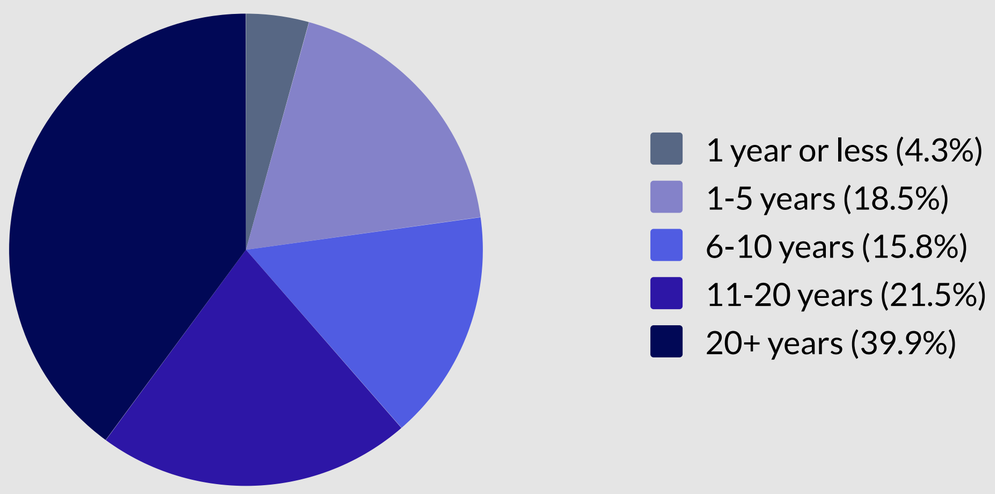
AVERAGE RESPONSES PER QUESTION
1,633

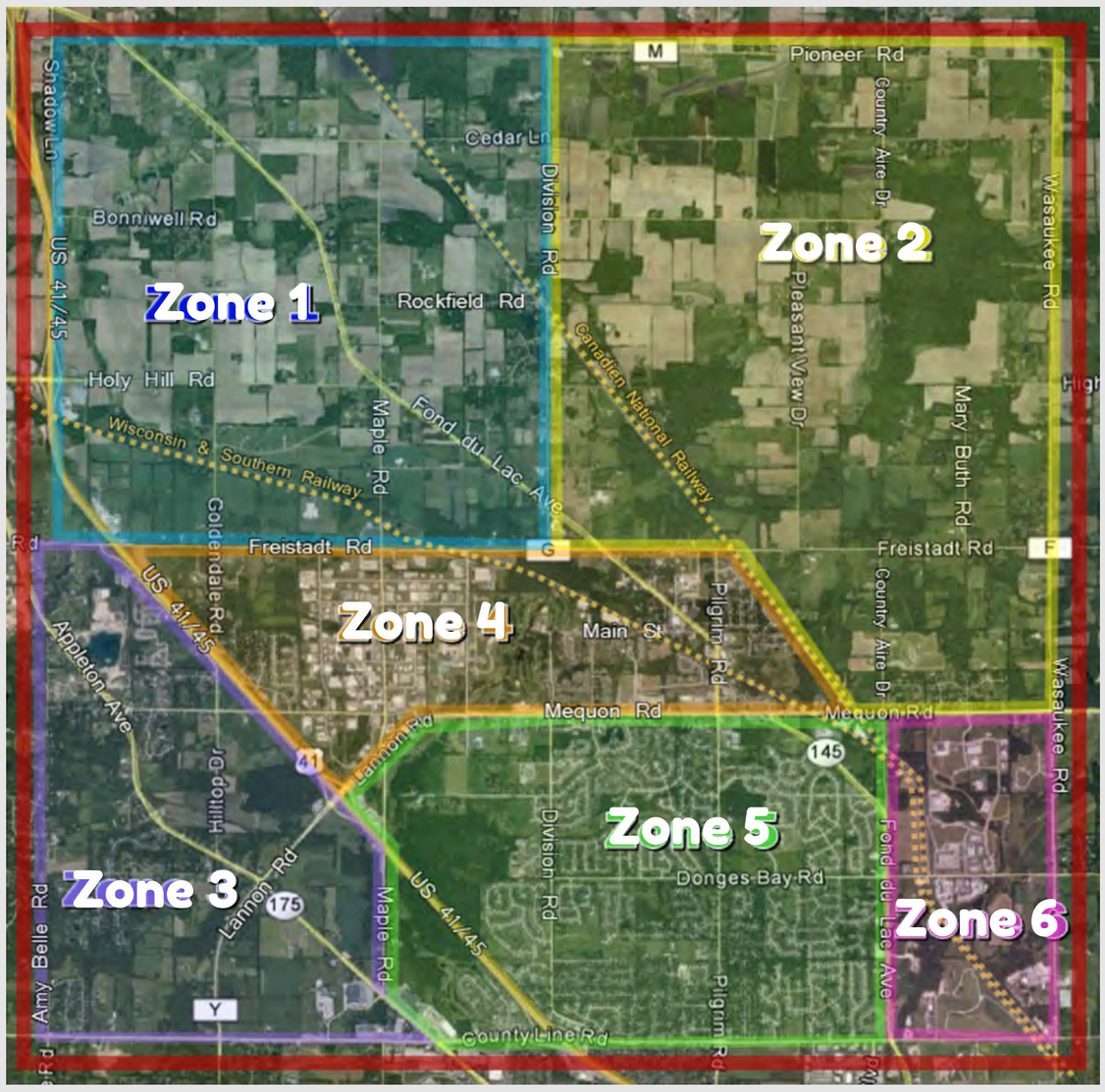
BACKGROUND

What is your age?

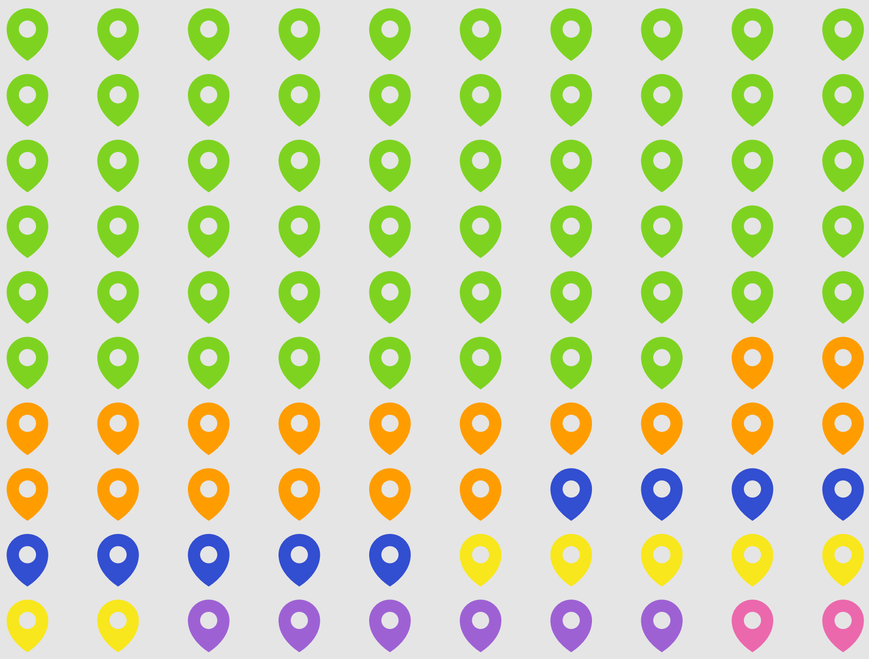


How long have you lived, worked, or owned property in the Village of Germantown?





Where in the Village do you live, work, or own property?



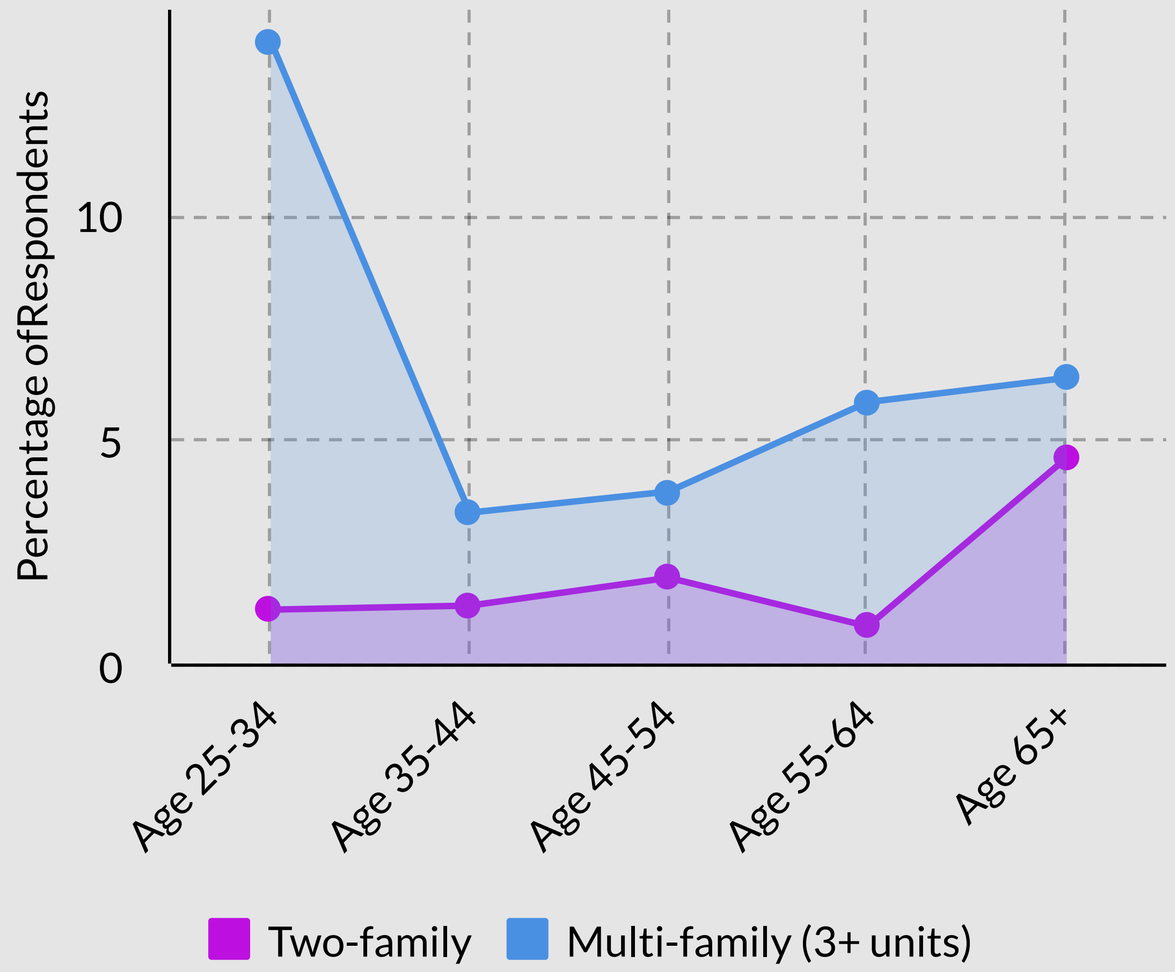
Zone 5 (Green) (57.9%)
Zone 4 (Orange) (18.3%)
Zone 1 (Blue) (9.2%)
Zone 2 (Yellow) (7.3%)
Zone 3 (Purple) (5.8%)
Zone 6 (Pink) (1.5%)

BACKGROUND

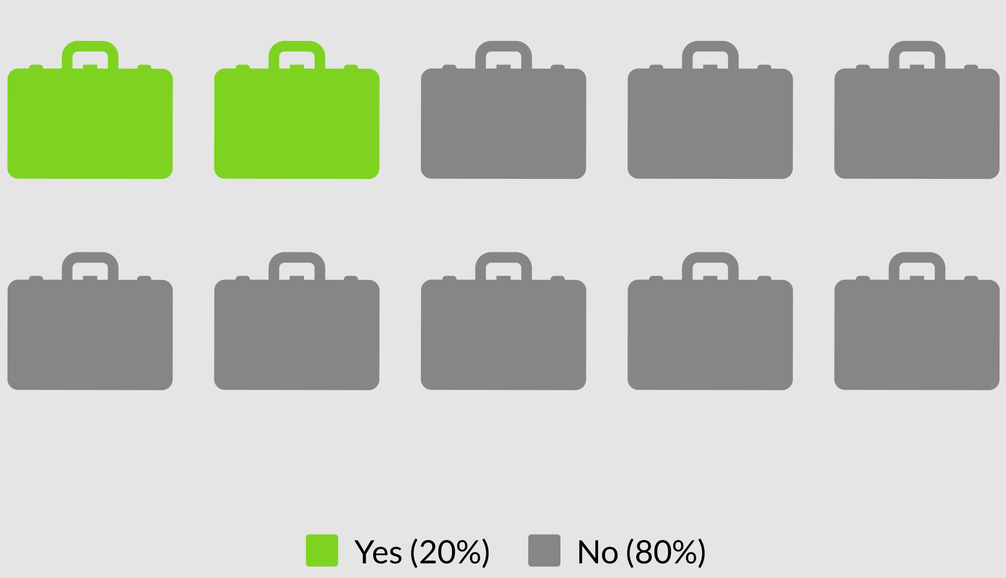
In which residential building type do you live?



Age and Multi-family Housing Type



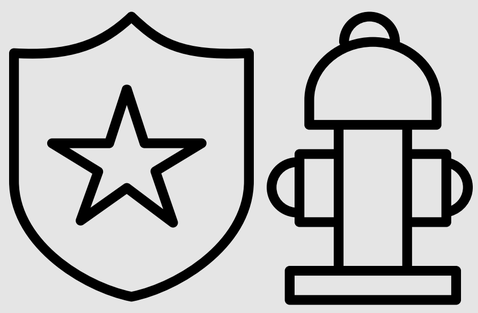
Do you work in Germantown?



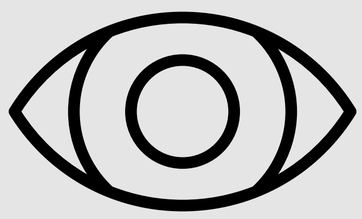
44% of respondents have children under 18 living in their household.

QUALITY OF LIFE

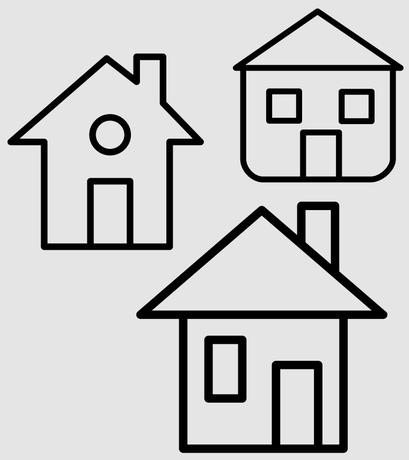
Three Most Important Factors on Quality of Life



Public Services (Police/Fire)



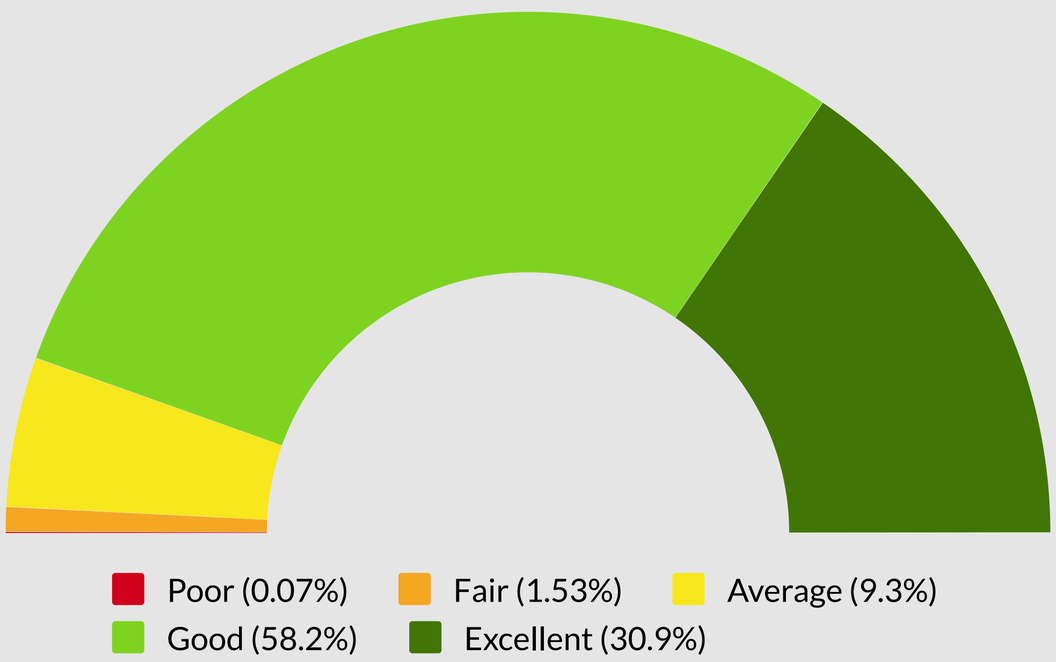
Low Crime



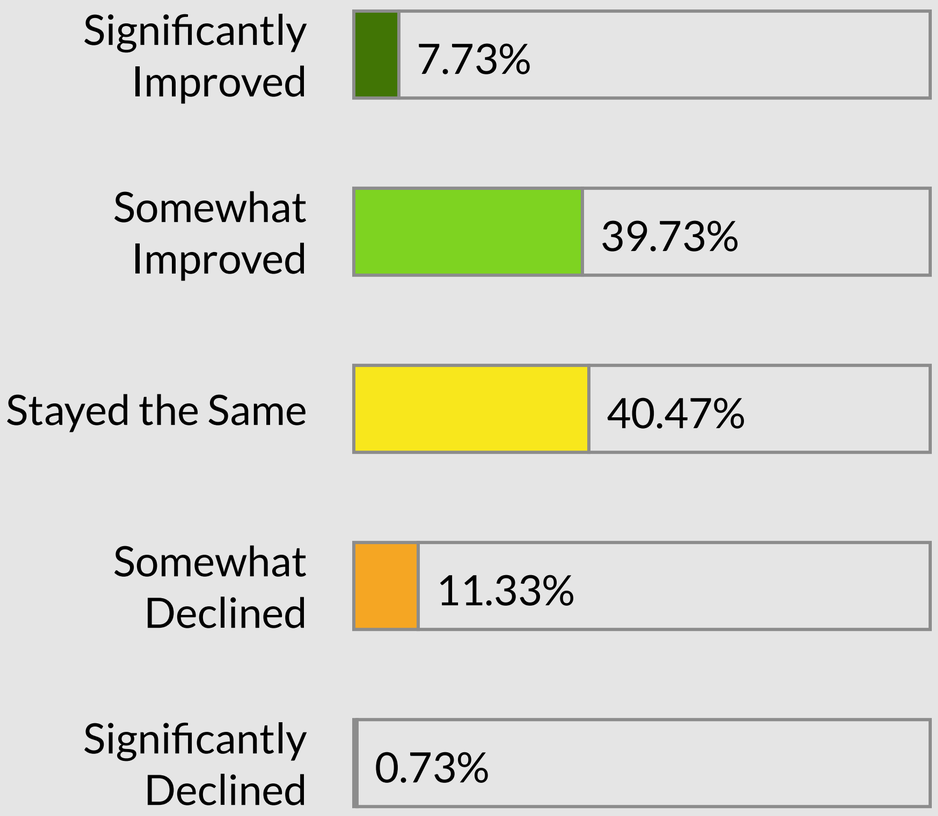
Good Neighbors

2015 RESULTS

Quality of Life in Germantown 2015



How has the quality of life changed over your time in the Village?



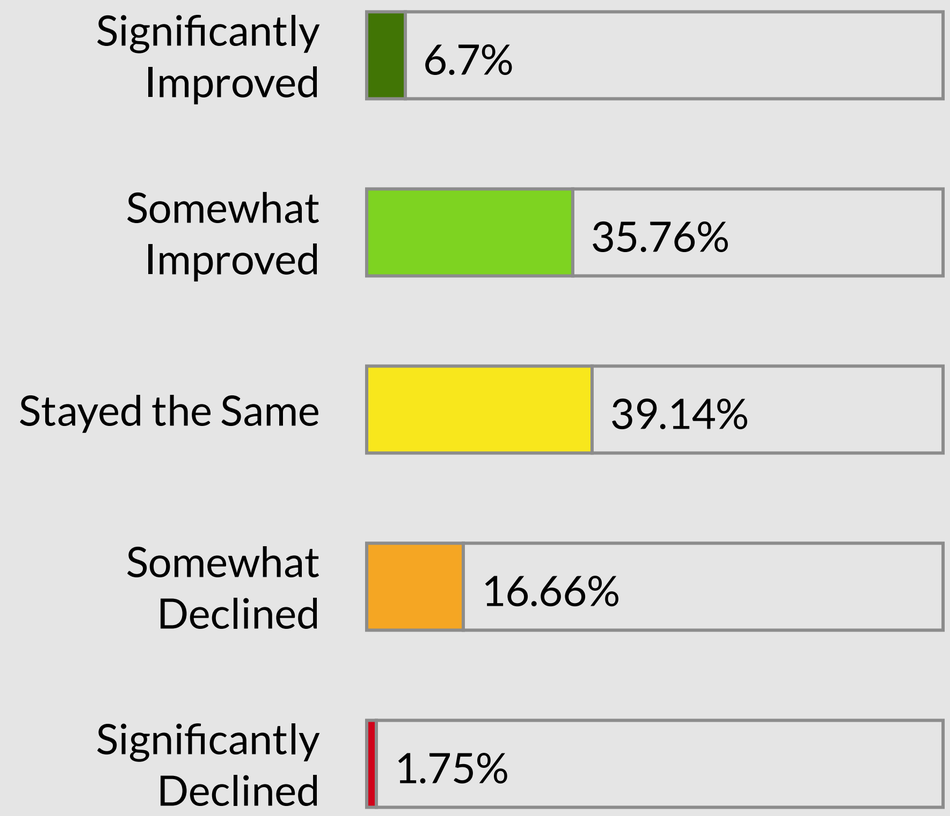
VS.

2019 RESULTS

Quality of Life in Germantown 2019



How has the quality of life changed over your time in the Village?



FUTURE DEVELOPMENT

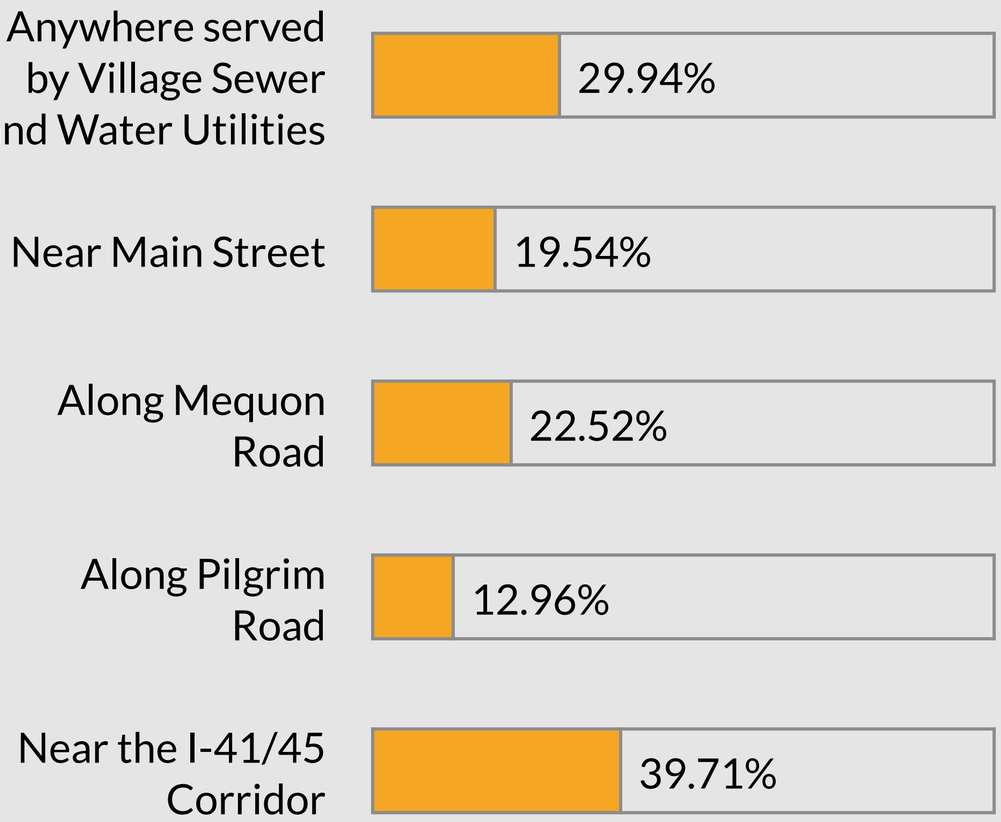
85%

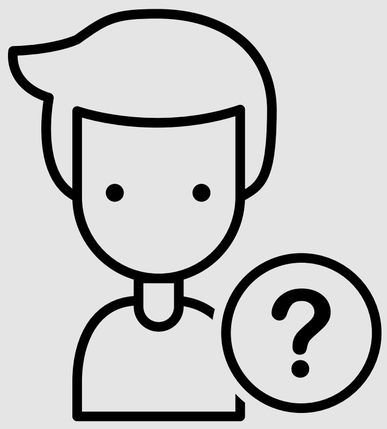
of respondents agree that there is a need for additional Sit-down & Family Restaurants in Germantown.

61%

of respondents agree there is a need for additional Entertainment and Attractions in Germantown.

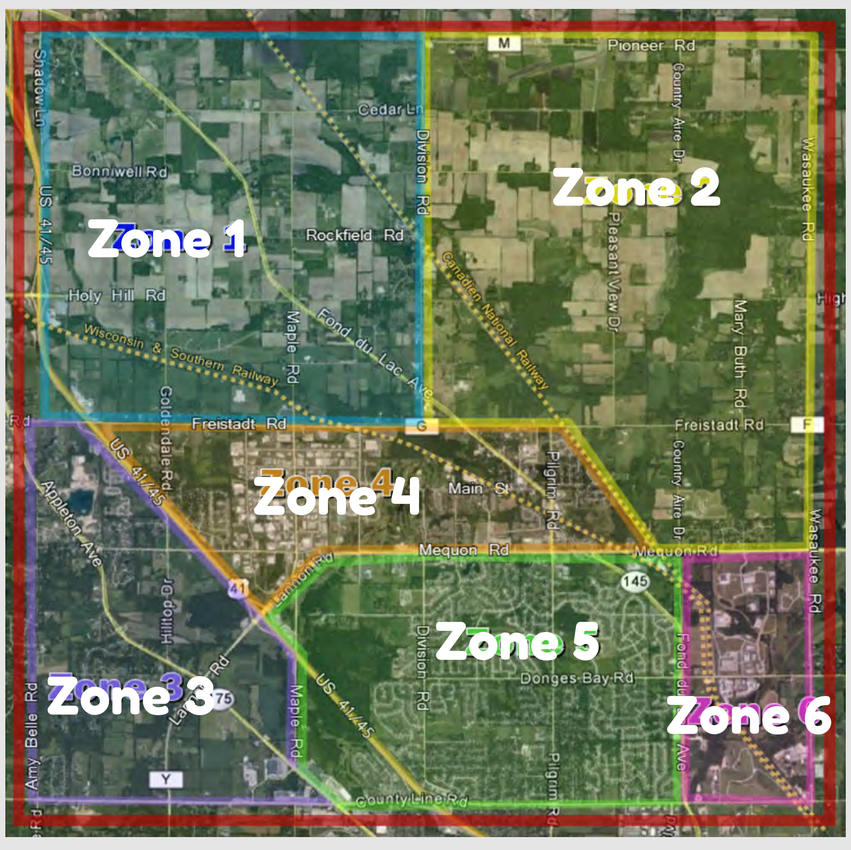
Which areas of the Village are the most appropriate for multi-family development?





"How were these results influenced by where a respondent lives in the Village?"

Most appropriate areas for multi-family housing by location in Village



	Anywhere served by sewer and water	Near Main Street	Along Mequon Road	Along Pilgrim Road	Near the 1-41/I-45 Corridor
Zone 1 (Blue) Northwest	26.12%	**32.09%**	**32.09%**	28.36%	19.40%
Zone 2 (Yellow) Northeast	26.17%	15.89%	29.91%	14.02%	**48.60%**
Zone 3 (Purple) Southwest	**35.62%**	20.55%	19.18%	26.03%	20.55%
Zone 4 (Orange) Central	33.46%	17.47%	18.59%	14.87%	**41.64%**
Zone 5 (Green) South Central	29.68%	18.71%	21.69%	8.58%	**42.55%**
Zone 6 (Pink) Southeast	19.05%	14.29%	19.05%	14.29%	**52.38%**

FUTURE RESIDENTIAL DEVELOPMENT

What type of residential housing do you think the Village should allow to develop?

Single-family Detached

75% of respondents agree Single-family detached homes should be encouraged to develop.

Manufactured Homes

65% of respondents disagree that additional manufactured homes should be developed.

Multi-family Condominium

45% of respondents 65 years and older agree multi-family condominiums should be developed.

Conventional Subdivisions

10% of respondents believe that only more conventional subdivisions should be encouraged to develop.

Conservation Subdivisions

47% of respondents believe that more Conservation Subdivisions should be encouraged to develop.



FUTURE RURAL DEVELOPMENT

What type of land uses should be allowed in the undeveloped rural areas outside of the "Urban Service Area"?

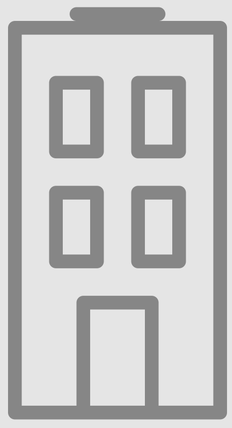
Hobby Farms (10+ acres)

66% agree Hobby Farms should be allowed to develop ouside the "Urban Service Area".



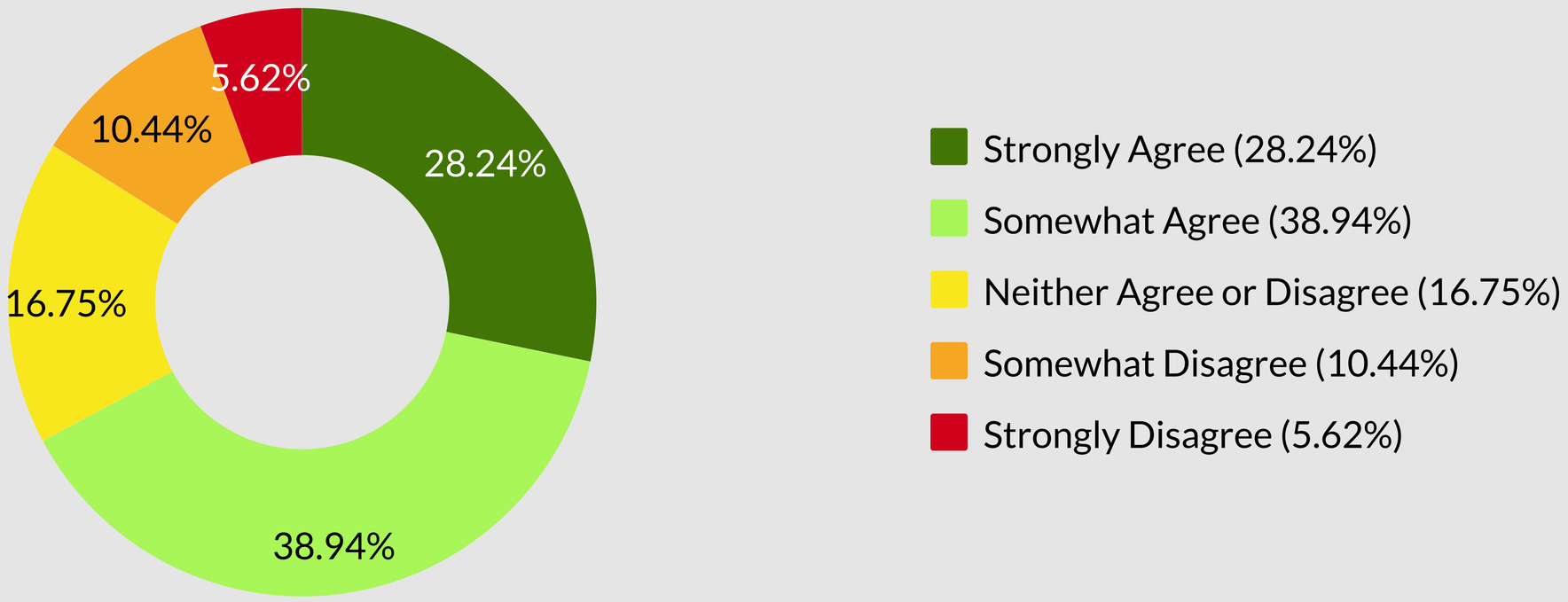
Multi-family Residential

71% disagree that multi-family residential development should be developed outside the "Urban Service Area".

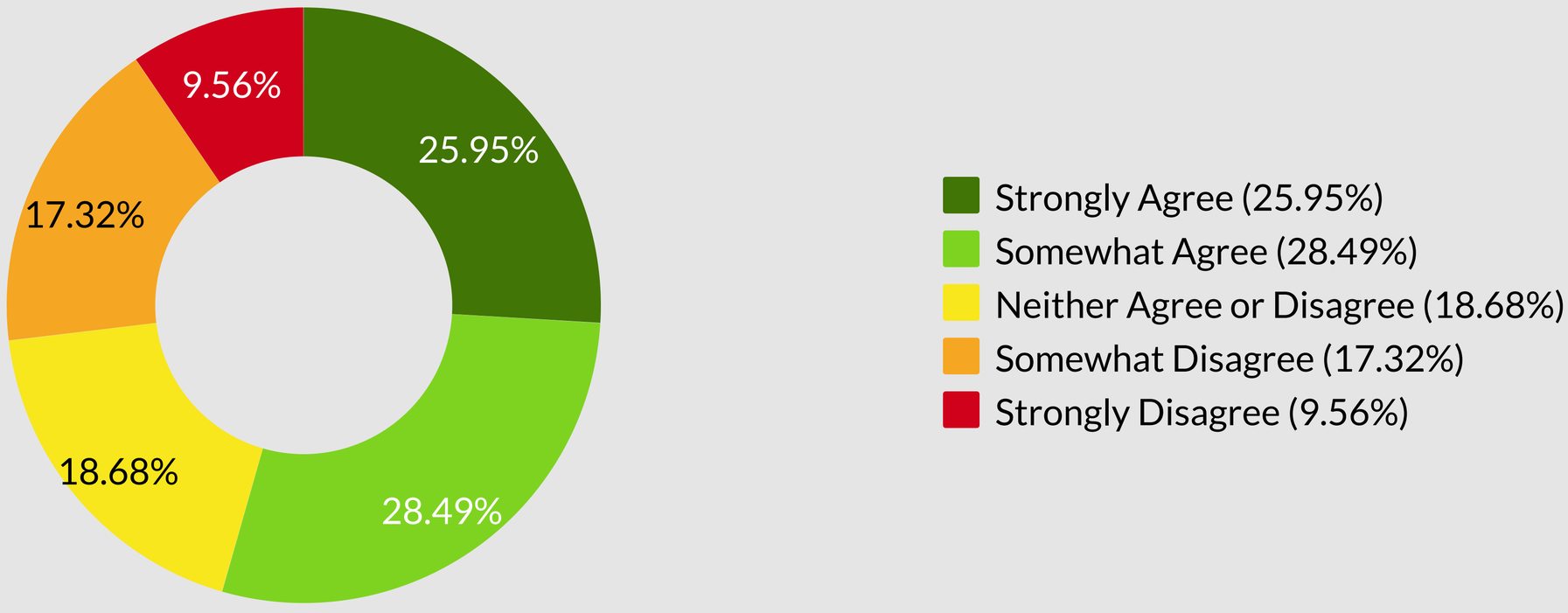


ATTITUDES TOWARD FUTURE RURAL DEVELOPMENT

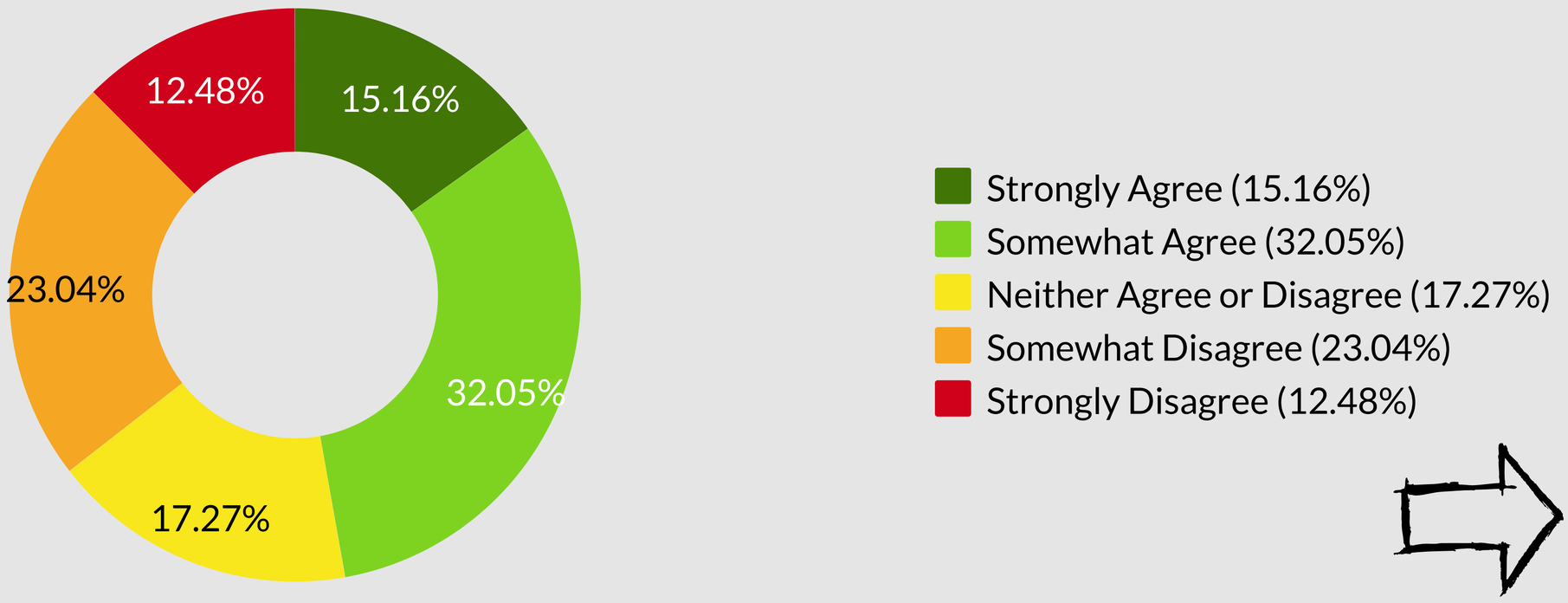
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.



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

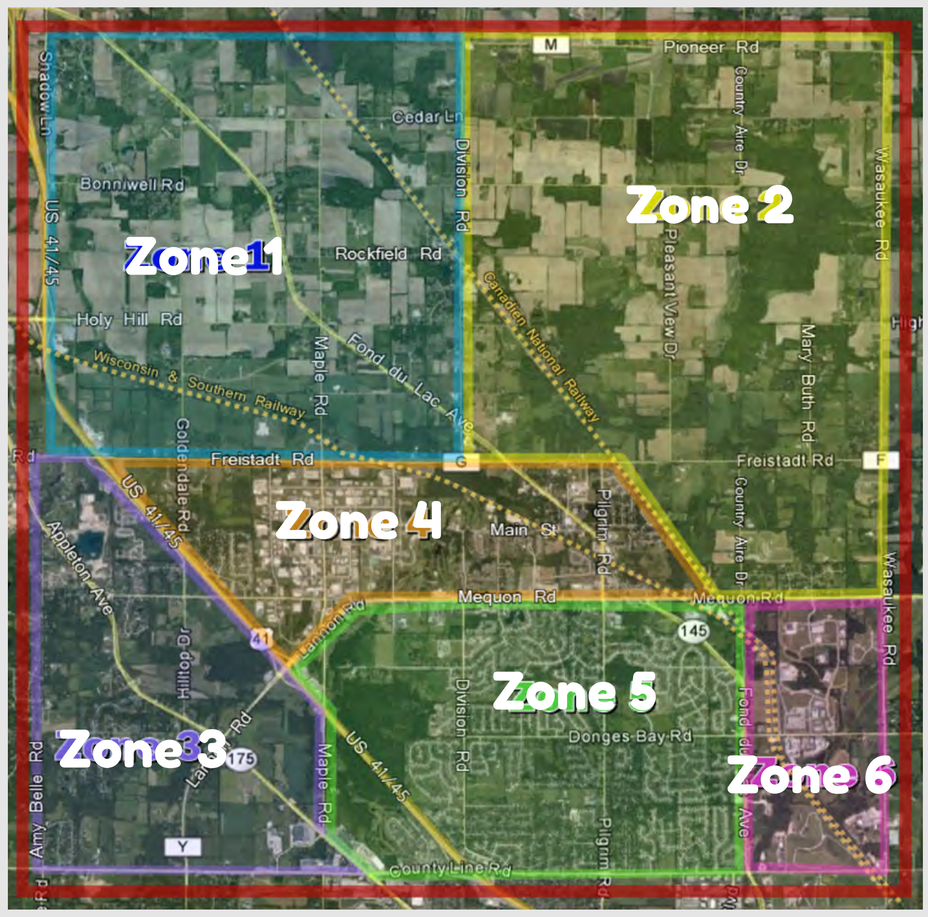


Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.



ATTITUDES TOWARD FUTURE RURAL DEVELOPMENT

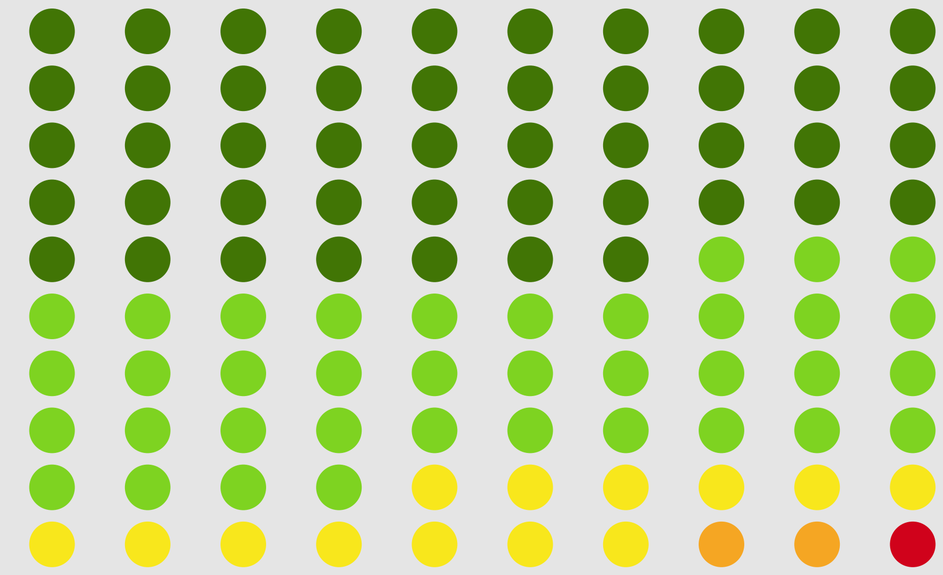
"Do attitudes change based on where a respondent lives in the Village?"



Rural Areas (Zone 1, 2, 3)		Suburban Areas (Zone 4, 5, 6)
33% STRONGLY AGREE	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.	**26%** STRONGLY AGREE
41% STRONGLY AGREE	The Village should protect ALL existing undeveloped farm and other agricultural land from future development.	**22%** STRONGLY AGREE
12% STRONGLY AGREE	Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.	**16%** STRONGLY AGREE

PARKS, RECREATION & OPEN SPACE

Overall, how satisfied are you with the quality of Germantown's parks?





73%

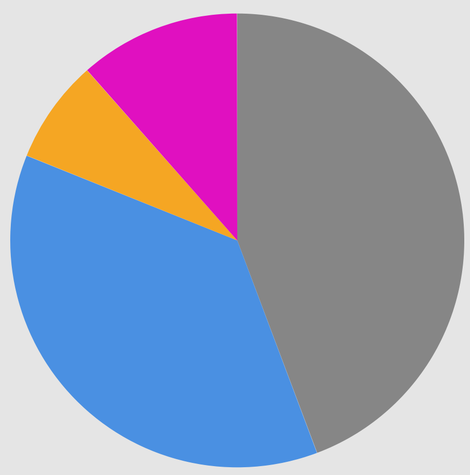
of respondents think it is important that the Village of Germantown acquires land for linear parks along the Menomonee River and other environmental corridors with paths for walking, hiking, biking, nature observation, and water access, where appropriate.

In the past year, how many times have you or members of your household...

Visited any of the Parks in the Village of Germantown?



Participated in any of the Recreational Programs offered by the Village of Germantown?



Top Parks Amenities desired by Respondents

1. **Paved Trails**
2. **Concessions/Beer Garden**
3. **Outdoor Pool/Aquatic Center**
4. **Canoe/Kayak Launch**
5. **Unpaved Trails**

73%

of respondents think Germantown has enough public "active recreation" land such baseball diamonds, soccer fields, tennis courts, basketball courts, etc.

46%

of respondents think Germantown could use more "passive recreation" land such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling, picnicking, etc.

SUPPORTED DEVELOPMENT TYPES

"Germantown Gateway" Area

Most Supported Types of Development

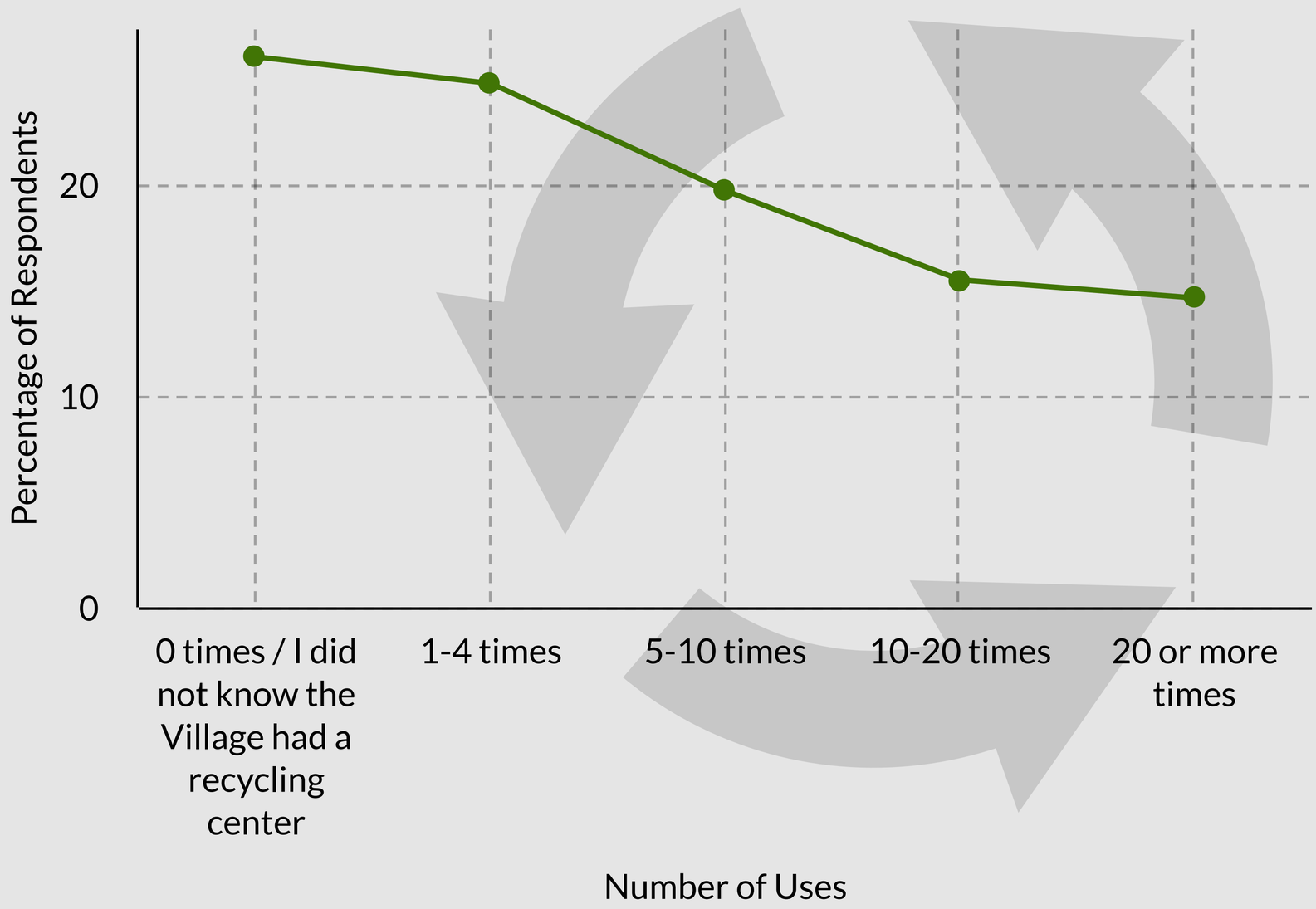
- Sit-down & Family Restaurants
- Specialty Retail & Boutiques
- Large-Lot Single-family Residential
- Grocery Stores

Least Supported Types of Development

- Multi-family Residential (apartments & condos)
- "Big Box" Retail/ Department Stores
- Independent & Assisted Senior Housing
- Offices, Banks & Financial Institutions

VILLAGE SERVICES

Over the past year, how many times have you used the Village's Recycling Center?



58%

of respondents would prefer the Village's Recycling Center be relocated within Germantown, if the existing operation needs to be modified in the future.

40%

of respondents would prefer the Village's Recycling Center be eliminated and an alternate recycling service be provided, if the existing operation needs to be modified in the future.

Q1 Do you live in Germantown?

Answered: 1,819 Skipped: 7

ANSWER CHOICES	RESPONSES	
Yes	94.78%	1,724
No	5.22%	95
TOTAL		1,819

Q2 In which residential building type do you live?

Answered: 1,712 Skipped: 114

ANSWER CHOICES	RESPONSES	
Single-family	87.50%	1,498
Two-family (duplex)	2.39%	41
Multi-family (3+ units)	5.90%	101
Other (please specify)	4.21%	72
TOTAL		1,712

Q3 Do you own a business or vacant land in Germantown?

Answered: 1,806 Skipped: 20

ANSWER CHOICES	RESPONSES	
Yes	6.48%	117
No	93.52%	1,689
TOTAL		1,806

Q4 What type of business or vacant land do you own?

Answered: 114 Skipped: 1,712

ANSWER CHOICES	RESPONSES	
Commercial (retail store, restaurant, office building, gas station, mini-warehouse, etc.)	18.42%	21
Industrial (manufacturing, warehouse, assembly, processing, construction, trucking, etc.)	21.05%	24
Residential (rental property or other residential property)	14.04%	16
Agricultural (hobby farm or other land actively used for agriculture purposes)	23.68%	27
Vacant (include wetland, floodplain, wood lots, private hunting land, or other non-agricultural undeveloped land)	22.81%	26
TOTAL		114

Q5 How many total acres of property or land do you own in the Village?

Answered: 115 Skipped: 1,711

ANSWER CHOICES	RESPONSES	
< 1 acre	21.74%	25
1-5 acres	27.83%	32
6-25 acres	33.91%	39
25-100 acres	12.17%	14
>100 acres	4.35%	5
TOTAL		115

Q6 Do you work in Germantown?

Answered: 1,794 Skipped: 32

ANSWER CHOICES	RESPONSES	
Yes	19.12%	343
No	80.88%	1,451
TOTAL		1,794

Q7 How long have you lived, worked or owned property in the Village of Germantown?

Answered: 1,793 Skipped: 33

ANSWER CHOICES	RESPONSES	
1 year or less	4.29%	77
1-5 years	18.52%	332
6-10 years	15.78%	283
11-20 years	21.53%	386
20+ years	39.88%	715
TOTAL		1,793

Q8 What is your age?

Answered: 1,781 Skipped: 45

ANSWER CHOICES	RESPONSES	
under 18	0.17%	3
18-24	1.29%	23
25-34	9.77%	174
35-44	22.96%	409
45-54	21.62%	385
55-64	21.28%	379
65 years and up	22.91%	408
TOTAL		1,781

Q9 Please indicate the number of individuals living in your household, including yourself, in the following age groups.

Answered: 1,781 Skipped: 45

	1	2	3	4+	TOTAL
0-4 years	54.55% 144	34.85% 92	4.55% 12	6.06% 16	264
5-10 years	62.59% 261	33.09% 138	3.60% 15	0.72% 3	417
11-14 years	72.73% 224	23.70% 73	1.95% 6	1.62% 5	308
15-17 years	83.02% 176	14.62% 31	1.89% 4	0.47% 1	212
18-24 years	64.85% 155	27.20% 65	5.44% 13	2.51% 6	239
25-34 years	50.78% 131	48.45% 125	0.78% 2	0.00% 0	258
35-44 years	36.20% 177	62.99% 308	0.41% 2	0.41% 2	489
45-54 years	47.71% 229	51.67% 248	0.21% 1	0.42% 2	480
55-64 years	52.00% 247	47.16% 224	0.21% 1	0.63% 3	475
65 years and up	43.98% 201	55.14% 252	0.22% 1	0.66% 3	457

Q10 Referring to the map of Germantown, please identify the general area within the Village where you live, work, or own property.

Answered: 1,751 Skipped: 75

ANSWER CHOICES	RESPONSES	
Zone 1 (BLUE.... Northwest)	9.19%	161
Zone 2 (YELLOW... Northeast)	7.31%	128
Zone 3 (PURPLE... Southwest)	5.77%	101
Zone 4 (ORANGE... Central)	18.33%	321
Zone 5 (GREEN... South Central)	57.85%	1,013
Zone 6 (PINK... Southeast)	1.54%	27
TOTAL		1,751

Q11 How would you rate the current quality of life in the Village of Germantown?

Answered: 1,728 Skipped: 98

ANSWER CHOICES	RESPONSES	
Excellent	24.94%	431
Good	58.10%	1,004
Average	14.64%	253
Fair	2.03%	35
Poor	0.29%	5
TOTAL		1,728

Q12 Over the past [Q7], how has the quality of life changed in the Village of Germantown?

Answered: 1,717 Skipped: 109

ANSWER CHOICES	RESPONSES	
Significantly Improved	6.70%	115
Somewhat Improved	35.76%	614
Neither Improved or Declined... Stayed the Same	39.14%	672
Somewhat Declined	16.66%	286
Significantly Declined	1.75%	30
TOTAL		1,717

Q13 How important are the following items on the quality of life in Germantown?

Answered: 1,691 Skipped: 135

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
Public services (fire/police)	84.01% 1,413	10.52% 177	3.86% 65	0.65% 11	0.95% 16	1,682	1.76
Community events/activities	28.77% 483	48.90% 821	17.09% 287	4.11% 69	1.13% 19	1,679	1.00
Condition of roads	63.81% 1,072	31.37% 527	3.75% 63	0.48% 8	0.60% 10	1,680	1.57
Availability of parking	14.96% 250	35.49% 593	33.87% 566	10.95% 183	4.73% 79	1,671	0.45
Availability of shopping	29.88% 502	46.31% 778	16.43% 276	6.13% 103	1.25% 21	1,680	0.97
Parks and open space	53.69% 903	33.41% 562	10.05% 169	2.02% 34	0.83% 14	1,682	1.37
Nearby schools	42.65% 714	23.84% 399	22.64% 379	5.68% 95	5.20% 87	1,674	0.93
Low crime	91.49% 1,538	7.02% 118	0.77% 13	0.00% 0	0.71% 12	1,681	1.89
Quiet neighborhood	65.02% 1,095	29.57% 498	3.80% 64	1.01% 17	0.59% 10	1,684	1.57
Property maintenance	54.07% 909	38.55% 648	5.89% 99	0.83% 14	0.65% 11	1,681	1.45
Good neighbors	69.70% 1,173	25.43% 428	3.92% 66	0.36% 6	0.59% 10	1,683	1.63
Diversity of age	18.32% 307	37.05% 621	30.49% 511	8.89% 149	5.25% 88	1,676	0.54
Diversity of race	17.28% 289	31.04% 519	34.27% 573	9.45% 158	7.95% 133	1,672	0.40
Mix of uses	12.97% 209	33.89% 546	42.77% 689	6.02% 97	4.35% 70	1,611	0.45

Q14 If you could change one thing about the Village of Germantown, what would it be? (alright, feel free to list everything you would change)

Answered: 1,232 Skipped: 594

Q15 Overall, how satisfied are you with the quality of Germantown's parks?

Answered: 1,674 Skipped: 152

ANSWER CHOICES	RESPONSES	
Very satisfied	47.37%	793
Somewhat satisfied	36.44%	610
Neutral	12.90%	216
Somewhat disappointed	2.39%	40
Disappointed	0.84%	14
TOTAL		1,674

Q16 Do you think Germantown has enough public "active recreation" land such as baseball diamonds, soccer fields, tennis court, basketball courts, etc?

Answered: 1,673 Skipped: 153

ANSWER CHOICES	RESPONSES	
Yes	73.04%	1,222
No	11.06%	185
Don't Know	15.90%	266
TOTAL		1,673

Q17 Do you think Germantown has enough public "passive recreation" land such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling, picnicking, etc?

Answered: 1,671 Skipped: 155

ANSWER CHOICES	RESPONSES	
Yes	38.96%	651
No	46.38%	775
Don't Know	14.66%	245
TOTAL		1,671

Q18 In the PAST YEAR, how many times have you or members of your household...

Answered: 1,669 Skipped: 157

	NOT AT ALL	1-5 TIMES	6-10 TIMES	MORE THAN 10 TIMES	TOTAL
Visited any of the PARKS in the Village of Germantown?	6.78% 113	30.53% 509	15.78% 263	46.91% 782	1,667
Participated in any of the RECREATIONAL PROGRAMS offered by the Village of Germantown?	44.28% 736	36.82% 612	7.40% 123	11.49% 191	1,662

Q19 What activities/amenities do you or anyone in your household think Germantown's Parks need more of? (check all that apply)

Answered: 1,573 Skipped: 253

ANSWER CHOICES	RESPONSES	
Archery Ranges	10.74%	169
Basketball Courts	7.76%	122
Baseball/Softball Fields	6.42%	101
Beer Garden/Concessions	39.22%	617
Canoe/Kayak Launch (Water Access)	29.88%	470
Community Center (Classrooms, Gym)	21.36%	336
Cross Country Ski Trails	13.80%	217
Disc Golf Courses	9.22%	145
Dog Parks	22.82%	359
Football Fields	2.10%	33
Lacrosse Fields	0.76%	12
Outdoor Ice Skating Rinks	26.38%	415
Outdoor Pool/Aquatic Center	37.57%	591
Pathways - Paved	46.79%	736
Pathways - Unpaved	29.88%	470
Pickleball Courts	6.29%	99
Playground Equipment	9.22%	145
Rentable Shelters	11.70%	184
Restrooms (flushable)	26.45%	416
Skateparks	2.86%	45
Soccer Fields	4.58%	72
Spraygrounds	10.68%	168
Tennis Courts	4.45%	70
None	12.21%	192
Total Respondents: 1,573		

Q20 How important do you think it is that the Village of Germantown acquires each of the following for future public park areas?

Answered: 1,631 Skipped: 195

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	UNIMPORTANT	TOTAL
Neighborhood parks of 5-20 acres that include play equipment, basketball courts, small park shelters, open play area, and/or wooded area with walking trails	24.81% 401	37.81% 611	22.34% 361	5.94% 96	9.10% 147	1,616
Community parks of 20-100 acres that include athletic fields, restrooms, shelters with kitchen facilities, parking, trail systems, and/or winter recreation areas	21.71% 351	35.81% 579	24.06% 389	8.53% 138	9.89% 160	1,617
Linear parks along the Menomonee River and other environmental corridors with paths for walking, hiking, biking, nature observation, and water access, where appropriate	37.43% 609	35.77% 582	16.47% 268	4.36% 71	5.96% 97	1,627
A youth-sports complex with concession building for baseball, soccer, football games	17.17% 276	24.21% 389	30.24% 486	11.51% 185	16.86% 271	1,607

Q21 As the Village continues to grow and development occurs, how do you feel about the Village preserving our rural character and protecting existing farm and other agricultural land from development?

Answered: 1,630 Skipped: 196

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE OR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
The Village should protect ALL existing undeveloped farm and other agricultural land from future development	25.95% 418	28.49% 459	18.68% 301	17.32% 279	9.56% 154	1,611	2.56
Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose	15.16% 244	32.05% 516	17.27% 278	23.04% 371	12.48% 201	1,610	2.86
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	28.24% 457	38.94% 630	16.75% 271	10.44% 169	5.62% 91	1,618	2.26

Q22 As the Village continues to grow and development occurs, what type of land uses and development do you think the Village should allow in the undeveloped rural areas OUTSIDE of the "Urban Service Area"?

Answered: 1,563 Skipped: 263

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE OR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
No new development should be allowed; only farming and other agricultural uses	12.43% 191	20.12% 309	24.35% 374	25.98% 399	17.12% 263	1,536
Hobby farms (10+ acres)	23.37% 359	42.90% 659	25.33% 389	5.60% 86	2.80% 43	1,536
Single-family residential uses on Estate-sized lots (10+ acres)	15.07% 231	34.77% 533	25.31% 388	14.55% 223	10.31% 158	1,533
Single-family residential uses on Large lots (5+ acres)	15.67% 241	36.87% 567	24.90% 383	12.61% 194	9.95% 153	1,538
Single-family residential uses on Medium Lots (3-5 acres)	16.20% 248	36.77% 563	24.69% 378	11.23% 172	11.10% 170	1,531
Single-family residential uses on Small lots (3 acres or less)	14.32% 220	33.27% 511	21.74% 334	16.73% 257	13.93% 214	1,536
Multi-family residential development (apartments, condos, duplexes)	2.78% 43	11.33% 175	14.44% 223	20.73% 320	50.71% 783	1,544
Commercial development (retail shopping & services)	10.47% 162	29.93% 463	18.62% 288	15.32% 237	25.66% 397	1,547
Light Industrial & Manufacturing development	6.21% 96	27.06% 418	23.17% 358	18.38% 284	25.18% 389	1,545

Q23 As the Village continues to grow and development occurs, what type of new residential housing do you think the Village should allow to develop?

Answered: 1,570 Skipped: 256

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Housing for Seniors (assisted living & nursing facilities)	11.72% 183	31.90% 498	24.98% 390	17.94% 280	13.45% 210	1,561
Housing for Seniors (independent apartments or condos)	15.42% 240	34.51% 537	22.81% 355	14.27% 222	12.98% 202	1,556
Multi-family Apartments (rental)	2.92% 45	10.50% 162	16.33% 252	26.51% 409	43.75% 675	1,543
Multi-family Condominium (owner-occupied)	8.65% 134	28.84% 447	22.97% 356	16.84% 261	22.71% 352	1,550
Duplexes, Side-by-Sides and other Two-family Dwellings	6.25% 97	22.44% 348	24.82% 385	20.83% 323	25.66% 398	1,551
Manufactured Homes	1.95% 30	9.11% 140	23.81% 366	25.11% 386	40.01% 615	1,537
Single-family-Attached (townhouses or condos)	10.67% 165	33.44% 517	27.36% 423	13.52% 209	15.01% 232	1,546
Single-family-Detached (separate homes on separate lots)	38.43% 598	36.70% 571	16.65% 259	2.89% 45	5.33% 83	1,556

Q24 As the demand for more single-family residential housing occurs, do you think the Village should encourage one type of residential subdivision over the other?

Answered: 1,546 Skipped: 280

ANSWER CHOICES	RESPONSES	
CONVENTIONAL and CONSERVATION subdivisions should be encouraged to develop equally.	27.55%	426
More CONSERVATION subdivisions should be encouraged to develop.	46.51%	719
More CONVENTIONAL subdivisions should be encouraged to develop.	10.35%	160
I really don't have an opinion about single-family residential development.	15.59%	241
TOTAL		1,546

Q25 As the demand for multi-family housing development continues in the region, which areas of the Village do you believe are most appropriate for

this type of development? (Check all that apply.)

Answered: 1,443 Skipped: 383

ANSWER CHOICES	RESPONSES	
Anywhere served by Village Sewer and Water Utilities	29.94%	432
Near Main Street	19.54%	282
Along Mequon Road	22.52%	325
Along Pilgrim Road	12.96%	187
Near the I-41/45 Corridor	39.71%	573
Other (please specify)	18.09%	261
Total Respondents: 1,443		

Q26 Please rank the following factors in order of importance, where 1 is the most important to you and 5 is the least important to you, if a different type of residential structure (i.e. assisted living, multi-family) was planned to be built next to your property.

Answered: 1,496 Skipped: 330

	1	2	3	4	5	TOTAL	SCORE
Lighting levels should be the same as my neighborhood and not intrude onto my property	13.26% 178	17.88% 240	19.37% 260	24.14% 324	25.41% 341	1,342	2.70
Noise levels should be the same as in my neighborhood	20.75% 277	27.04% 361	23.60% 315	17.90% 239	10.71% 143	1,335	3.29
Appearance of new structures including the architecture and materials should be high quality and comparable to my neighborhood	26.81% 363	20.90% 283	21.49% 291	16.17% 219	14.62% 198	1,354	3.29
Buffers and screens between properties (landscaping, fences, etc.) should be substantial and hide the new development from my view	19.57% 275	14.73% 207	17.51% 246	21.21% 298	27.05% 380	1,405	2.79
Property maintenance and upkeep of the buildings and grounds should be performed regularly	25.92% 375	19.97% 289	18.87% 273	17.00% 246	18.24% 264	1,447	3.18

Q27 As the Village continues to grow, do you think there is a need for MORE or LESS of the following types of development ANYWHERE in the Village?

Answered: 1,518 Skipped: 308

	SIGNIFICANTLY MORE	SOMEWHAT MORE	NO MORE...NO LESS	SOMEWHAT LESS	SIGNIFICANTLY LESS	TOTAL	WEIGHTED AVERAGE
Specialty Retail & Boutiques	15.52% 231	40.73% 606	33.13% 493	6.65% 99	3.97% 59	1,488	0.5
Fast-Food Restaurants	2.61% 39	18.33% 274	47.69% 713	14.85% 222	16.52% 247	1,495	-0.2
Sit-down & Family Restaurants	36.20% 543	49.13% 737	11.40% 171	1.93% 29	1.33% 20	1,500	1.1
Entertainment/Attractions	18.46% 274	42.79% 635	31.54% 468	3.77% 56	3.44% 51	1,484	0.6
Hotels/Motels	1.08% 16	15.76% 234	63.91% 949	10.37% 154	8.89% 132	1,485	-0.1
"Big Box" Retail/Department Stores	2.60% 39	12.81% 192	47.50% 712	17.88% 268	19.21% 288	1,499	-0.3
Discount/Dollar stores	0.80% 12	2.59% 39	43.51% 654	24.48% 368	28.61% 430	1,503	-0.7
Gas Stations & Convenience Stores	1.00% 15	8.29% 124	66.56% 995	12.37% 185	11.77% 176	1,495	-0.2
Hospitals & Clinics	3.60% 54	22.84% 343	62.12% 933	5.79% 87	5.66% 85	1,502	0.1
Offices, Banks & Financial Institutions	1.93% 29	13.06% 196	62.82% 943	12.06% 181	10.13% 152	1,501	-0.1
Industrial & Manufacturing Buildings	2.96% 44	22.41% 333	46.57% 692	15.81% 235	12.25% 182	1,486	-0.1
Large-lot Single-family Residential (1+ acre lots)	12.33% 183	42.72% 634	32.35% 480	8.15% 121	4.45% 66	1,484	0.5
Small-lot Single-family Residential (< 1 acre lots)	10.19% 152	31.86% 475	34.21% 510	13.48% 201	10.26% 153	1,491	0.1
Multi-family Residential (Apartments or condominiums)	1.54% 23	11.98% 179	30.05% 449	22.49% 336	33.94% 507	1,494	-0.7
Manufactured Homes	0.34% 5	4.03% 60	31.20% 464	24.82% 369	39.61% 589	1,487	-0.9
Independent & Assisted Senior Housing	3.76% 56	24.63% 367	42.62% 635	14.50% 216	14.50% 216	1,490	-0.1
Hobby Farms (10+ acres)	9.32% 139	33.13% 494	45.81% 683	7.11% 106	4.63% 69	1,491	0.3

Q28 As the Village grows and development occurs, do you support the following specific types of development in the "Germantown Gateway" area?

Answered: 1,495 Skipped: 331

	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NEITHER SUPPORT OR OPPOSE	SOMEWHAT OPPOSE	STRONGLY OPPOSE	TOTAL
Specialty Retail & Boutiques	20.64% 305	32.48% 480	27.88% 412	10.08% 149	8.93% 132	1,478
Fast-food Restaurants	8.58% 127	27.62% 409	28.36% 420	16.21% 240	19.24% 285	1,481
Sit-down & Family Restaurants	34.48% 512	42.42% 630	14.01% 208	3.03% 45	6.06% 90	1,485
"Big Box" Retail/Department Stores (Costco, Wal-Mart, Menards)	8.06% 120	19.48% 290	25.39% 378	20.28% 302	26.80% 399	1,489
Grocery Stores	13.33% 198	38.11% 566	29.97% 445	8.82% 131	9.76% 145	1,485
Gas Stations & Convenience Stores	8.56% 127	30.32% 450	38.54% 572	11.52% 171	11.05% 164	1,484
Hospitals & Clinics	11.87% 176	29.60% 439	38.64% 573	10.25% 152	9.64% 143	1,483
Offices, Banks & Financial Institutions	6.91% 102	23.49% 347	42.18% 623	12.86% 190	14.56% 215	1,477
Large-lot Single-family Residential (1+ acre lots)	18.13% 267	33.94% 500	28.85% 425	10.45% 154	8.62% 127	1,473
Small-lot Single-family Residential (< 1 acre lots)	12.39% 183	29.59% 437	30.47% 450	14.01% 207	13.54% 200	1,477
Multi-family Residential (Apartments & Condos)	4.80% 71	14.94% 221	25.90% 383	16.97% 251	37.39% 553	1,479
Independent & Assisted Senior Housing	6.28% 93	22.89% 339	35.99% 533	14.25% 211	20.59% 305	1,481

Q29 The Village has a Recycling Center to drop off grass, leaves, branches, waste oil and antifreeze. Over the past year, how many times have you used the Village's Recycling Center?

Answered: 1,521 Skipped: 305

ANSWER CHOICES	RESPONSES	
I did not know the Village operates a recycling center.	8.02%	122
0 times	17.95%	273
1-4 times	24.72%	376
5-10 times	19.66%	299
10-20 times	15.45%	235
20 or more times	14.20%	216
TOTAL		1,521

Q30 The Village Recycling Center is located on the west end of Main Street within the Menomonee River Environmental Corridor. Due to the

designation of this area, the size of the facility and the services provided at this site are limited. If the recycling center operation needs to be modified in the future, which of the following would you prefer to see happen:

Answered: 1,443 Skipped: 383

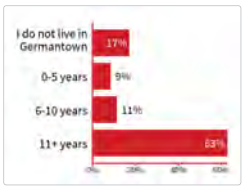
ANSWER CHOICES	RESPONSES	
Relocate the Village Recycling Center to another location within Germantown	58.42%	843
Eliminate the Village's Recycling Center services and provide alternative recycling services through Waste Management's County Line Road facility, providing equal or more hours of operation at no cost to residents	40.19%	580
Eliminate the Village's Recycling Center services	1.39%	20
TOTAL		1,443

Germantown PIM #1

Current run (last updated Jul 24, 2019 12:27pm)

17	43	43	82%
Polls	Participants	Average responses	Average engagement

How long have you lived in Germantown?



Response options	Count	Percentage
I do not live in Germantown	6	17%
0-5 years	3	9%
6-10 years	4	11%
11+ years	**22**	**63%**

81% Engagement

35 Responses

Which zone do you live in?



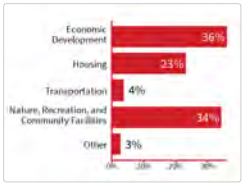
Response options	Count	Percentage
	29	100%



67% Engagement

29 Responses

What topic(s) are you most interested in discussing at the meeting tonight?



Response options	Count	Percentage
Economic Development	**39**	**36%**
Housing	25	23%
Transportation	4	4%
Nature, Recreation, and Community Facilities	37	34%
Other	3	3%

84% Engagement

108 Responses

What is the best thing about living in Germantown?



Responses

People | Community | Maintain charm and quality of life style.

Bike paths, walking paths, shops , coffee, restaurants keep schools excellent.

More non- chain restaurants | Well run | Defined vibrant downtown

More parks and open spaces. Controlled economic development | Location

Rejuvenate main street | Activities | Growth

Quality of life. Quality of education. Quality of police and fire safety. | Safety | School

Accessible | Proximity

It's quiet, but also close to jobs. It has agriculture, nice parks and various recreation.

Parks | Near Milwaukee | Friends | School | Schools neighbors community | School

Small town feel | Safety | Community | It feels like home | Size | Close location

Parks | House paid for | Nature | Rural feel | family community

Proximity to freeway getting to downtown | Close community | Small town/ schools

Neighbors | Proximity | Safety | People | Friendly people | The school district

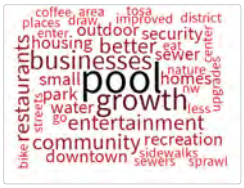
Location | Openness | Community | Community | Community and residents | People

Community | Community | Schools | Open space

86% Engagement

54 Responses

What would you like to see happen in Germantown?



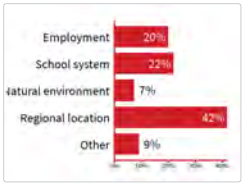
Responses

Enter entertainment district to be a draw for consumers. Improved streets, sidewalks and nature. Water and sewer upgrades
Pool | Municipal Water | Outdoor pool | Entertainment | Places to eat
Strong neighborhoods | More homes | Growth of businesses
Sewers to NW Germantown | Less sprawl | Restaurants
More bike paths, recreation, shops, coffee, restaurants. | Entertainment
Maintain housing quslity | More and better parks | Growth | Better downtown | Pool
Businesses | Affordable single family homes. | Community pool | More small businesses
An outdoor community swimming area or pool like Hoyt Park in Tosa
Sanitary sewer to the northern village | Growth | Growth | Better non-chain restaurants
Things to bring people here | Controlled growth | More housing choices | Walkability
Redevelopment | Keep rural feeling | Trails | Expansion
Stop and go lights work properly | Community pool | Recreation center | Security
Small businesses | Development | Pool
Controlled economic development and more park space | Rejuvenate main street | Pool
Downtown development and popularity | Improve security

77% Engagement

48 Responses

What is your primary reason for living in Germantown?

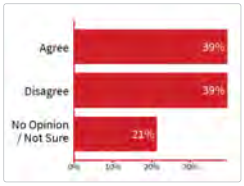


Response options	Count	Percentage
Employment	11	20%
School system	12	22%
Natural environment	4	7%
Regional location	**23**	**42%**
Other	5	9%

77% Engagement

55 Responses

"Germantown needs more parks."

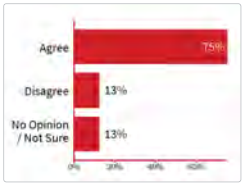


Response options	Count	Percentage
Agree	**13**	**39%**
Disagree	**13**	**39%**
No Opinion / Not Sure	7	21%

77% Engagement

33 Responses

"Germantown has the right level of municipal services (fire, police, garbage, etc.)."

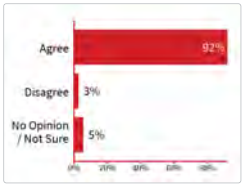


Response options	Count	Percentage
Agree	**24**	**75%**
Disagree	4	13%
No Opinion / Not Sure	4	13%

74% Engagement

32 Responses

"Germantown needs more restaurants."

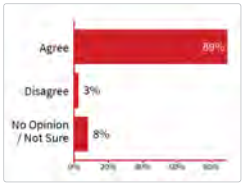


Response options	Count	Percentage
Agree	**34**	**92%**
Disagree	1	3%
No Opinion / Not Sure	2	5%

86% Engagement

37 Responses

"Germantown needs more recreational and cultural amenities."

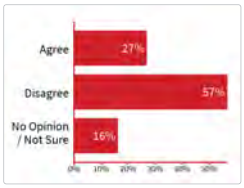


Response options	Count	Percentage
Agree	**33**	**89%**
Disagree	1	3%
No Opinion / Not Sure	3	8%

86% Engagement

37 Responses

"Germantown needs high-quality, multi-family housing opportunities."

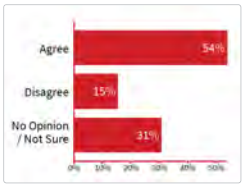


Response options	Count	Percentage
Agree	10	27%
Disagree	**21**	**57%**
No Opinion / Not Sure	6	16%

86% **Engagement**

37 Responses

"Germantown needs more employment opportunities."

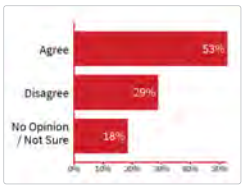


Response options	Count	Percentage
Agree	**21**	**54%**
Disagree	6	15%
No Opinion / Not Sure	12	31%

91% **Engagement**

39 Responses

"Germantown needs more natural space."

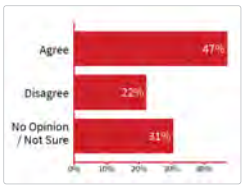


Response options	Count	Percentage
Agree	**20**	**53%**
Disagree	11	29%
No Opinion / Not Sure	7	18%

88% **Engagement**

38 Responses

"Germantown is a fun place to live."

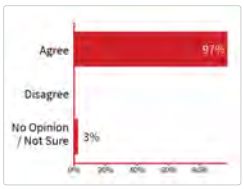


Response options	Count	Percentage
Agree	**17**	**47%**
Disagree	8	22%
No Opinion / Not Sure	11	31%

84% **Engagement**

36 Responses

"Germantown is a good place to raise a family."

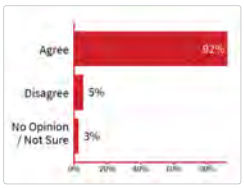


Response options	Count	Percentage
Agree	**36**	**97%**
Disagree	0	0%
No Opinion / Not Sure	1	3%

86% **Engagement**

37 Responses

"Germantown is a safe place to live."

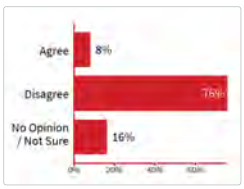


Response options	Count	Percentage
Agree	**34**	**92%**
Disagree	2	5%
No Opinion / Not Sure	1	3%

86% **Engagement**

37 Responses

"Germantown satisfies all of my needs."



Response options	Count	Percentage
Agree	3	8%
Disagree	**28**	**76%**
No Opinion / Not Sure	6	16%

86% **Engagement**

37 Responses

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

Questions from the Public Polling Session

**The questions that appear on this worksheet are the same questions that appear in the Public Polling Session during tonight's meeting. You may respond to these questions by filling out this sheet, or by using a smart phone during the Public Polling Session.*

1. How long have you lived in Germantown?

a. I don't live in Germantown
b. 0-5 years
c. 6-10 years
d. 11+ years

2. Using the map below, which zone do you live in? 6



3. What topic(s) are you most interested in discussing at the meeting tonight?

a. Economic Development
b. Housing
c. Transportation
d. Nature, Recreation, and Community Facilities
e. Other: _____

4. What is the best thing about living in Germantown? the people

5. What would you like to see happen in Germantown? expanded services, more opportunities for families

6. What is your primary reason for living in Germantown?

a. Employment
b. School system
c. Natural environment
d. Regional location
e. Other: _____

7. What is your opinion on the following?

"Germantown needs more parks."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown has the right level of municipal services (fire, police, garbage, etc.)."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more restaurants."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more recreational and cultural amenities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs high-quality, multi-family housing opportunities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more employment opportunities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more natural space."

a. Agree
b. Disagree
c. No Opinion / Not Sure

8. What is your opinion on the following?

"Germantown is a fun place to live."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown is a good place to raise a family."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown is a safe place to live."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown satisfies all of my needs."

a. Agree
b. Disagree
c. No Opinion / Not Sure

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

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**The questions that appear on this worksheet are the same questions that appear in the Public Polling Session during tonight's meeting. You may respond to these questions by filling out this sheet, or by using a smart phone during the Public Polling Session.*

1. How long have you lived in Germantown?

a. I don't live in Germantown
b. 0-5 years
c. 6-10 years
d. 11+ years

2. Using the map below, which zone do you live in? ZONE 2



3. What topic(s) are you most interested in discussing at the meeting tonight?

a. Economic Development
b. Housing
c. Transportation
d. Nature, Recreation, and Community Facilities
e. Other: _____

4. What is the best thing about living in Germantown? QUALITY OF LIFE

5. What would you like to see happen in Germantown? 2 ACRE LOTS NORTH OF FRIESTADT
5 ACRE IS TOO BIG

6. What is your primary reason for living in Germantown?

a. Employment
b. School system
c. Natural environment
d. Regional location
e. Other: _____

7. What is your opinion on the following?

"Germantown needs more parks."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown has the right level of municipal services (fire, police, garbage, etc.)."

a. Agree
b. Disagree
c. No Opinion / Not Sure

NEED BIGGER FIRE & POLICE DEPTS

"Germantown needs more restaurants."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more recreational and cultural amenities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs high-quality, multi-family housing opportunities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more employment opportunities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more natural space."

a. Agree
b. Disagree
c. No Opinion / Not Sure

8. What is your opinion on the following?

"Germantown is a fun place to live."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown is a good place to raise a family."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown is a safe place to live."

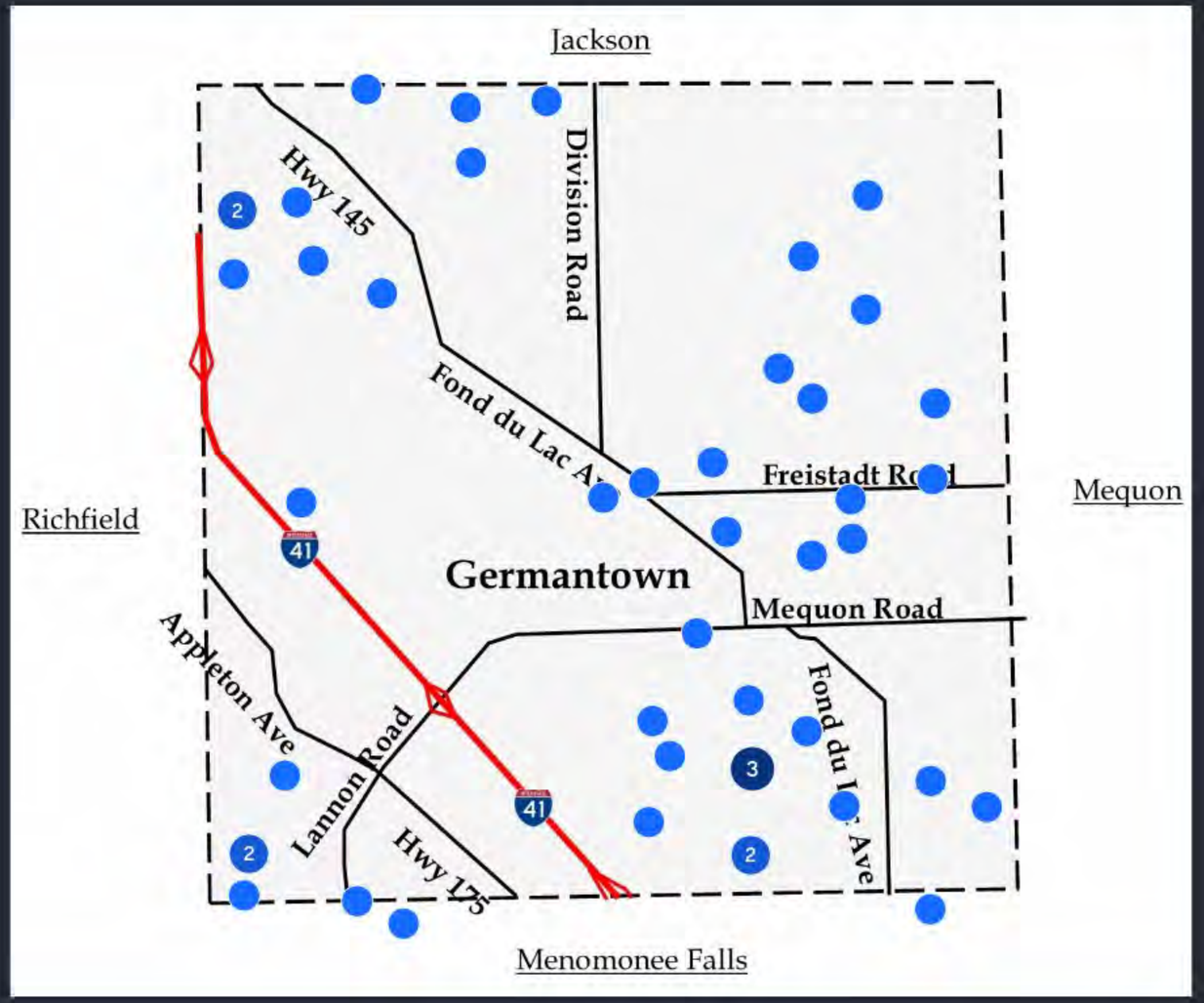
a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown satisfies all of my needs."

a. Agree
b. Disagree
c. No Opinion / Not Sure

Where do you live or own property?

Mentimeter



46

How long have you lived or owned property in Germantown?

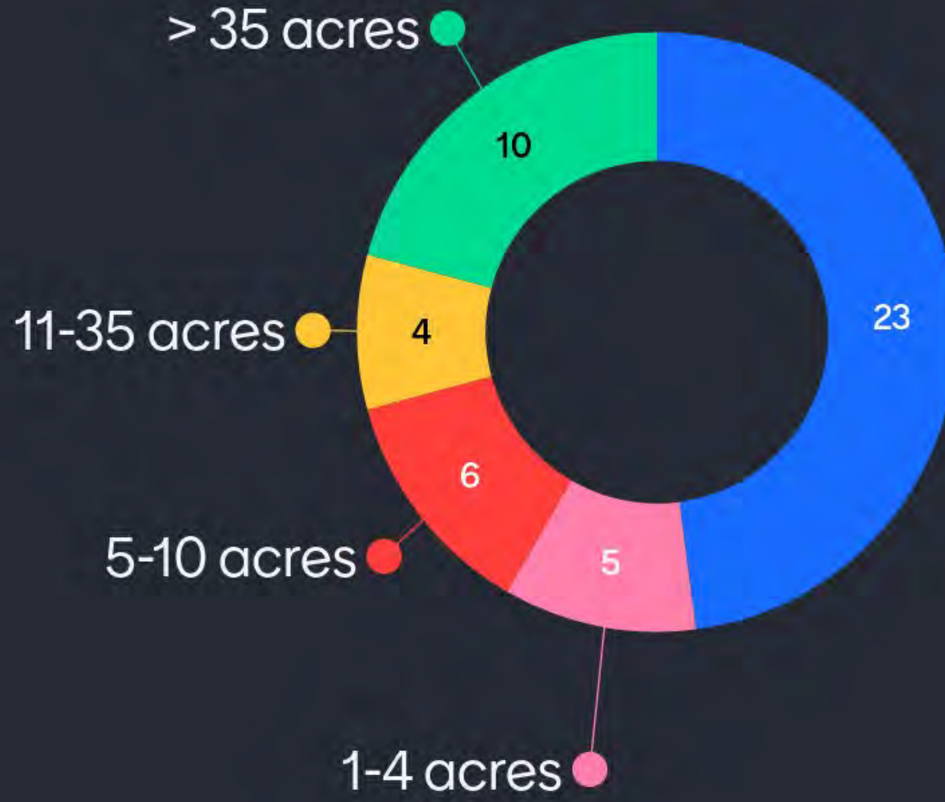
Mentimeter



49

If you own or take care of property in Germantown, how many acres of land do you own or manage?

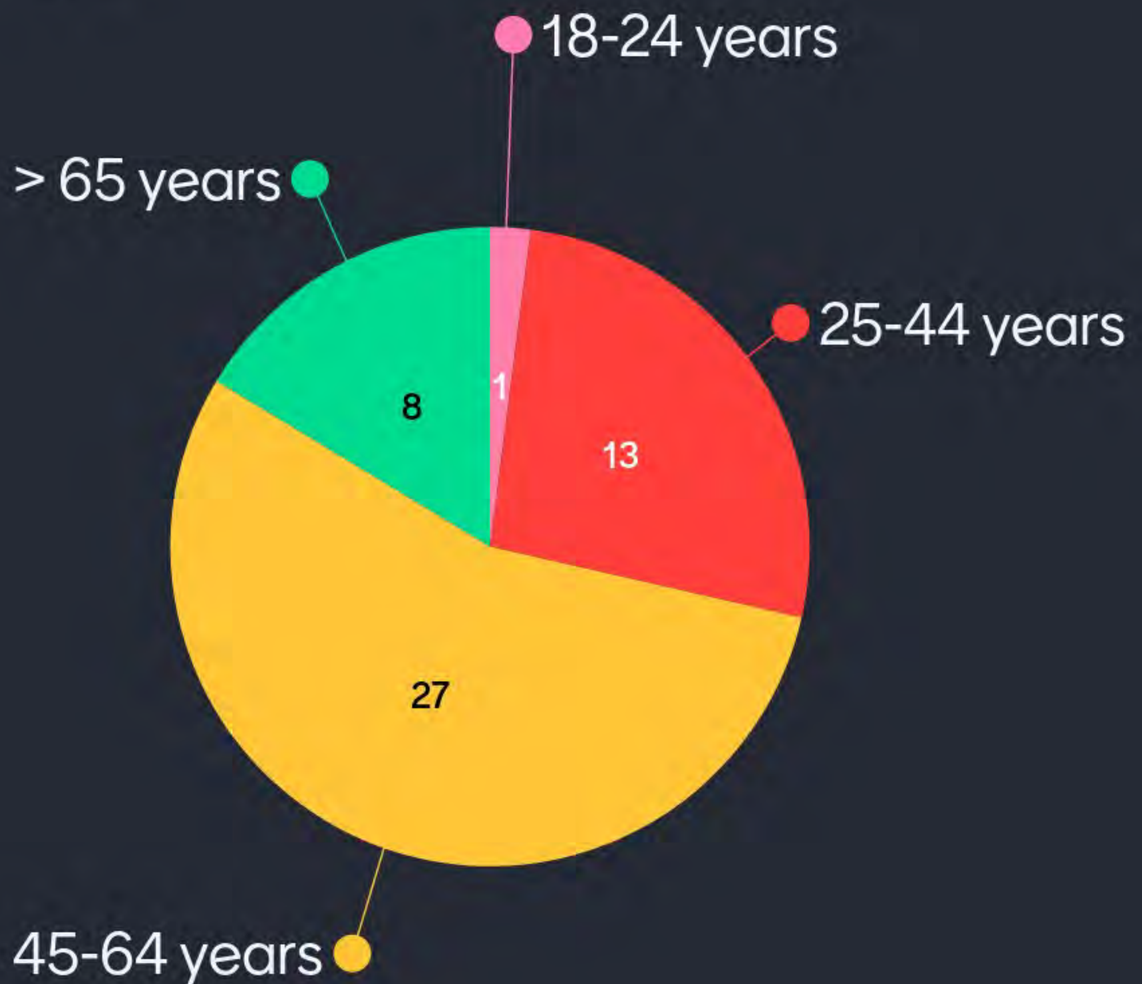
Mentimeter



48

How old are you?

Mentimeter



49

In one or two words, what do you think of when you hear "Rural Preservation"?

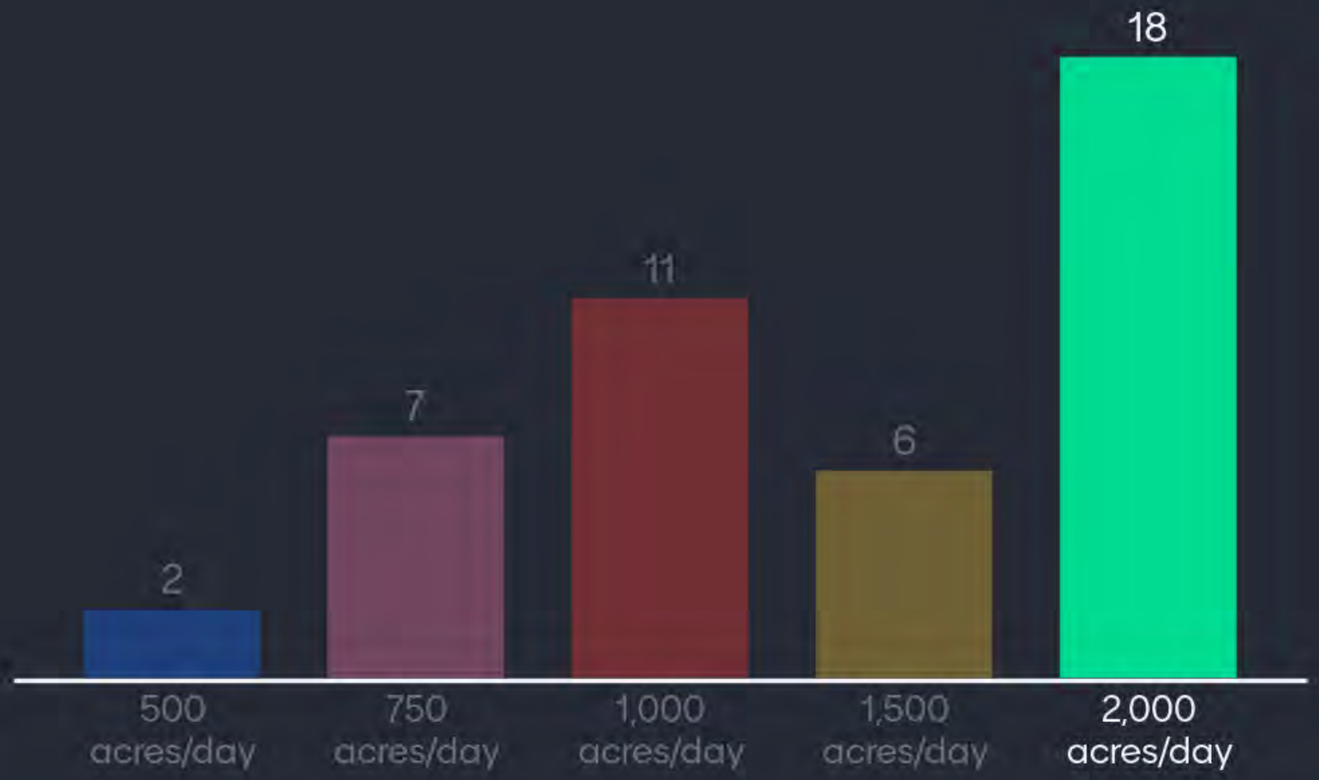
Mentimeter



59

According to the American Farmland Trust, how many total acres of farmland is developed or converted to other non-farm uses each day in the US?

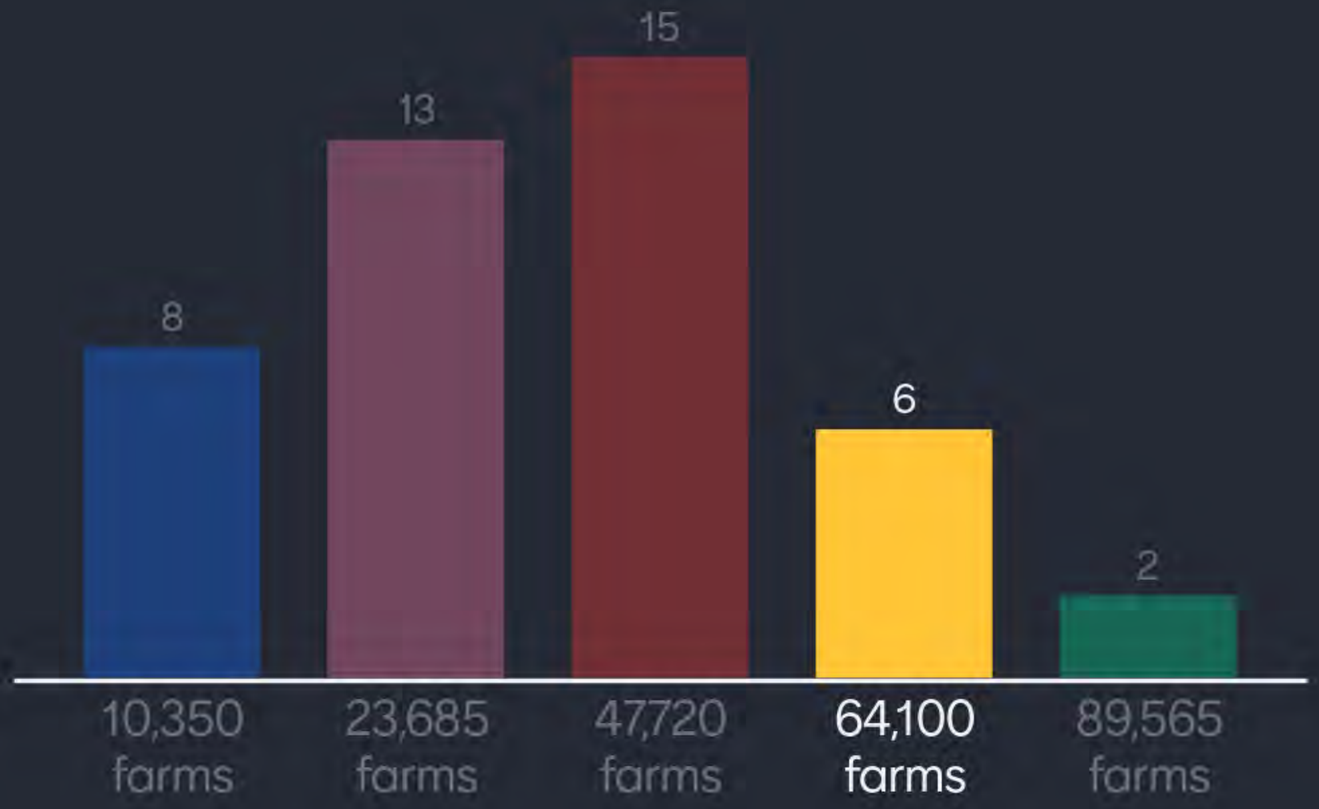
Mentimeter



44

The number of farms in WI decreased 10% between 2011 and 2021. How many total farms were operating in WI in 2021?

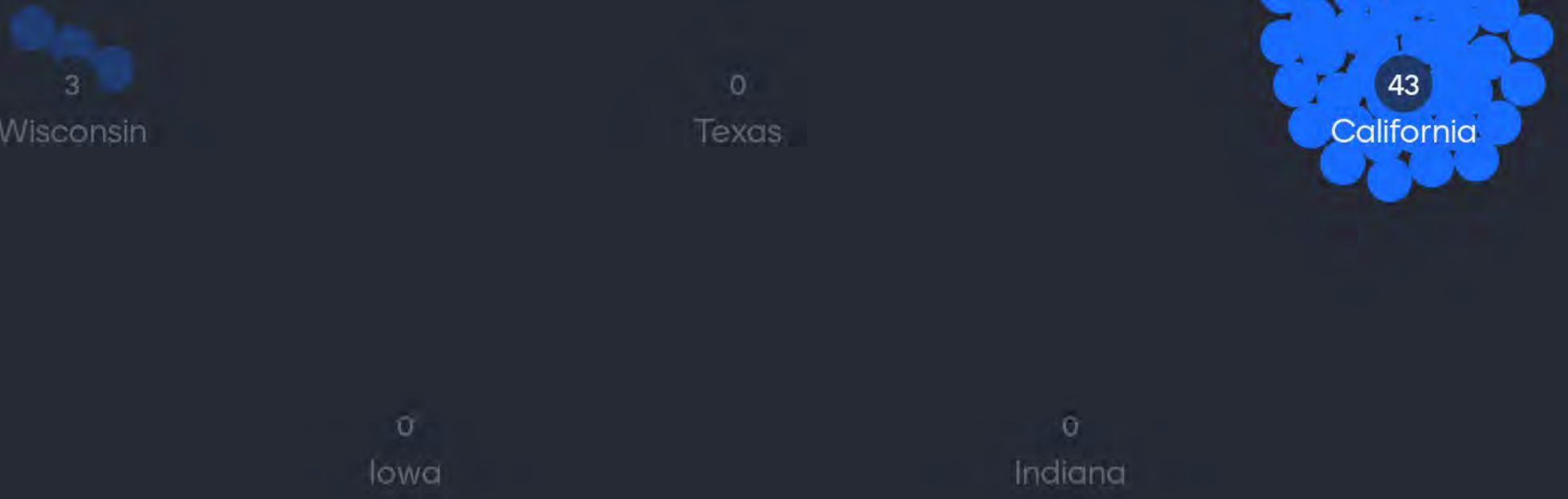
Mentimeter



44

WI is considered to be “America’s Dairyland”. Which state led the nation in milk production in 2021? (w/ 13.8% of the total milk produced in the US.)

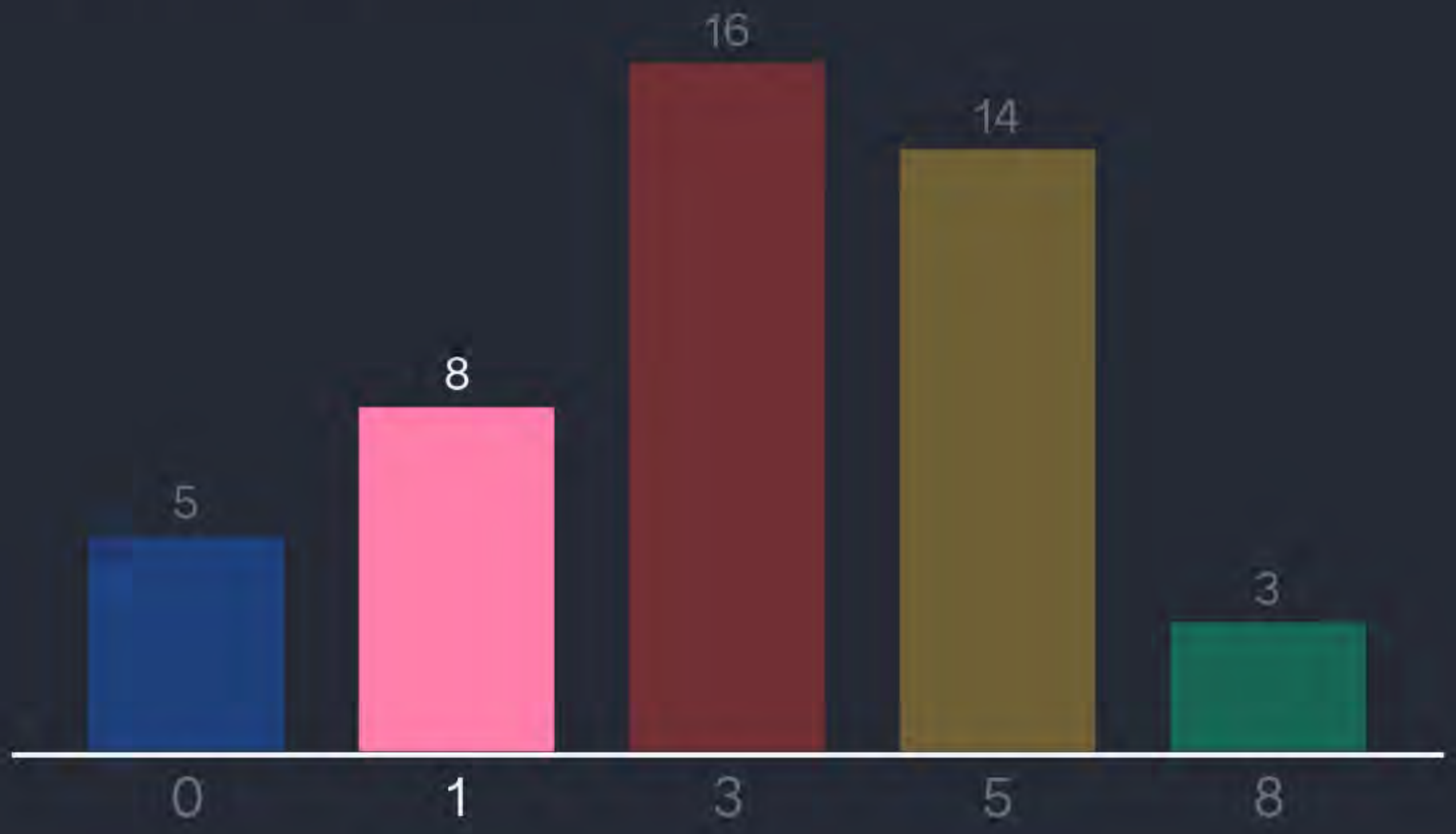
Mentimeter



46

How many dairy farms (milk cows) are currently operating in the Village of Germantown?

Mentimeter



46

Which of these goals is MOST important to you with respect to land in Germantown?

Mentimeter



Preserving open space and rural character in Germantown long term



Protecting farmland and agriculture



Maintaining and growing property values for property owners

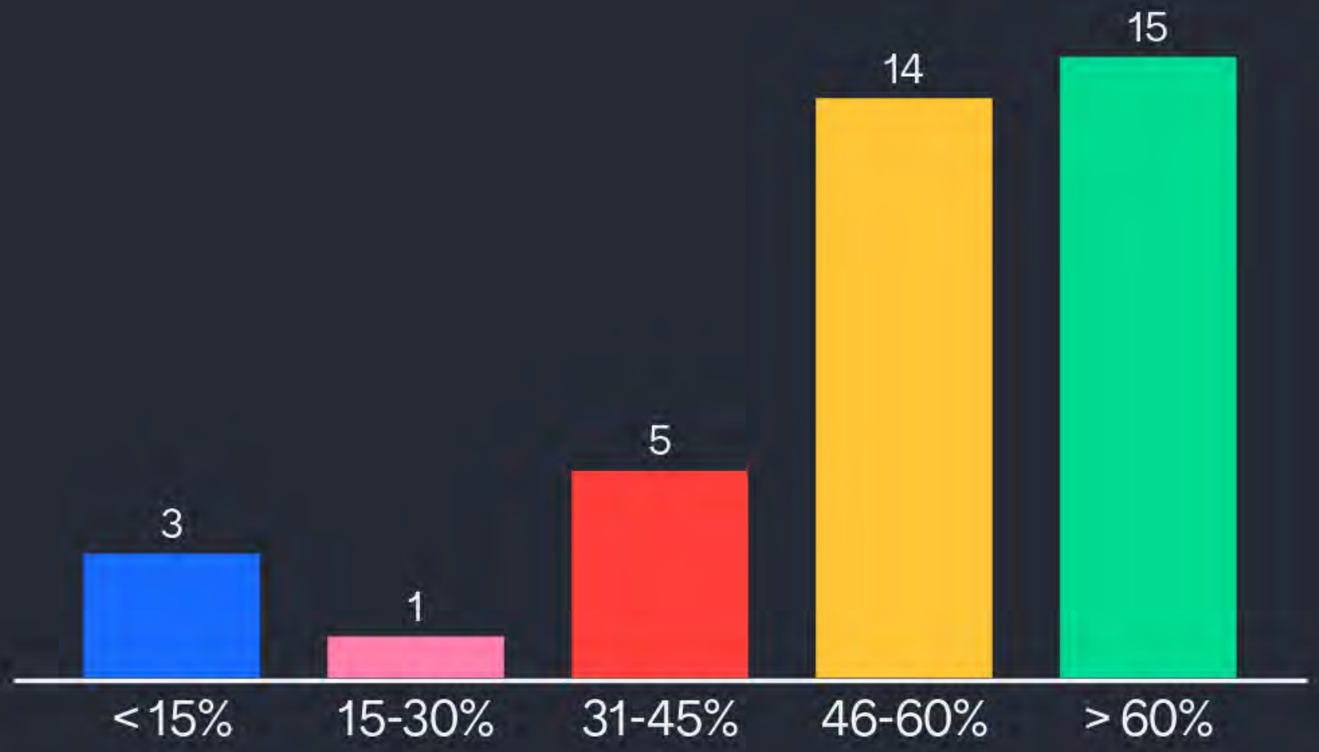


Protecting the environment and wildlife in Germantown's natural areas

46

In the Village's "Rural Preservation District", how much OPEN SPACE should be required in a "Conservation Design" development?

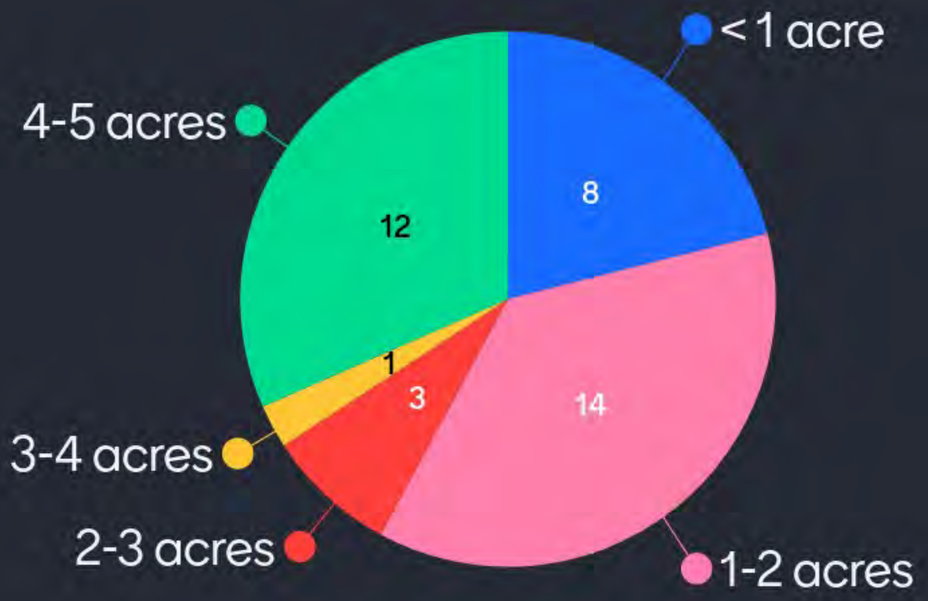
Mentimeter



38

Within the “Rural Preservation District”, what should be the MINIMUM LOT SIZE required in a “Conservation Design” development?

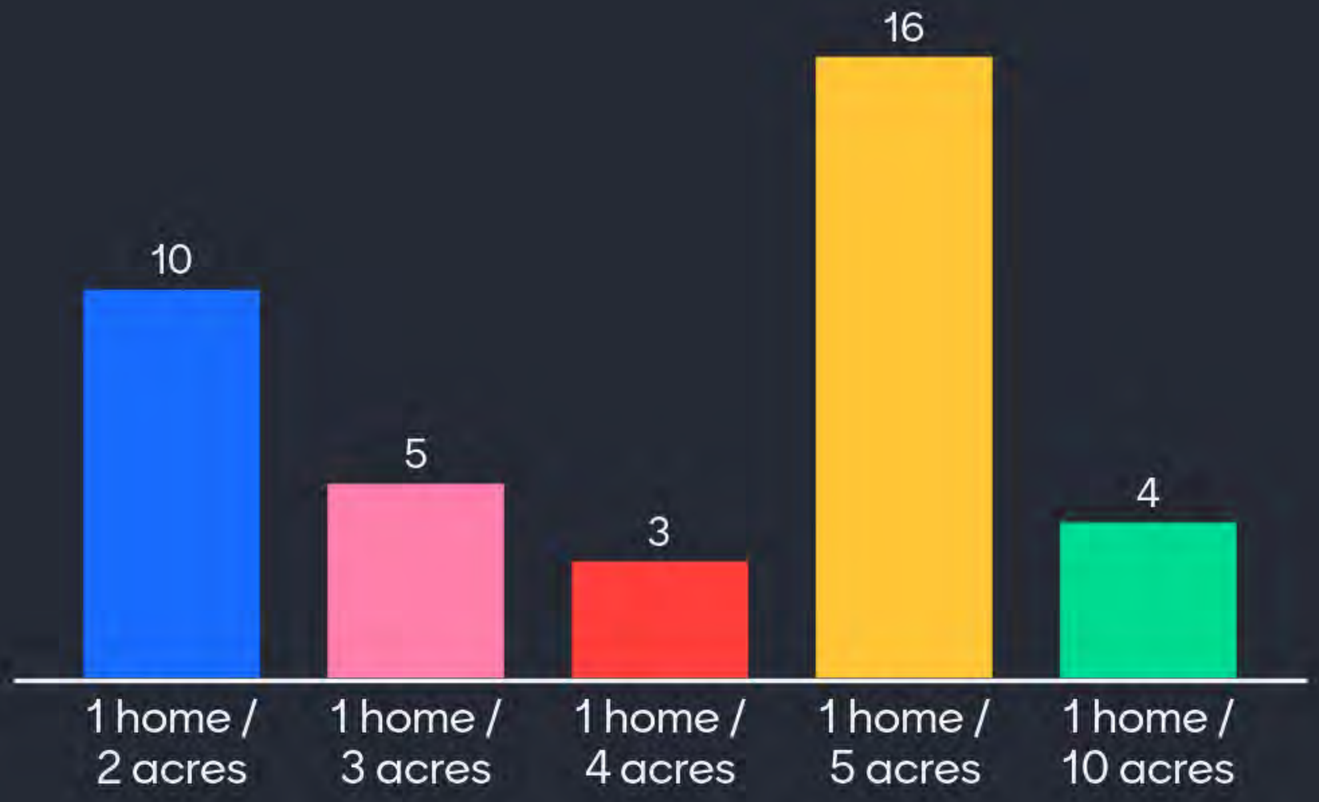
Mentimeter



38

Within the “Rural Preservation District”, what should the MAXIMUM DENSITY (average # of homes per acre) be in a “Conservation Design” development?

Mentimeter



38

You live in the “Rural Preservation District”. Your neighbor sold 40 acres of land for residential development. Which design would you prefer?

Mentimeter



Rural Large Lot Subdivision

13%

or

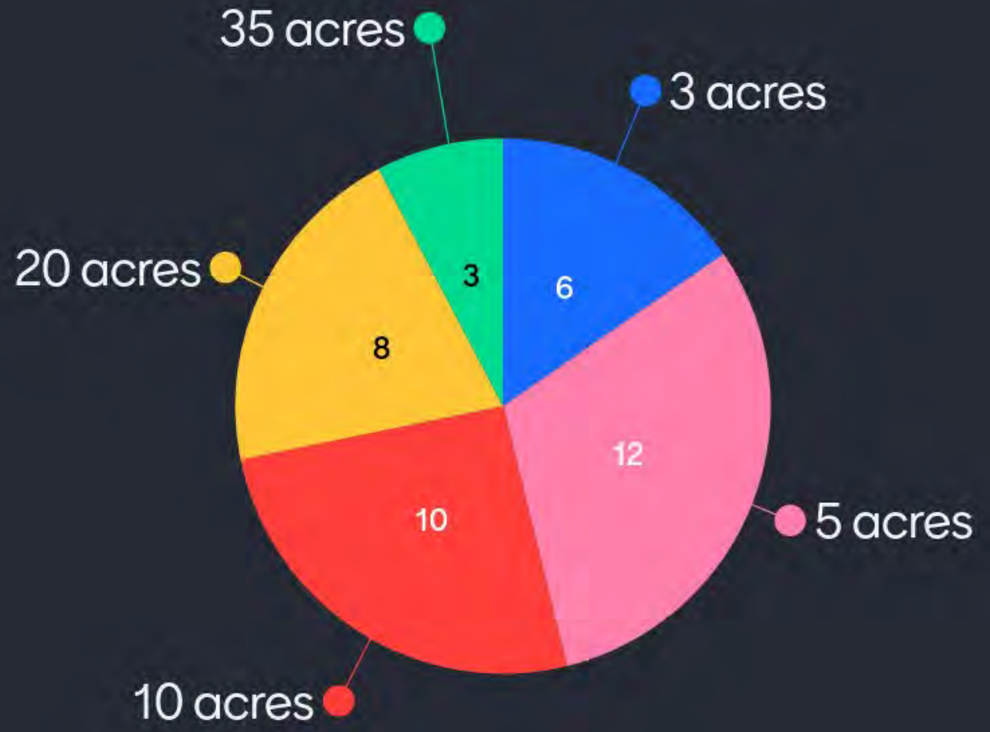


Conservation Subdivision

87%

38

In the "Rural Preservation District", if a development does NOT use a Conservation Subdivision design, what MINIMUM LOT SIZE should be required?



Mentimeter

For as long as you have lived or owned property in Germantown, how successful has Germantown been at preserving the rural landscape?

Mentimeter



37

After participating in tonight's workshop, now what do you think of when you hear "Rural Preservation"?

Mentimeter



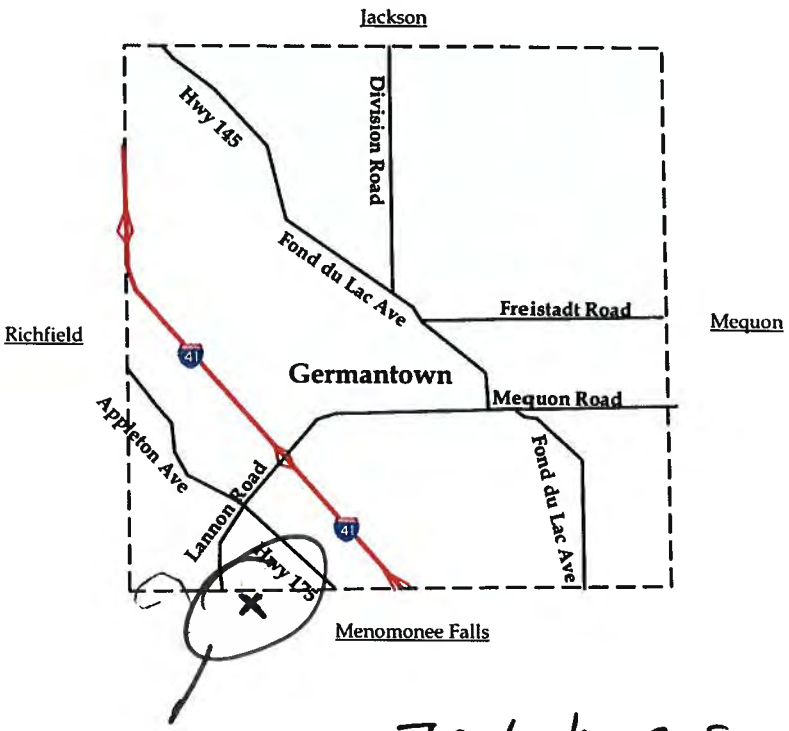
32

2050 Comprehensive Plan Rural Preservation Workshop
April 11, 2022

If you are unable or simply choose to not participate in the live polling portions during the workshop, please feel free to answer the same questions on this form and leave your answers with us before you leave tonight. We will include your answers along with the live polling responses when we look at all the responses we receive. Please provide the best answer that describes you, your opinion or your situation.

GET TO KNOW YOU

1. If you live in Germantown, where do you live? If you don't live here, where do you own property? *[place a mark on the map to the right]*



2. How long have you lived or owned property in Germantown?
   a. < 1 year
   b. 1-5 years
   c. 6-15 years
   d. 16-25 years
   e. > 25 years

3. If you own or take care of property in Germantown, how many acres of land do you own or manage?
   a. < 1 acre
   b. 1-4 acres
   c. 5-10 acres
   d. 11-35 acres
   e. > 35 acres

4. How old are you?
   a. < 18 years
   b. 18-24 years
   c. 25-44 years
   d. 45-64 years
   e. > 65 years

There are 70 + houses in this subdivision in Menomonee Falls. We DO NOT Want Any Development in this Noisy Congested Area. Please Rethink

5. In one or two words, what do you think of when you hear "Rural Preservation"? [List up to 6 words or phrases]

Conserving land

FARMLAND PROTECTION

6. According to the American Farmland Trust, how many total acres of farmland is developed or converted to other non-farm uses each day in the US?
    a. 500 acres/day
    b. 750 acres/day
    c. 1,000 acres/day
    d. 1,500 acres/day
    e. 2,000 acres/day

7. The number of farms in WI decreased 10% between 2011 and 2021. How many total farms were operating in WI in 2021?
    a. 10,350 farms
    b. 23, 685 farms
    c. 47,720 farms
    d. 64,100 farms
    e. 89,565 farms

8. WI is considered to be "America's Dairyland" (must be true if it says so on a license plate). Which state led the nation in milk production in 2021? (with 13.8% of the total milk produced in the US).
    a. Wisconsin
    b. Texas
    c. California
    d. Iowa
    e. Indiana

9. How many dairy farms (milk cows) are currently operating in the Village of Germantown?
    a. 0
    b. 1
    c. 3
    d. 5
    e. 8

10. Which of these goals is MOST important to you with respect to land in Germantown?
    a. Protecting farmland and agriculture
    b. Preserving open space and the rural landscape
    c. Maintaining and growing property values for property owners
    d. Protecting the environment and natural wildlife habitat

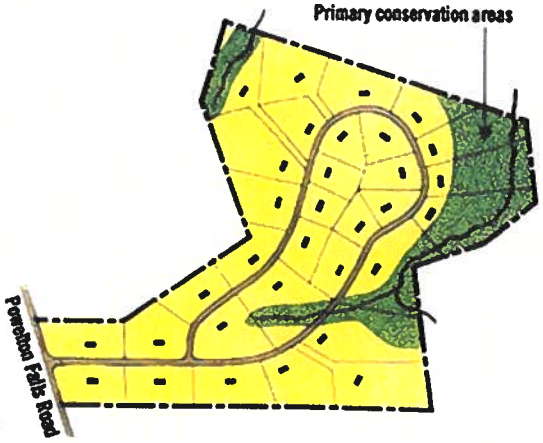
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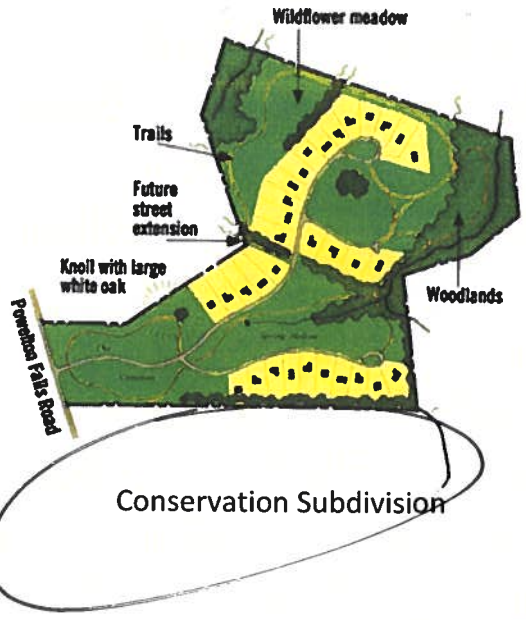
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_____ _____

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Lack of Homes _____ _____

Farms + farmland _____ _____

_____ _____

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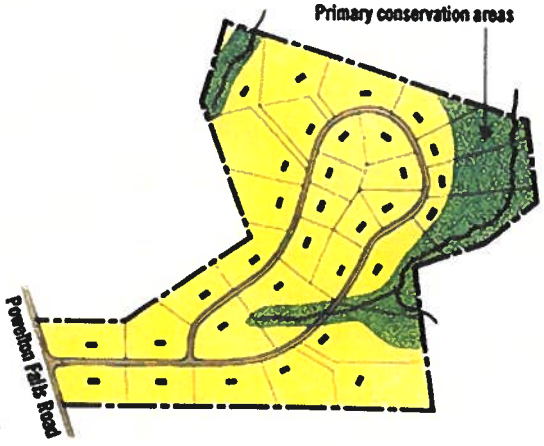
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_____ _____

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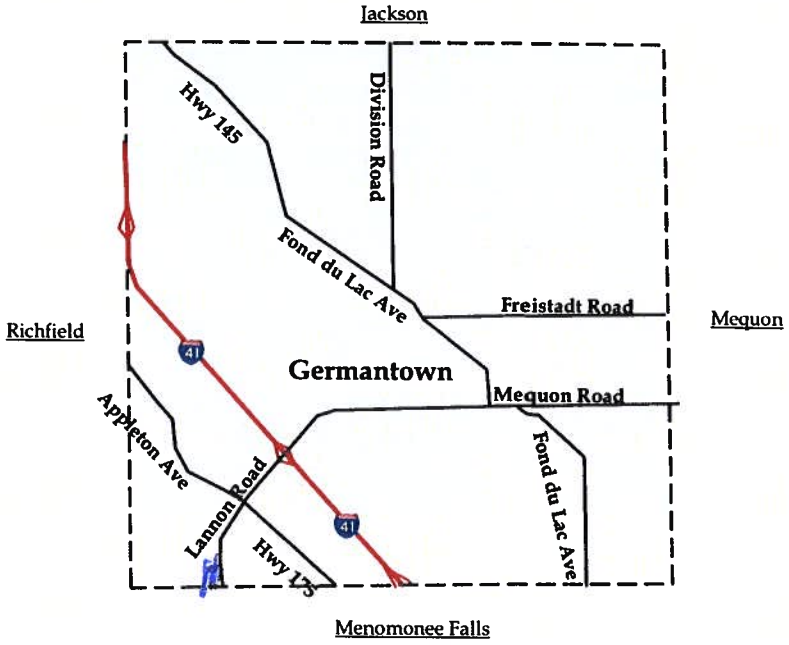
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Country _____ ~~Rest~~ No neighbor

_____ _____

_____ _____

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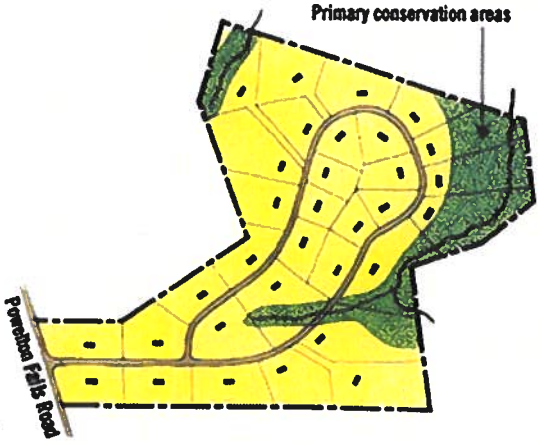
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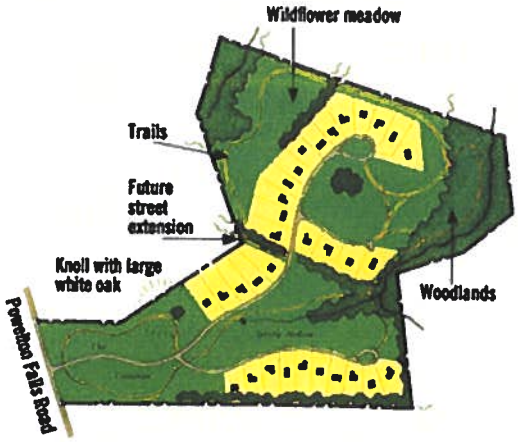
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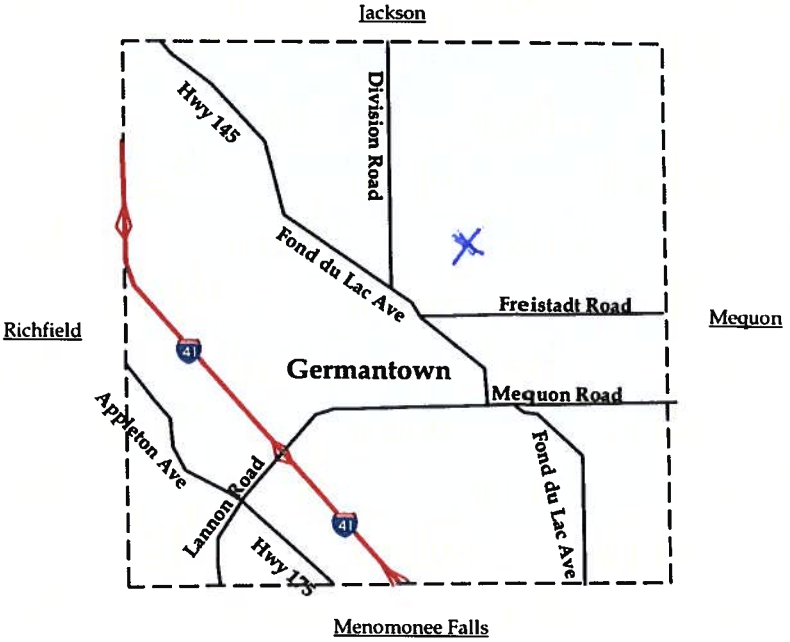
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keeping land — open space
historic land — wildlife
farms — undeveloped

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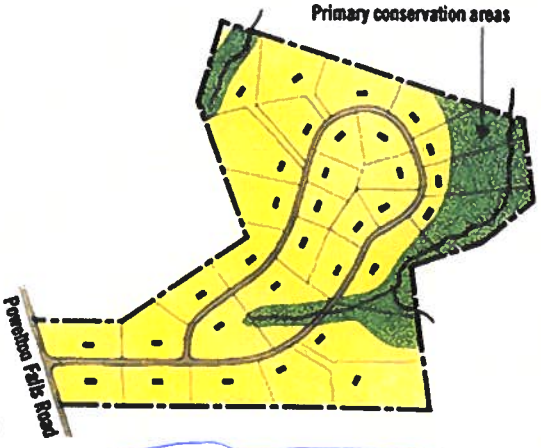
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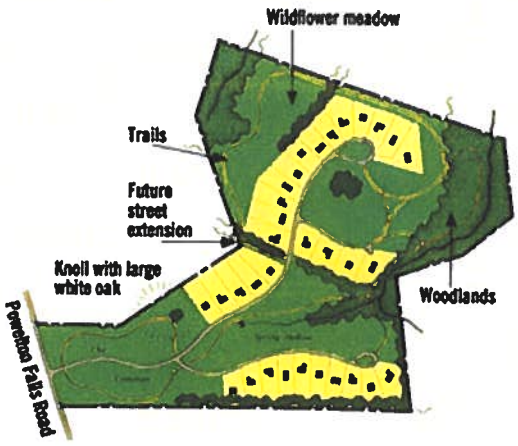
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GERMANTOWN 2050
Planning our future together.

Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

STILL LIKE OUR GERMANIC INFLUENCE AND AMBIENCE. SMART PLANNING IS GREAT.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

?

Housing (single-family; multi-family; affordability; lot sizes; etc.):

OK

Transportation (streets; bike lanes; etc.):

LIKE BIKE ACCESS

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

GOOD.

Thanks for coming!

Germantown Public Information Meeting #1
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General Comments:

would love to see a restaurant / Bar "go to" area for socializing like Mequons new "Spur"

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; ~~multi-family; affordability~~; lot sizes; etc.):

Mid price homes 300-400

Transportation (streets; bike ~~lanes~~ trail; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

We have enough park space - would be nice to connect them w/ bike trail + we need an outdoor Pool!

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General Comments:

Please do take community member input seriously! Thank you for the opportunity to share our opinions.

→ I'm particularly concerned about preserving the rural feel of the Holy Hill area development

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

more quality restaurants (not chains)

Small, unique shops

less industrial development around Neuland subdivision + Homestead Hollow!

Housing (single-family; multi-family; affordability; lot sizes; etc.):

more small single family starter homes. A lot of older, small houses aren't selling and young families need affordable single family homes to buy. This would help to get more 21-45 year olds to our community.

Transportation (streets; bike lanes; etc.):

Bike + Ped lanes!

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

trails to connect community to parks.

what about seeking out local farms + connect them through a bike trail - this would be so unique + really connect to our farming heritage... might even develop / encourage tourism to Washington County!

for example - Stout Farm + Indian Summer Honey Farm

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Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Downtown development (not used much currently)
- possibly use cedarburg as a model
- large community fair/event as an eventual goal
  ↳ to come after business expansion (community business)

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

No bike lanes (we have sidewalks), but more careful street markings

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

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General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Relocate Gehl Foods from Main St. to Hwy 41, redevelop Main St. block into German-themed entertainment district (incl. beer hall, micro brewery)

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

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General Comments:

I would like to see a balanced community -
- housing for all ages
- enough retail development to support these families
- a mix of economic development to also support the community's need for public services

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

We should continue to entertain new opportunities but balance w/ residential, green space.

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Balance:
As trends change w/ new generations, maintain options so we don't lose out on any particular demographic (too many senior citizens, too many Millenials)

Transportation (streets; bike lanes; etc.):

We should address transportation to within Village for residents - taxi, etc...
Keep walking paths, bike lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Incorporate a Village wide plan for parks, trails & incorporate w/ plans for surrounding communities & Washington County recent bike/trail

Thanks for coming!

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For main Street
Keep Brownfield Study done in Fall 2018 for Saxony Village
Mixed use for other areas.

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General Comments:

* Germantown needs a Recreation Center (RE: take a look at Hartford Rec. Center) with a workout facilities, basketball, indoor pool etc... where residents could buy membership. This would also be some where for students to workout after school

~~Economic Development (jobs; industrial development; restaurants; amenities, etc.~~):

* Germantown needs a Summer outdoor pool for residents. Creates community + gives Kids + family activities to do in the summer. (see: Hartford Memorial Pool, Cedarburg

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Keep single family housing not multifamily

~~Transportation (streets; bike lanes; etc.~~): Restaurants

* NEED (NOT CHAIN) Restaurants (Thai, Italian, Mexican, Burgers)
* Also something like the New Mequon Market

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

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General Comments:

controlled economic development
& more high end restaurants

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

not multi family

Transportation (streets; bike lanes; etc.):

bike lanes - yes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Comm. Park

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General Comments:

We need to keep the small town feel -

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

We need good quality restaurants (no fast food)
We need ~~an~~ area for outdoor community outings
& walking downtown area - like Cedarburg

Housing (single-family; multi-family; affordability; lot sizes; etc.):

* Single family homes *
We ~~need~~ have enough senior residence

Transportation (streets; bike lanes; etc.):

We need bike lanes -
More biking - walking trails
Bike trails

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Germantown Public Market -

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Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

trail connections - County bike/trail connections should be a priority especially through neighborhoods and as industrial expands along 45/41 - put in the connections developers need to be on the hook for helping fund trail/path infrastructure

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

use park impact fees for all ages + abilities path construction

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General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Additional restaurants/stores → more variety.
Develope mainstreet/downtown area.

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

Additional walking/biking paths

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Outdoor water/swimming ctr.
Expanded library services

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

GERMANTOWN 2050
Planning our future together.

Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

- Kennedy Middle School building needs much improvement

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Improve restaurant options to keep families here vs Menomonee Falls/Milwaukee

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Keep lot sizes big

we live on Woodberry Pass

Transportation (streets; bike lanes; etc.):

- Round-a-bout needed at Maple and "Old Meguon" (exists as a 4-way stop now. Will improve traffic flow and improve safety.
- Better connectivity between Shadow Wood Subdivision and main section of Germantown (i.e. Meguon Road → Roberts, McD's, Scandia's, etc.) by adding a shared-use path or sidewalk → currently, not safe for children riding their bikes! No way to safely cross Meguon/get to Meguon

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Improve the city parks to keep young families interested in Germantown
→ the new park + splash pad in Jackson is phenomenal

Thanks for coming!

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General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):
Higher end entertainment district

Housing (single-family; multi-family; affordability; lot sizes; etc.):
less development, higher end homes
No Subdivisions north of Freistadt
Sewer in Woodlands Subdivision

Transportation (streets; bike lanes; etc.):
bike lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Don't Turn this into Mequon!
~~Wauwatosa~~ It full of Condos ~~and~~
and to expensive

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

More Single Family Homes
Smaller lot size ~~2500~~ similar to Menomonee Falls
250,000 - 300,000
Range

Transportation (streets; bike lanes; etc.):

Bike lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Walking trails

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:
Good Presentation, will attend more!

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot size; etc.):
Lot Size - bigger than ¼ acre
Leave green spaces
Prefer single family over multi family

Transportation (streets; bike lanes; etc.):
NO Bike Lanes!!
NO Buses (Public)
Maintain the Streets

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):
More green space
More support for the library facility due to increased population
More support for the Park + Rec programs
Cooperation between the schools & village for facility use (eg pool)

Thanks for coming!

GERMANTOWN 2050
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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:
Lived here 41 yrs. Very nice place to live but have to go to the Falls for eating & shoping - other then grocery would be nice to have more entertainment options here as well.
Keep a friendly atmosphere. where Neighbors are Neighborly.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):
Restaurants - not fast food
Shops - Batique · not box stores.

Housing (single-family; multi-family; affordability; lot sizes; etc.):
Balance of all - less multi family & apts.

Transportation (streets; bike lanes; etc.):
Repair the Roads
include Wagon trail -
Division needs major Help
please

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):
Keep open spaces where ever people live.
(green)

Thanks for coming!

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General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Industrial growth away from downtown

Housing (single-family; multi-family; affordability; lot sizes; etc.):

More Single family
No more apartments

Transportation (streets; bike lanes; etc.):

bike paths / lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

walking Trails
Dog Parks

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

It is unfortunate to see places like the Falls explode while we've stagnated.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

We definitely need affordable housing - condo's

Transportation (streets; bike lanes; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):
Germantown could use more restaurants.
No more fast food.

Housing (single-family; multi-family; affordability; lot sizes; etc.):
Less multi-family.

Transportation (streets; bike lanes; etc.):
Bike trails & Lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):
Trails in Wilderness Park.

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):
Consolidate Sprawl, mixed use zoning.

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):
Complete sidewalks along Division + Pilgrim towards CTH G.

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):
Connectivity to local trail networks.

Thanks for coming!

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Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Develop a downtown on Main St

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

Bike Lanes near schools

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Indoor/out door park pavilion

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Few more sit down restaurants Meguon Rd area

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Enough Sr housing at this point
More single family housing of various levels for income

Transportation (streets; bike lanes; etc.):

Improved quality of roads

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Bike + walking trails
Improve parks

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Not sure I trust the current flood plain maps.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

It would be nice if there was one more concentration business district besides Mequon Rd & County Line Rd. Hills Jr

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Affordability is dying if you just [illegible] space that is OK

Transportation (streets; bike lanes; etc.):

As population density continues to increase the need for public transportation systems

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

GERMANTOWN 2050
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Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

I'd love to see more growth/development on Main St. and smaller biz shops like cedarburg/hartford area

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

coffee shop. besides starbucks
holiday outdoor events
outdoor venue music during summer
farmers market/pop up venues in park

Housing (single-family; multi-family; affordability; lot sizes; etc.):

market rate senior housing

Transportation (streets; bike lanes; etc.):

bubbler bike's would be great for transportation
Uber pick up/drop off location

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

background music playing on Main st (christmas etc...
bike trails
recreational trails marked with mile markers

Thanks for coming!

Germantown Public Information Meeting #1
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Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

CURRENTLY OTHER THAN LIVING IN GTOWN + SCHOOLS, I GO OUTSIDE COMMUNITY FOR EVERYTHING

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

NEED MORE RESTUARANTS, THINGS FOR PEOPLE OF ALL AGES TO DO

NOTHING TO DO HERE FOR TEENS

Housing (single-family; multi-family; affordability; lot sizes; etc.):

NO MORE LOW COST HOUSING

Transportation (streets; bike lanes; etc.):

NO BUS LINE!

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

REC DEPT BLDG LIKE MENO FALLS WOULD BE NICE

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

GERMANTOWN 2050
Planning our future together.

Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Main street should be a destination!

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

We need more small businesses, more non-chain restaurants and more places for our kids to be kids. A community Pool, park and walk/bike pathes

Housing (single-family; multi-family; affordability; lot sizes; etc.):

I do not think we need any more subdivision's

Transportation (streets; bike lanes; etc.):

More bike lanes
Update the main intersections
a bugline would be great.

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Yes yes yes! We do not need to like develop our community with homes more privacy and nature is a must

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

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Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

More restaurants that are not chain/fast food, are family friendly
Areas for live music, group gatherings
Activities for families, young adults, teens to be together & be safe

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Have enough senior living,

Transportation (streets; bike lanes; etc.):

Bike lanes!

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

More walking/hiking/biking trails. I love how much more open & visible Art Baker park is becoming

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

Richard Janusz
rajanusz@hotmail.com

GERMANTOWN 2050
Planning our future together.

Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

I'm new to the area. I've been a personal trainer, martial arts, and boxing coach for over 30 years. I just would like to know about getting acclimated with commerce in Germantown. Also getting involved with community and helping any way possible!

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

GERMANTOWN 2050
Planning our future together.

Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Would like to maintain Village Charm and keep German flavor.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Higher quality restaurants

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Keep Germantown as family friendly

Transportation (streets; bike lanes; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

never enough nature

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

GERMANTOWN 2050
Planning our future together.

Feedback Form
2050 Plan Rural Preservation District Workshop

We appreciate any feedback or comments you have regarding tonight's workshop and the 2050 Plan. If you are willing to share your thoughts and comments tonight or think of something after you leave, please do so using any of the following:

1. Use the interactive mapping tool on the **Germantown2050.com** website
2. Send an email with your comments to: **plan2050@germantownwi.gov**
3. Use this "Feedback Form" to write down your comments and leave it at the check-in station on your way out (or drop it off at the Planning & Zoning counter in Village Hall)

Please tell us what you like, dislike, want to see added, deleted, or changed:

Would like to see Germantown keep its German flavor and integrate. Keep single family homes a priority. No 300 unit complexes!

Get consultants from Midwest or Heartland Not East or West Coast

Name (optional)

Address:

Email:

Feedback on Rural Preservation

The consensus at the workshop seemed to be to conserve as much of the rural aspect of Germantown as possible. Please listen to us. In particular, do not develop north of Rockfield Rd. Put a natural buffer between homes and industrial - not more industrial. It is important to consider who was there first. When industrial is first, homeowners have a choice whether to move there or not. But if the homeowners are there first, their input should be prioritized above all others. We do not want more rental properties. I understand some landowners want to sell, but they don't have to live with the result of what goes in.

I appreciate this opportunity!

Please have more discussion!

I would love to see more residents at these!

Please LISTEN to residents who are opposed to these industrial developments!

GERMANTOWN 2050
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Please tell us what you like, dislike, want to see added, deleted, or changed:

YOU'RE PUSHING THE CONSERVATION SUBDIVISION TOO HARD.

PROPERTY RIGHTS SHOULD BE EQUAL FOR BUYERS & SELLERS.

NEED MORE MEETINGS

TRUSTEES HOLD NEIGHBORHOOD MEETINGS TO REVIEW MATRIX FOR EACH AREA.

Name (optional)

Address:

Email:



#7
REMARK

ADD
North of Rockfield
East of Aldendale.

- Order in which developed.
- What should go beside industrial?
- Conservation ✓ too complicated to be effective

GOES AGAINST INDIVIDUAL PROPERTY RIGHTS

noisy large

We all agreed that industrial should not be beside housing that exists.

Owner occupied housing.
Smaller, limited hours of operation inside

THERE NEED TO BE MORE MEETINGS TOO MUCH INFO. IN TOO SHORT A TIME

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Please tell us what you like, dislike, want to see added, deleted, or changed:

Not related to the workshop but I notice that the American Flag flying outside should be replaced. It is frayed.

Thank you!

Name (optional)

Address:

Email:

GERMANTOWN 2050
Planning our future together.

Feedback Form
2050 Neighborhood, District, and Corridor Land Use & Development

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Please tell us what you like, dislike, want to see added, deleted, or changed:

- Keep industrial south of Rockfield, west of Goldendale.
- There needs to be a buffer between industrial and residential. Ag is the perfect buffer.
- Please listen to the comments from previous meetings. All maps wanted more Ag + rural areas.

Name (optional)

Address:

Email:

GERMANTOWN 2050
Planning our future together.

Feedback Form
2050 Neighborhood, District, and Corridor Land Use & Development

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3. Use this "Feedback Form" to write down your comments and leave it at the check-in station on your way out (or drop it off at the Planning & Zoning counter in Village Hall)

Please tell us what you like, dislike, want to see added, deleted, or changed:

No industrial north of Rockfield Rd or east of Goldendale.

Keep this area agricultural/residential

Please focus on community not on money.

Please create a better buffer between the industry that is already there and the residents that are there now.

Remember the comments from the last meeting that 99% of those present don't want industrial.

Name (optional): Susan White

Address: W204N13273 Goldendale Rd

Email:

GERMANTOWN 2050
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2050 Neighborhood, District, and Corridor Land Use & Development

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3. Use this "Feedback Form" to write down your comments and leave it at the check-in station on your way out (or drop it off at the Planning & Zoning counter in Village Hall)

Please tell us what you like, dislike, want to see added, deleted, or changed:

I don't want to see industrial development continue ~~no~~ north of Rockfield Rd. or east of Goldendale. I disagree with residential: multi-family/senior and more industrial development in the area. I have lived in Woodside neighborhood for 18 years. It was a quiet country area when I bought my home. I moved out of the Village proper of Germantown from Catskill Ln to get out of "city" living.

Margaret Cutts (Meg) N136 W20485 Bonniwell Rd

Name (optional) Address:

Email: Cuttsmeg@yahoo.com

GERMANTOWN 2050
Planning our future together.

Feedback Form
2050 Neighborhood, District, and Corridor Land Use & Development

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3. Use this "Feedback Form" to write down your comments and leave it at the check-in station on your way out (or drop it off at the Planning & Zoning counter in Village Hall)

Please tell us what you like, dislike, want to see added, deleted, or changed:

No industrial North of Rockfield, East of Goldendale. This area should be residential / agricultural. Preserve this area's Rural Character. Public input has been consistent with regard to the Holy Hill Gateway district & surrounding area. I disagree with the "Preferred Future Land Use" matrix deeming residential as undesirable.

Jeffrey R Braun

Name (optional)

Address:

Email: JBRAUNWI@GMAIL.COM

PREFERRED FUTURE LAND USE

Dheinsville Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	A	u	D	u	u	D		Yes	N	D	U	D	see NOTE 2 and NOTE 3

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.

Desirable future land uses within the Dheinsville Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM 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 fewerCSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

PREFERRED FUTURE LAND USE

Village Center District

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	A	D	D	u	D	A	D	u	u	u		Yes	Yes	D	A	U	25 units/acre

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.

The Village Center is intended to serve as the heart or central place within the community. The two primary circulation routes, Main Street and Mequon Road, are envisioned to be better connected through a combination of infrastructure improvements and redevelopment. The Village Center District is intended to continue as a mixed-use commercial and residential district but reinvigorated with more placed-based, pedestrian-friendly design elements. Improvements to Main Street and Pilgrim Road should continue to emphasize the conversion of existing buildings to entertainment, retail, and high-density residential uses that would service existing residents as well as draw visitors from the region. Historic and architecturally significant buildings should be preserved, and curb cuts and off-street parking areas minimized or placed in the rear of properties.

Opportunities exist at major intersections along Mequon Road for mixed-use redevelopment inclusive of outdoor gathering spaces. This shift from auto-dominant site design to "place-based" development should be emphasized with existing and future commercial property owners (see opportunity area scenarios included for the Village Center District). Multi-family residential development is acceptable in a traditional pattern of development up to densities of 25.0 DU's/acre and is encouraged to be developed as part of an overall mixed-use development. Park and open space uses are desirable, particularly those with a river-orientation abutting the Menomonee River corridor, including the area currently used for the Blackstone Creek golf course.

ENTRANCE TO VILLAGE
GATEWAYS
HISTORIC PRESERVATION

PREFERRED FUTURE LAND USE

Holy Hill Gateway District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	~~u~~ D	~~u~~ D	~~D~~	D	D	~~A~~ U	A	A	u	~~D~~ U	u	Yes	Yes	-	-	-	10 units/acre

The Holy Hill Gateway District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, hospitality, corporate office uses. Community-scale retail and service-related commercial uses are intended to locate at the Holy Hill Road interchange (except for "big box" retail) and neighborhood-type commercial uses at the Holy Hill Road @ Goldendale intersection. The potential for mixed-use commercial with high-density residential could be appropriate for land adjacent US41.

See the Economic Development Section of this Plan for more information on future land uses within the Holy Hill Gateway District.

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.

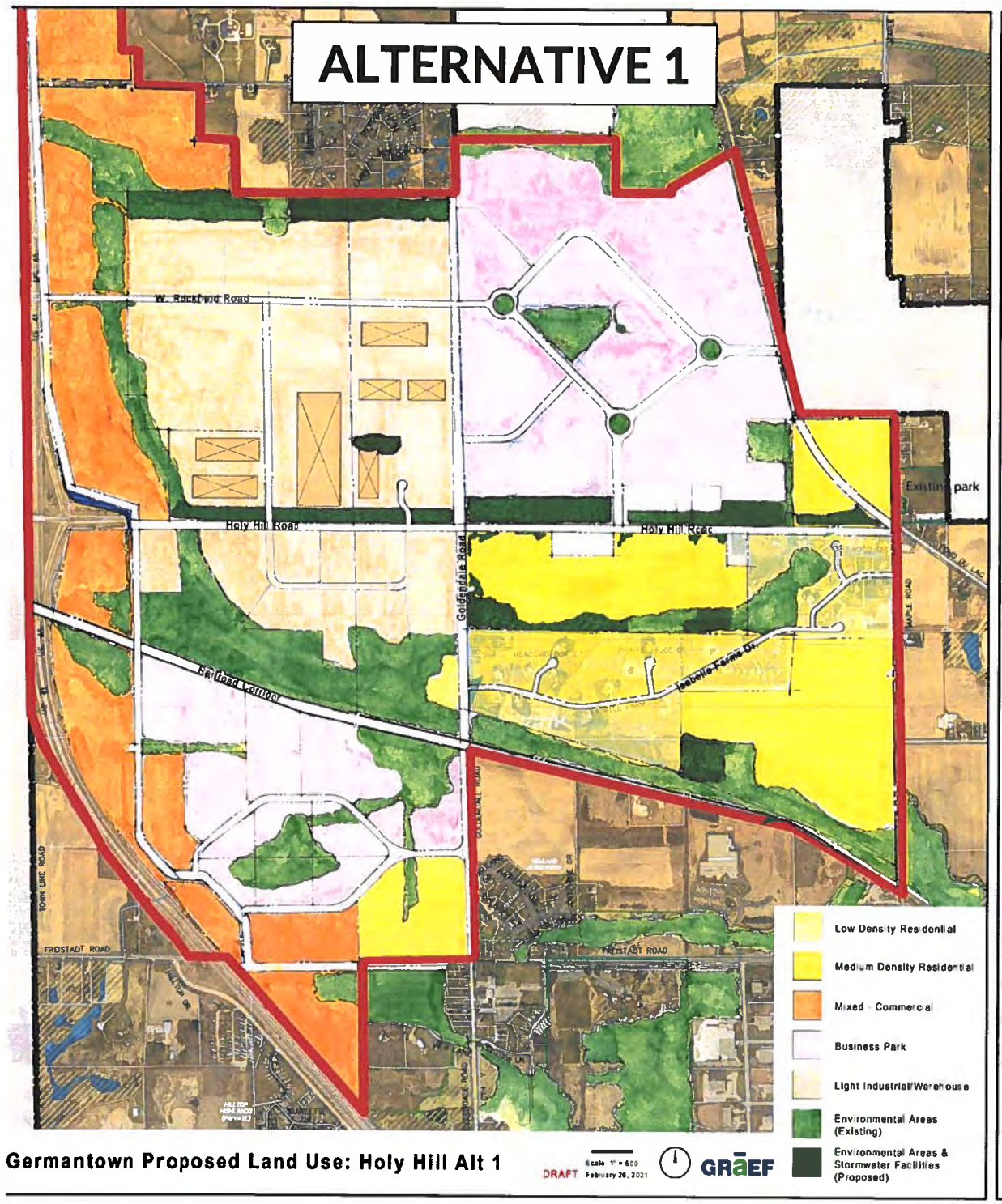
Industrial Acceptable with buffers

FUTURE LAND USE:

Holy Hill Area

Proposed
3

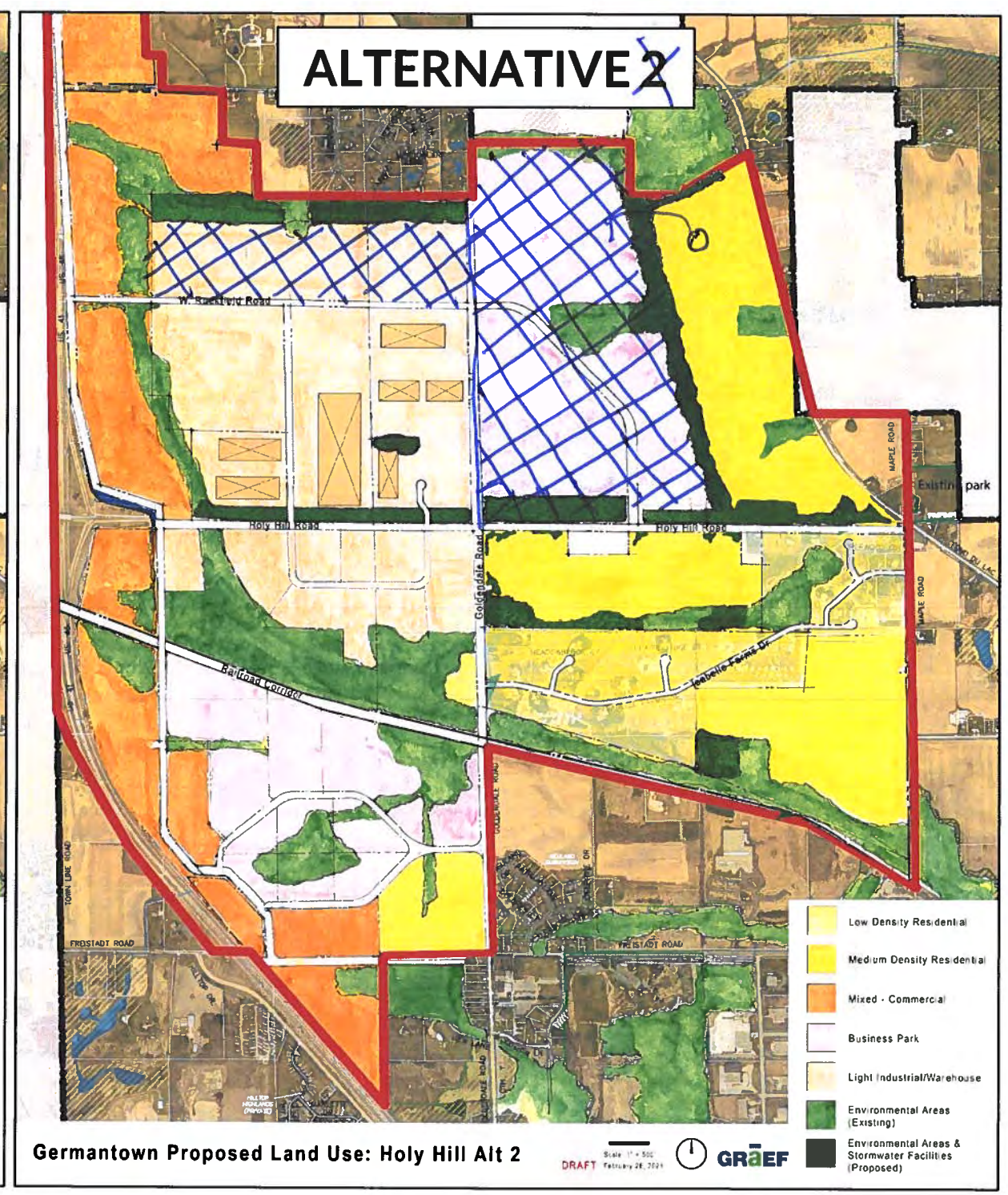
GERMANTOWN 2050
Planning our future together.



Germantown Proposed Land Use: Holy Hill Alt 1

DRAFT February 26, 2021

GRÄEF



Germantown Proposed Land Use: Holy Hill Alt 2

DRAFT

GRÄEF

Low Density Residential

Medium Density Residential

Mixed - Commercial

Business Park

Light Industrial/Warehouse

Environmental Areas (Existing)

Environmental Areas & Stormwater Facilities (Proposed)

Rural Preservation Boundary Notes from 4-11-22 Community Workshop

Table 1

- Would like to continue farming

Table 2

- Area north of Donges Bay and east of Pilgrim should be designated Rural Preservation

Table 3

- Keep all potential sewer service areas in the Rural Preservation District

Table 4

- Keep area north of Rockfield Road and east of Goldendale in Rural Preservation area

Table 5

- Remove area north of Rockfield Road from potential expansion area.
- Remove area east of Country Aire and north of Elm Lane from potential expansion area

Table 6

- Everything outside current SSA should be kept int the Rural Preservation District

Table 7

- Remove potential expansion area north of Rockfield and east of Goldendale….but could be owner occupied houses or office buildings with limited hours, if it had to be developed
- All unsewered area north of Friestadt should be kept within the Rural Preservation District
- Keep Shoen Laufen District Rural

Table 8

- No sewer in southwest potential expansion area
- Keep area south of Freistadt, between Country Aire Drive and Mary Buth Lane, in Rural Preservation area

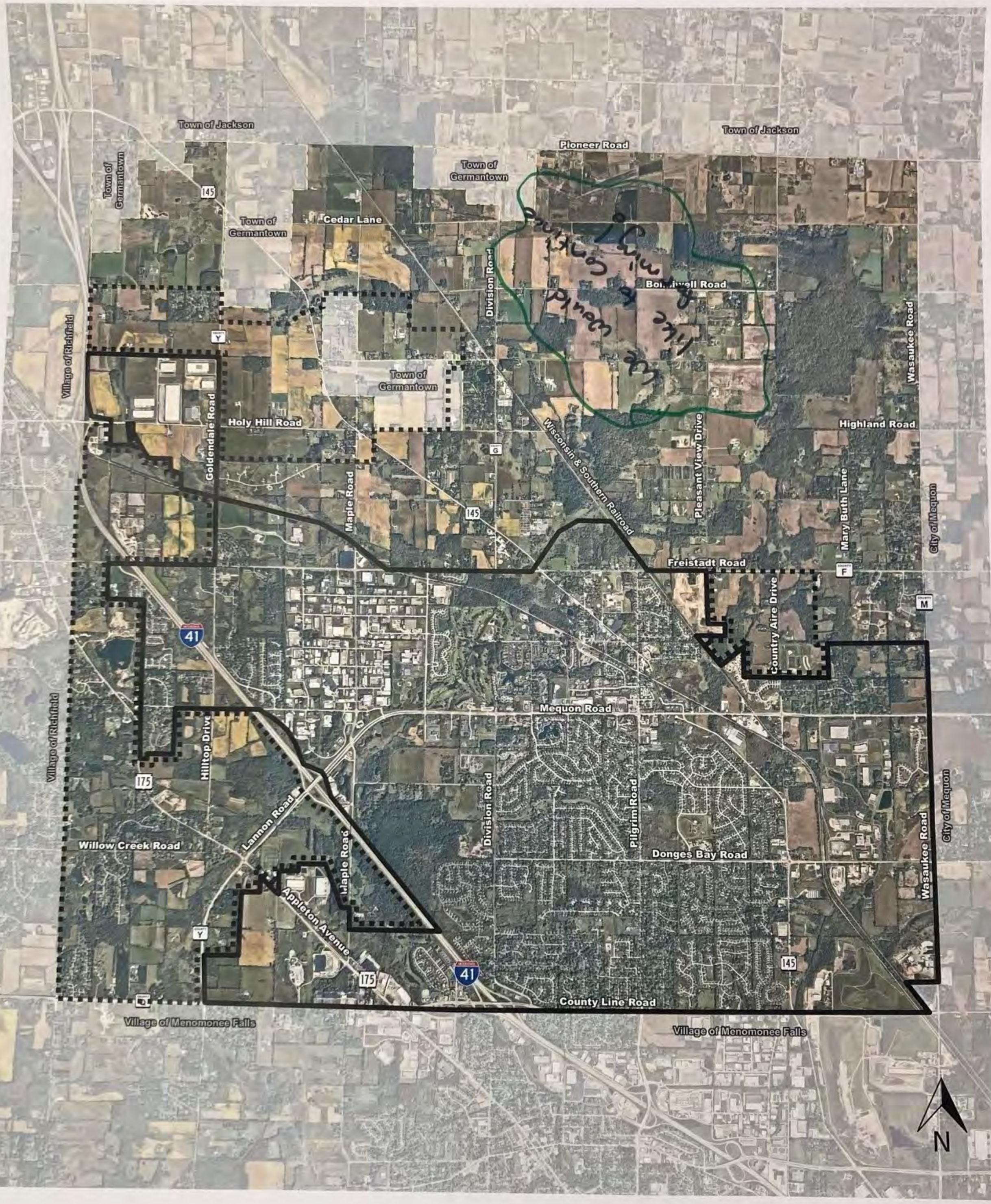
Table 9

- Remove potential area near Rockfield and Goldendale
- Keep everything north of Friestadt Road east of the Wisconsin & Southern Railroad in Rural Preservation area

Table 10

- Everything west and north of the power station along County Line Road should be in the Rural Preservation Area
- Moderate density residential along east of Goldendale could be a possibility

Village of Germantown



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Legend

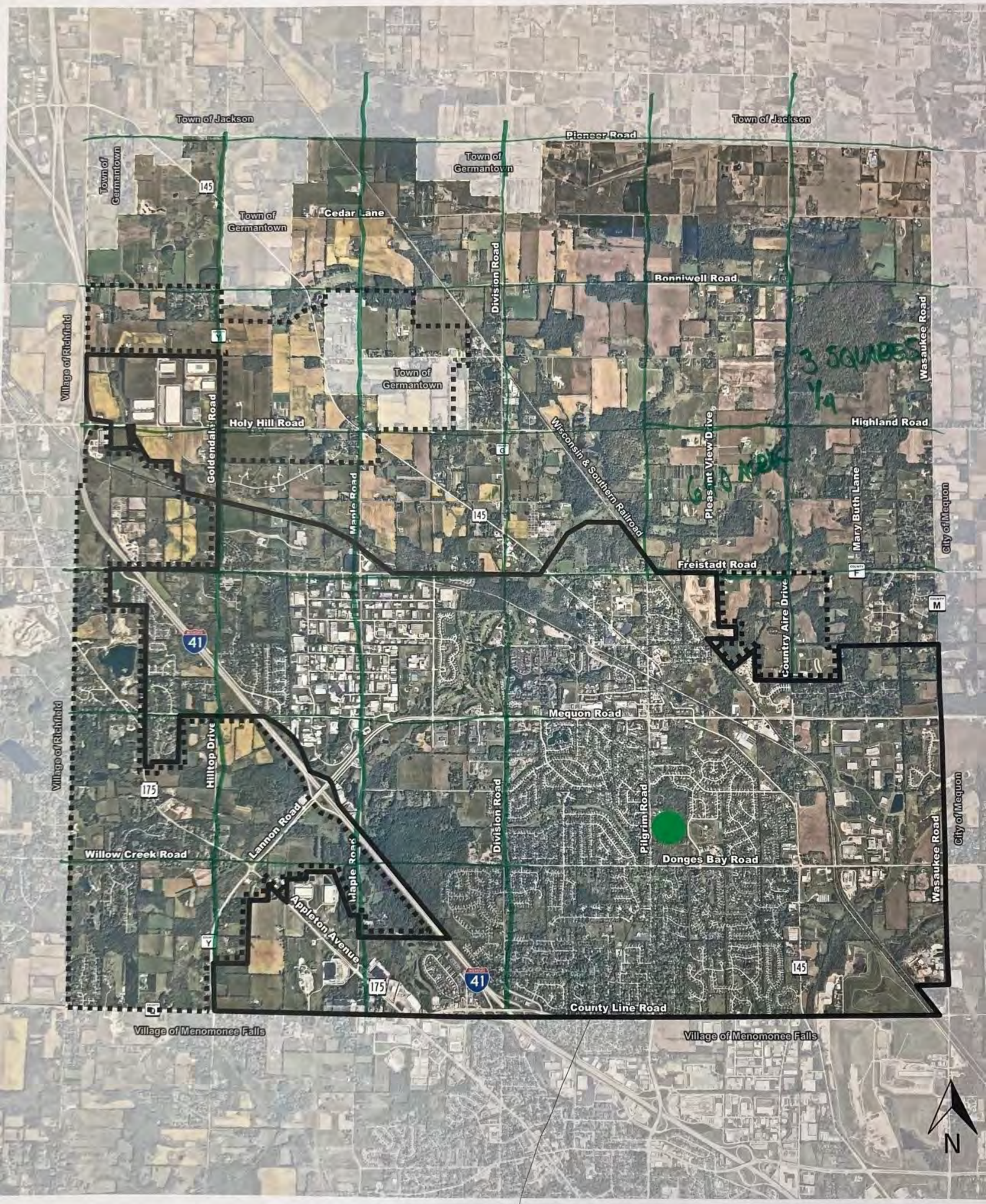
Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #

1

Village of Germantown



rural preservation

2050 GERMANTOWN
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Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

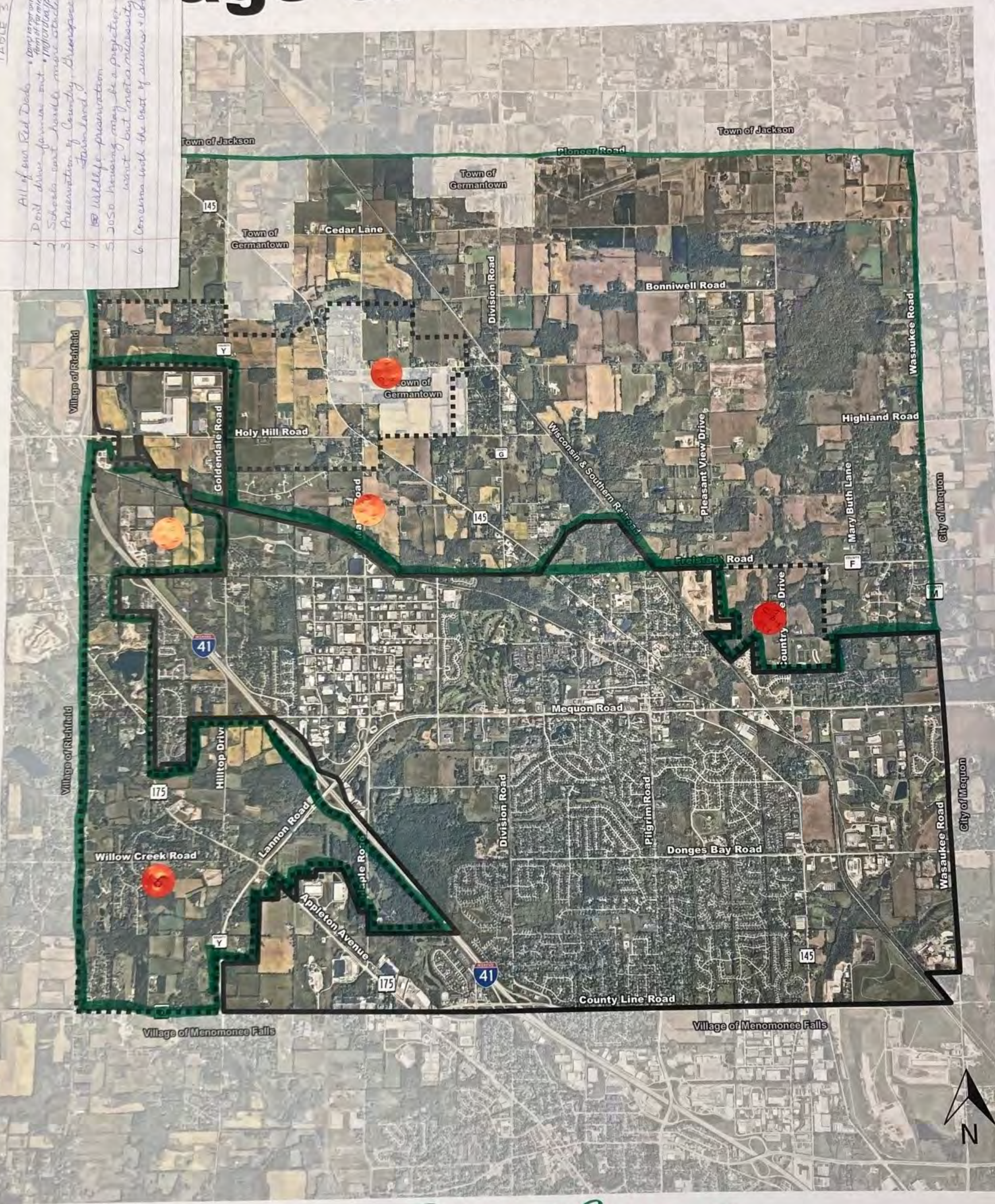
Table #
2

RED = Removed From Sewer Service Area

age of Germantown

TABLE 3

All of our Red Dots
1. Don't drive farmers out
2. Schools can't handle more students right now
3. Preservation by County, Brookfield + Farmland.
4. Wildlife preservation
5. 2050 hearing may be a projection 40 yr out but not a necessity
6. Concerns with the cost of sewers + Conversion



GREEN BORDER: Proposed Rural Preservation Mapping Area

Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

2050 GERMANTOWN
Planning our future together.

Table # 3

To Do

- [ ] Red Dot = keep out of sewer
- [ ] Keep everything
- [ ] north of Rockfield as Ag
- [ ] Industrial stay
- [ ] South of Rockfield, West of Goldendale
- [ ] need buffer between Residential + Industr

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lage of Germantown

Town of Jackson
Town of Germantown
145
Town of Germantown
Cedar Lane
Town of Germantown
Pioneer Road
Town of Jackson
Division Road
Bonniwell Road
Village of Richfield
Y
Town of Germantown
Wasaukee Road
Goldendale Road
Holy Hill Road
Wisconsin & Southern Railroad
Pleasant View Drive
Highland Road
G
Maple Road
145
Mary Buth Lane
City of Mequon
Freistadt Road
M
41
ountry Aire Drive
Mequon Road
Village of Richfield
175
Hilltop Drive
Lannon Road
Division Road
Pilgrim Road
Willow Creek Road
Maple Road
Donges Bay Road
Wasaukee Road
City of Mequon
Appleton Avenue
Y
175
41
145
County Line Road
Village of Menomonee Falls
Village of Menomonee Falls
N

Red = Remove from future sewer

GERMANTOWN 2050 Planning our future together.

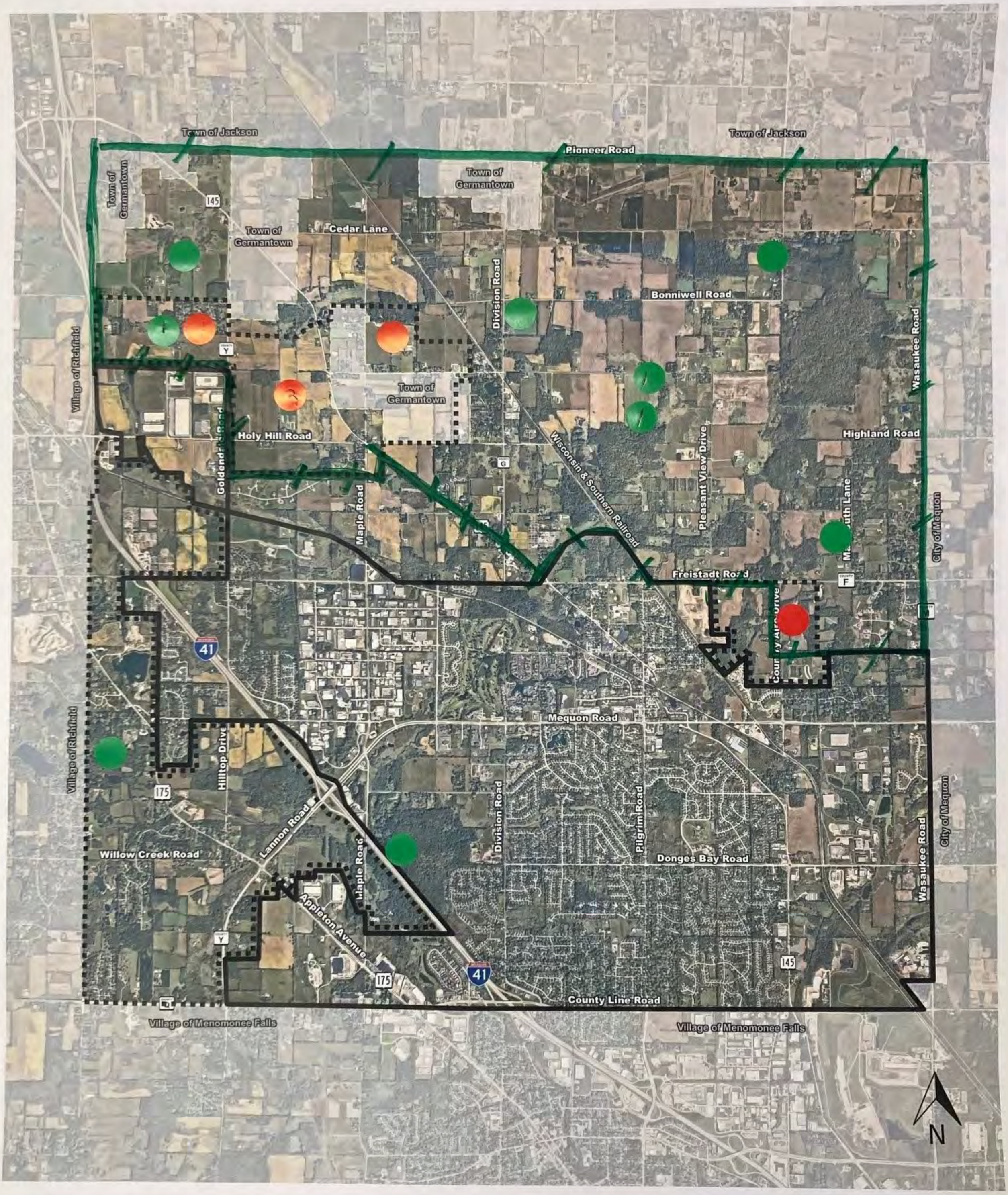
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
4

Village of Germantown



2050 GERMANTOWN
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Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

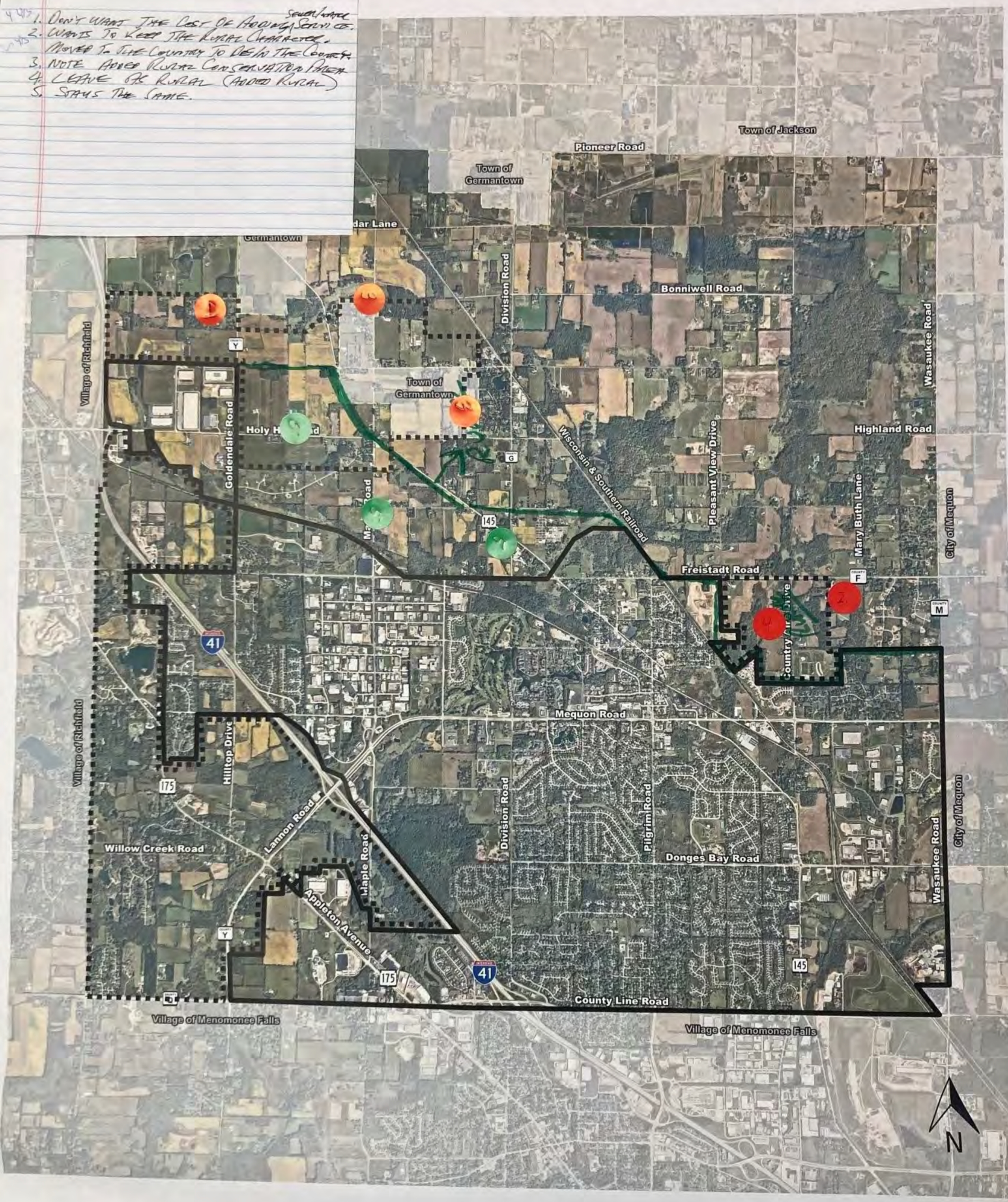
Table #

5

Village of Germantown

T-6

1. Don't want the cost of adding sewer/water
2. Wants to keep the rural character.
   Moved to the country to be in the country.
3. Note added Rural Conservation Area
4. Leave as Rural (added Rural)
5. Stays the same.



2050 GERMANTOWN
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Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
6

DO NOT SELL OUR WATER

Village of Germantown



GREEN = RURAL

2050 GERMANTOWN
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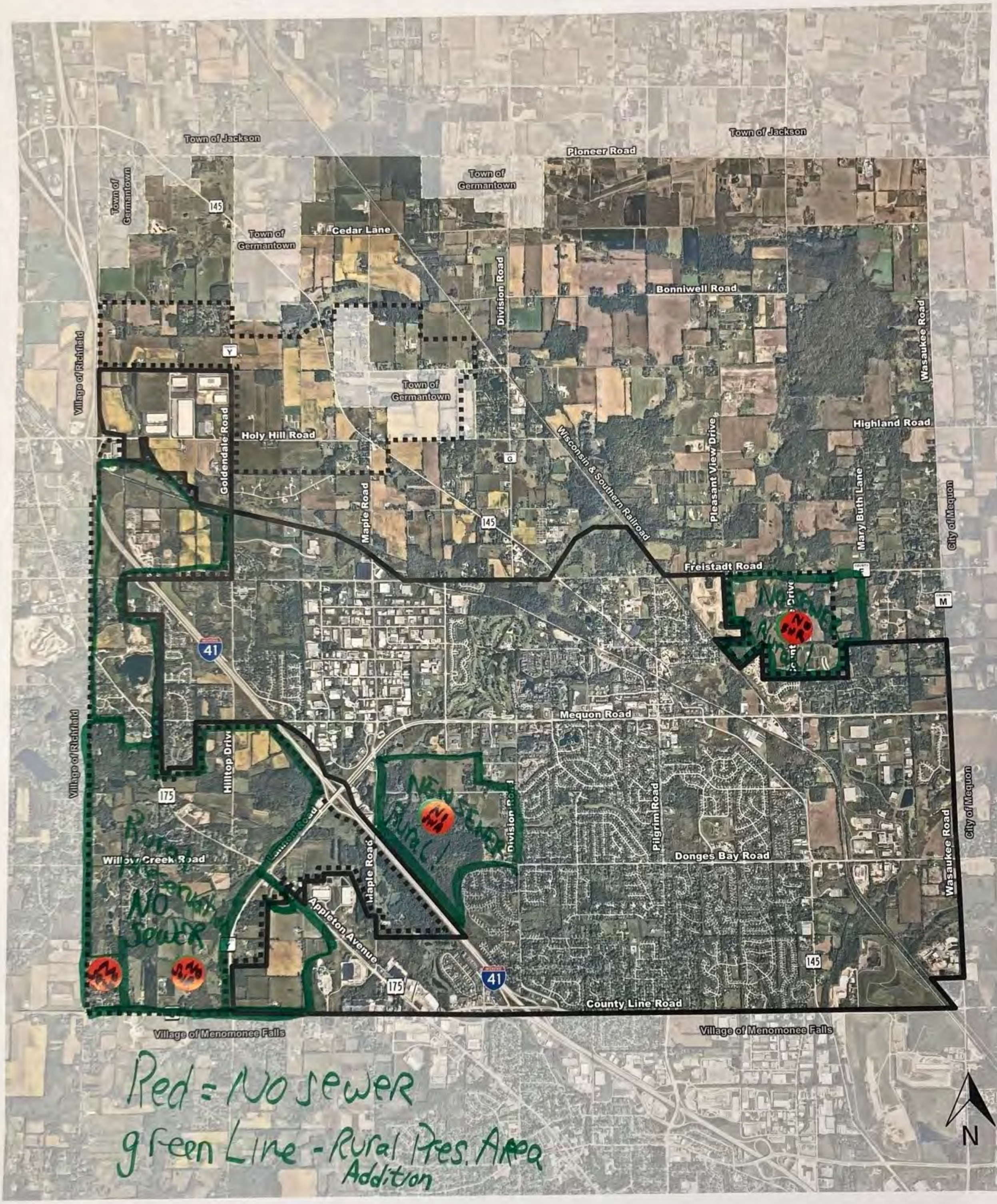
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
7

Village of Germantown



Are the current Landowners of Large tracts farmers or Land speculating buyers/developers?

2050 GERMANTOWN
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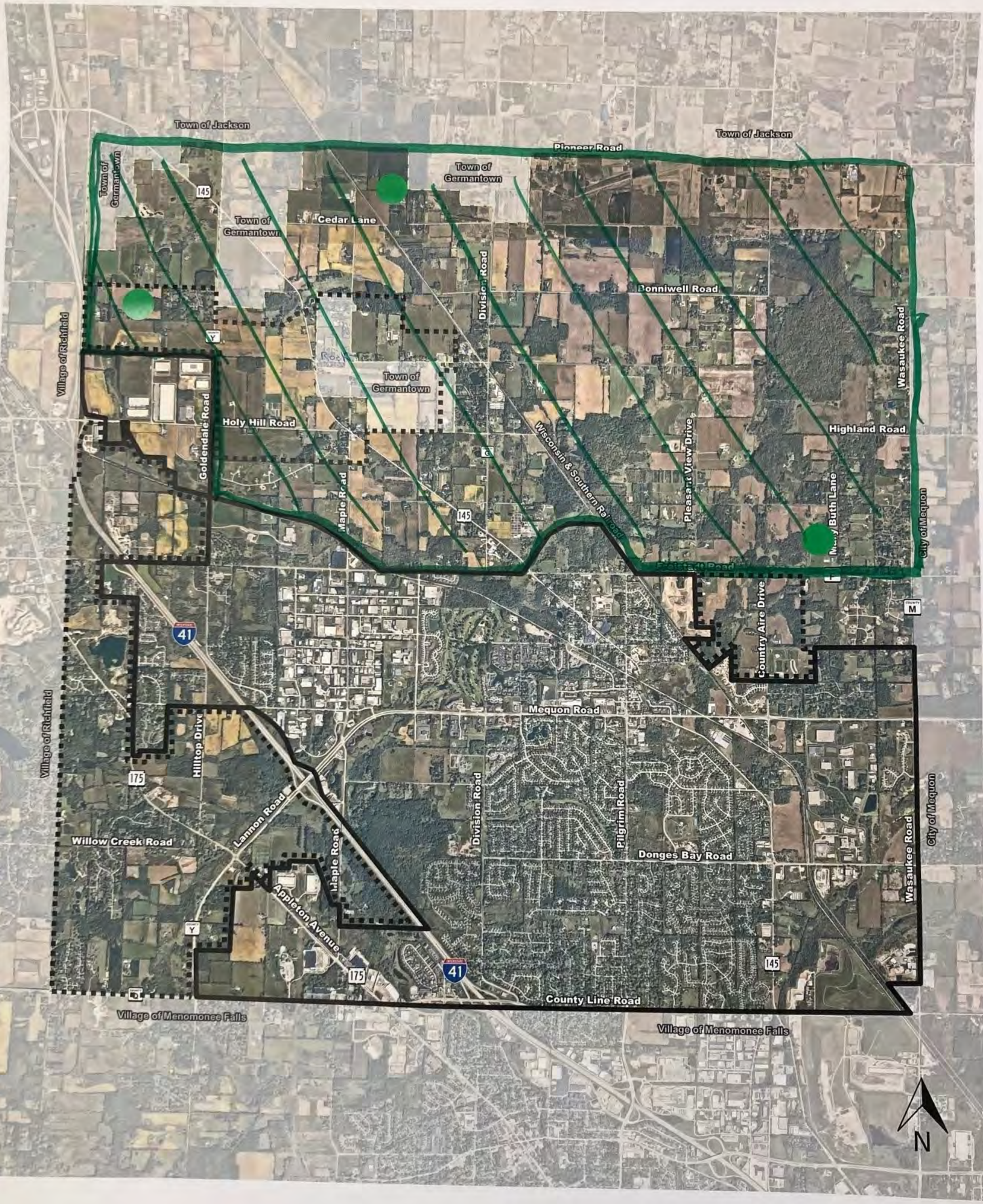
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
8

Village of Germantown



2050 GERMANTOWN
Planning our future together.

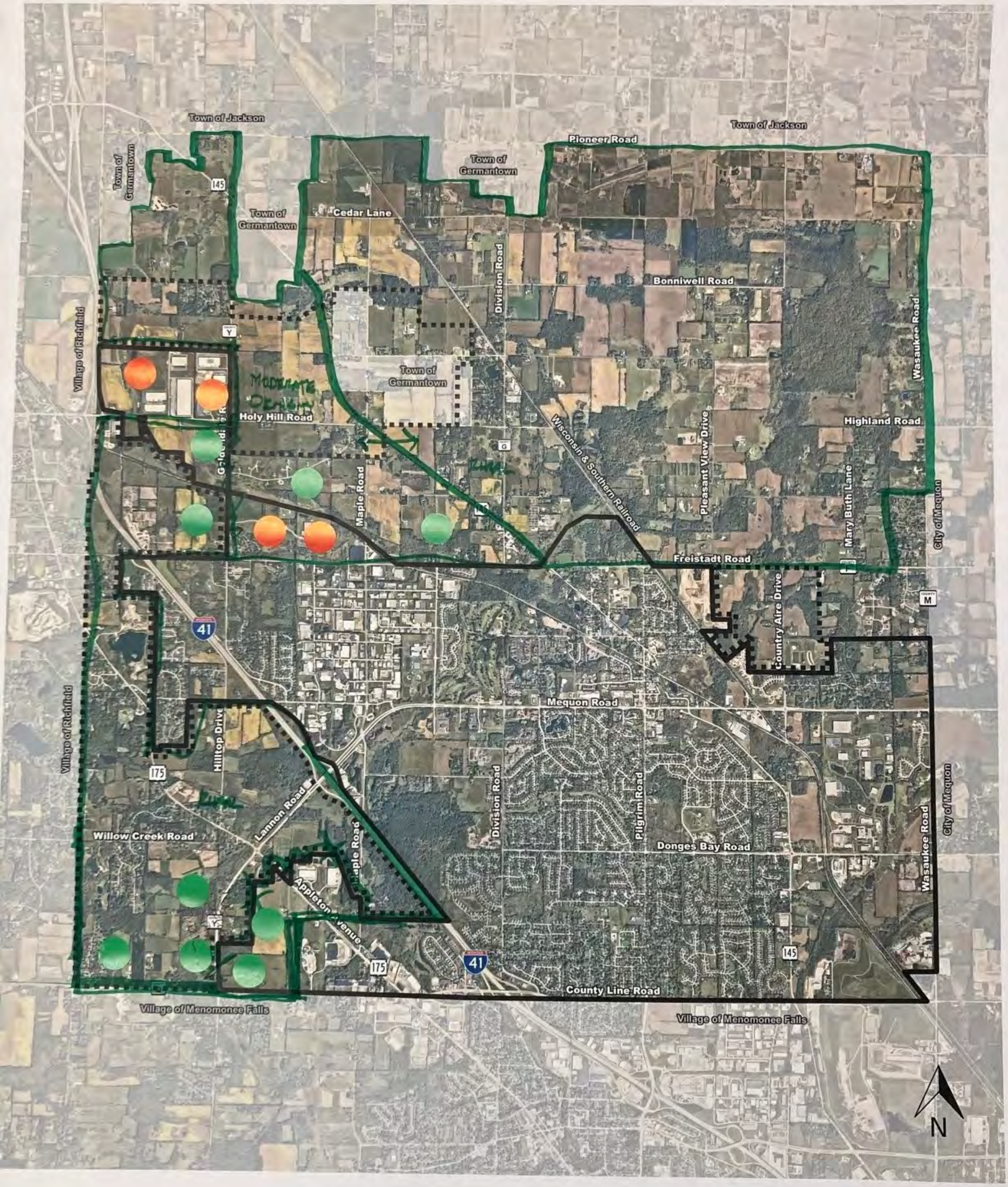
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
9

Village of Germantown



2050 GERMANTOWN
Planning our future together.

Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #

10

From: Tamra Varebrook
To: Germantown 2050 Plan
Subject: Please consider
Date: Monday, September 23, 2019 6:27:47 AM

Regular CURBSIDE bulk pickup

Here is a petition of interest.

http://chng.it/5q6XtnkDZx

From:	Deb Denton
To:	Comments
Subject:	Board Meeting Items for Discussion for tonite"s meeting
Date:	Monday, September 21, 2020 1:23:49 PM

Good afternoon -

Please discuss these items at tonite's meeting:

- the School District is having their annual meeting on the same nite as the 2050 Plan meeting - please move one of these meetings - As you know, Germantown citizens are interested in giving input to the 2050 plan, as well as what the School District is going to be doing! THIS IS IMPERATIVE!

- What is the status of the BUilders Agreement with Veridian - I cannot find it on line anywhere - please provide us with an update

- Children are still playing on the dirt piles where the construction is occurring - what can be done about this

Thank you

Jim and Deb Denton
Crabtree Lane
Germantown, WI

From:	jandmiller4@att.net
To:	Comments
Cc:	Phil Hudson; Art Zabel; Jolene Pieper; David Baum; Dennis Myers; Dan Wing; Rick Miller; Terri Kaminski; Dean Wolter; Deanna Braunschweig
Subject:	Village Board Meeting tonight 9/21/2020 - Comments
Date:	Monday, September 21, 2020 2:55:02 PM

Good evening Village Board,

My mission is to ensure that the Village of Germantown is the most sought after Village to live in because of the open green space, undisturbed wetlands and exceptional Parks.

In order to do that, Germantown has to make a commitment to create the most beautiful Parks with attractive and functional Recreational Buildings/Pavilions such as Fireman's Park. The Buildings/Pavilions that we construct in these Parks are for today and future generations to use for multiple purposes – such as reunions, showers, Birthday and Anniversary parties and of course Weddings! All of the buildings/pavilions in our Germantown Parks should be income generating. To ensure that the Germantown Parks buildings/pavilions are income generating, they should be functional, well appointed, and visually pleasing. This will ensure that Germantown will obtain repeated sales for these buildings/pavilions which equals **income!**

I would like to bring up several points about tonight's meeting agenda item – Fireman's Park Contractor and make a comment about rescheduling the 2050 Land Use Plan Meeting.

1. **(X. B. Firemen's Park Shelter)** The Village Board and Parks & Rec have been working on the Fireman's shelter for at least two years. Now it comes down to the contractor. In the Parks and Rec Meeting last Monday there was a difference between two contractors. One design had NO Trusses and the other contractor did include the Trusses. There are Trusses in the New Dheinsville Festhalle. It allows people to come in and hang lights and decorations for weddings, etc. It also lends itself to the Germanic Design. The Parks & Rec vote for and against Trusses was tied. Then the President of the Parks & Rec had to add a vote and he voted for NO Trusses. I believe that the Village Board wanted to have the Trusses and perhaps you can persuade the Parks & Rec to vote in the Trusses. Otherwise. in my opinion, the new Fireman's Park it is going to look like a gymnasium. High boring ceilings.
2. **NOT ON THE AGENDA – 2050 Land Use Plan**. The VB is always looking for citizen input for the 2050 Land Use Plan. The School District is having their Annual Meeting on September 28th too. There is no way that a citizen can attend both meetings. I want to urge the Village Board to move the 2050 Land Use meeting to a Thursday. There are so many of the Committee Meetings on Mondays it is impossible to make them all. If the Gtown Citizens are interested in giving their 2050 Plan input plus find out what the School District is going to do this year…they cannot be in two places at one time. Since the planning of our Village is such an important plan going forward I have two suggestions:
    a. Utilize the Green Dog Sign – placed in strategic locations around the Village so that citizens can go to the website to find out where/when the next 2050 Land Use Plan Meeting will be!
    b. I respectfully request that the Village Board reschedule the 2050 Land Use Plan

Meeting to October on a Thursday night. Here is my suggestion = 10/29/2020.

3. **Builders Agreement** – I wanted to ask what is the status of the updated Builders Agreement between – the Village of Germantown and Veridian Homes??? This Builders Agreement was supposed to be updated. Where is it located?
4. **Safety** – I want to mention that I have observed children and adults still running on the tops of the mounds of dirt and sitting in Equipment at Kinderberg Park. Please make sure that there is added
   Germantown Police patrol past Kinderberg Park and the construction area.

Germantown Leaders should be keenly aware of our outdoor spaces during this COVID –19 Pandemic. COVID is not going away soon so the more we prepare our outdoor spaces with options to give our citizens opportunities to be outside where it is relatively safe – the better. Please keep in mind that these building/pavilions will be here for generations. Make them beautiful and income generating!!!

Thank you in advance for your consideration!

Kind regards,

Jan

Jan D. Miller
Friends of Kinderberg Park Committee Member

262-352-8250 Cell

From:	jandmiller4@att.net
To:	Comments
Cc:	Dean Wolter; Deanna Braunschweig; Jeff Retzlaff; ljohnson@village.germatown.wi.us; David Baum; Matt Kimmler; alaszewski@germantown.wi.us; pniles@germantown.wi.us; rwilliams@germantown.wi.us; wshadid@germantown.wi.us
Subject:	Plan Commission 10-12-2020 - COMMENTS
Date:	Monday, October 12, 2020 6:27:59 PM

To the Plan Commission,

I would like to speak during the Public Input time:

~~~~~~

Regarding the 2019 Community Survey Results:

I would like to know if the 1,819 Total Survey Respondents is a high or low number for a Village of 20,000 people.

Comments:

1. There seems to be somewhat of a lower quality of life in Germantown since the 2015 survey. This is concerning…
2. 46% of the respondents think that Gtown could use more "passive recreation" land use such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling and picnicking, etc. I agree that people do want to live more active lives and be closer to nature. It is my opinion that the 2050 should focus on these attributes.
3. The survey said that Gtown needs to Attract more Sit Down and Family Restaurants. My opinion is that getting new restaurants will not improve or be a reality until the COVID-19 Pandemic has a vaccine. At this time all businesses are having a difficult time to stay alive. I do not see this happening for another two years….but it should be in the plan.
4. Most of the respondents want Gtown to tap into bike and hiking trails to connect with other communities and get people into our Germantown Downtown Area. I agree.
5. The Survey also said that the rural feeling should be promoted as well as conservation subdivisions. This is another great idea that I agree.

My suggestion is that Germantown 2050 Land use Plan focuses on the creation of these outside buildings, paths and functions. Germantown can win back the current residents and attract other residents by creation of the walking trails, wildlife observation areas, canoeing, kayaking, bicycling and picnicking areas. In order for Germantown residents and people in general to gather in numbers there will a need for OUTDOOR gathering spaces. Germantown needs to focus on these types of spaces and lead people to the Germantown downtown area. Germantown needs a "focal point". My vision: we could connect all of the wonderful rural areas and passive recreation areas and lead them to the Germantown downtown area. This is not a new concept…all you have to do is to look at our neighboring Towns and Villages…they are great examples of making the Downtown a Focal Point.

I hope that the Plan Commission will come up with a plan of action to review each of the individual ZONES and get resident feedback from each ZONE. It is important that all Germantown Residents have a say in the development of Germantown going forward into 2050.
~~~~~~

Thank you to the Plan Commission for your consideration of my Germantown 2050 Land Use Plan.

Comment on Gehl Foods:

I think that the Plan Commission should deny the building of the 52' silo for the Nitrogen. If there is a fire…they will have to wait for the fire dept to get additional help from neighboring villages.
Has Gehl Foods ever started the construction of beautifying the side of the building on Main Street where they took down homes to build the addition on Main Street and Church Street???
Thank you.

Kind regards,

Jan

Jan D. Miller
W151 N10297 Windsong Circle, West
Germantown, WI 53022
Friends of Kinderberg Park Committee Member

262-352-8250 Cell

From:	jandmiller4@att.net
To:	Comments
Cc:	Dean Wolter; David Baum; Phil Hudson; Art Zabel; Jolene Pieper; Terri Kaminski; Rick Miller; Dennis Myers; Dan Wing; Deanna Braunschweig
Subject:	Village Board Meeting Regarding - Gtown selling water/sewer to Richfield
Date:	Monday, November 2, 2020 12:41:02 PM

To the Germantown Village Board:

I am sending my comment for item **VI. A. Village of Germantown providing Village of Richfield with Water/Sewer Utilities.**

I would like to make my comment on line…but I wanted you to have this e-mail for the meeting notes.

Thank you,
Jan Miller

~~~
~~~

From:	jandmiller4@att.net
To:	Comments; Dean Wolter; "David Baum"; alaszewski@germantown.wi.us; pniles@germantown.wi.us; rwilliams@germantown.wi.us; wshadid@germantown.wi.us; Matt Kimmler
Cc:	jandmiller4@att.net
Subject:	Plan Commission Meeting 2/22/21 - Comments and Questions - from Jan Miller
Date:	Monday, February 22, 2021 6:31:23 PM

Good evening Plan Commission,

I have some comments/questions about the Graef Germantown Comprehensive Plan 2050.

1. #2 What we have heard so far??? Is this information from 2020 or 2019 and how many participants from the Village of Germantown in this feedback?
2. #4. In this Interactive Map on Social Pinpoint - it says that there will be instructions and encourage residents to attach pictures – their own pictures??? Or pictures that Graef provides?
3. #5 Introduce Map of "Opportunity Areas" - what is this area??? It is not noted on this map page 17.
4. #1-10 Village Center/ Mequon Road? - Mequon Road is a couple of miles long…what north/south street and Mequon Road are you referring???
5. #11-18 Holy Hill Industrial Area - - Is this light or heavy Industrial?
6. # 19-22 Germantown Northeast Rural Preservation District. – have the land that needs to be preserved been surveyed by the DNR? Preservation leads to conservation. Are we aware of all of the wetlands in the Northeast Rural District?
7. Page 17 – Future Land Use – Bottom of Page says Scenario Planning Map 8-3 : 2010=-2020 Future Land Use – Is this OLD or NEW??? Or is it the same?

My main questions:

1. Does Graef have staff Landscape Architects that are actively involved in this Germantown Comprehensive Plan?
2. If not, why not?
3. If so, what is their role?
4. How many participants can you have on the ZOOM Meeting/WebEx for the March 22 Community Workshop?

Thank you for your answers to my questions.

Kind regards,

Jan

Jan D. Miller
W151N10297 Windsong Circle, West
Germantown, WI 53022

From:	mcsmythe@wi.rr.com
To:	Germantown 2050 Plan
Cc:	Steve Kreklow; Jeff Retzlaff; Dean Wolter
Subject:	Virtual meeting for the 2025 plan vs in person
Date:	Tuesday, March 23, 2021 3:34:49 PM

Hello,
I attended the virtual meeting last night and thought it was interesting. I am concerned, however, that only .00105 of the population attended. The Village is roughly 20,000 people and if there is to be buy-in on anything there should be a much bigger representation of people seeing these presentations.

It will be difficult to get behind anything, even if I like it, if only 21 people have weighed in on visual preferences, amenities that have tax ramifications, the removal of long-time features such as the golf course and adding housing and heavy industrial.

I know it is only a plan, but I have been involved in a community-wide organizing of plans in the past, in other places. The plan adoptions never go smoothly if there is not widespread, VERY public meetings with lots of opportunity for discussion and peoples' voices heard. The beauty of completing these meetings in a charette-type setting (tables of people with maps having discussions and figuring out what makes sense) is that neighbors change neighbors' minds, or at least help them see it won't be so bad. It takes the pressure off the Village because the people have input.

Waiting until the mask mandate is over has my vote. Providing more than a virtual opportunity is a better way to go. Having previously lived through this in a contentious situation for an historic neighborhood, call me "Been there, done that."

Thanks.

Melanie Smythe
262-247-6301c

From:	mcsmythe@wi.rr.com
To:	Dean Wolter; Germantown 2050 Plan
Cc:	Steve Kreklow; Jeff Retzlaff
Subject:	RE: Virtual meeting for the 2025 plan vs in person
Date:	Wednesday, March 24, 2021 7:40:02 AM
Attachments:	Re Virtual meeting for the 2025 plan vs in person.msg

Mr. Walter,
From your response, I gather you will be conducting more actual in person meetings. Assuming this will happen shortly, due to vaccinations and all the great news of declined cases, the school auditorium has a large space that might work. I attended a board meeting there last autumn and it held numerous people in spite of the virus. Several sessions could be conducted there.

Since Washington County is looking into reducing the mask restrictions and we are technically NOT in a pandemic at the moment, the Village moving towards open in-person meetings will do much to take away some of the fear that has gripped the community. As a community, we should be encouraging everyone to get back to normal business.

Germantown can be a leader in this.

I will contact my neighbors and trust that you will be coming out with an updated list of open meetings for over the next months and summer, beyond the May virtual meeting. I will let them know that. We are talking about the next 30 years for this community. People need a say even if we have to add several months to the process.

Thanks

Melanie Smythe
262-247-6301c

From: brian bersch
To: Germantown 2050 Plan
Subject: Downtown
Date: Thursday, April 29, 2021 8:43:47 AM

I have been brainstorm on how to make a downtown that actually has more the. Bars and a factory, isn't there way to have shops and more things to do similar to Cedarburg or Menominee Falls? Germantown needs more things for people to do, stop and then no how to want residents to stay and play and how to attract people for m outside the village to come and spend money adding to the economic growth? There are so many subdivisions and housing options but what do those residence have to do in the village, currently there options are manly fast food, bars and banks. We need to have more shopping and overall activities. While I understand that Covid slowed growth were past that phase. Look at all of the funding that went towards Holy Hill industrial area, we need to start thinking big picture what will attract younger people to the village and keep the current people to stay and play in Germantown.
I would be open to a meeting to discuss the in person more ideas

Thanks,
Brian Bersch
bersch1980@gmail.com

From:	Ryan Haines
To:	Germantown 2050 Plan
Subject:	2050 Plan- SE corner of Goldendale / Holy Hill Road Plans
Date:	Thursday, April 29, 2021 11:53:01 AM

Hello,

I was reviewing the information on the Germantown2050 website-- specifically the interactive map, where I was able to see the two proposed alternatives for the Holy Hill Road area. I'm specifically asking about the land on the SE corner of the Holy Hill / Goldendale Road intersection. It appears the plan for that specific area is the same in both alternatives (a residential subdivision), with houses very close together along the outer edge of the subdivision drive. How big are those buildable lots as drawn?

I ask because I live in Isabelle Farms subdivision immediately to the south. As you know, Isabelle Farms is a very low density development (most houses are on 5-acre lots, a few have 2-acre lots). We built our home in 2012 because it was on the outskirts of Germantown in a rural setting. But based on the PDF drawings being proposed it appears that someday I could be staring at the backside of 10 or more houses just along my property line (check out the map for yourself-- my house is the one at the end of Meadow Brook Ct.).

Why would the Village want to pack so many homes so close together? That would ruin the rural setting of this area. Frankly a lot of that has already happened with industrial park north of Holy Hill Road. But please don't take it all from us. I realize the land directly north of my home likely can't remain a farmer's field forever, but the Village can and should take steps to maintain the rural feel of this area. Specifically, any residential development on the SE corner of the Holy / Goldendale intersection should be on 1-acre lots (so the houses aren't so close together).

Also, I see on the map some dark green separating this residential development and Isabelle Farms. The map legend says dark green is "Environmental Areas & stormwater facilities (Proposed)". What exactly does that mean? Is it additional landscaping / berms / trees? If so how wide would it be? And what would happen to the existing tree line that runs along that space? Having some combination of trees / berms here would be a great thing as it would provide some privacy to both subdivisions.

I would really like to hear how the Village plans to keep the rural feel of this area. If it's easier to talk live I can be reached on my mobile phone listed below.

Thank you,

Ryan Haines
W200 N12554 Meadow Brook Ct.
Richfield, WI 53076
414-305-0531

From: LAURA BRANTLY
To: Germantown 2050 Plan
Subject: Comments on the Village Plan
Date: Monday, May 10, 2021 8:05:42 PM

I would like to comment on the style of roads such as Division Road. I would like to see the 2 lane country roads remain as they are with 2 lanes, gravel shoulder and open drainage ditches. I drive on that road regularly and have not had issues with the traffic. Wider roads are not needed and they are much more expensive to maintain and replace. I can't think of anywhere in Germantown where wider roads are needed.
Laura Johnson

From: jandmiller4@att.net
To: Emily Zandt
Cc: Jeff Retzlaff; Germantown 2050 Plan
Subject: RE: We need your feedback!
Date: Wednesday, June 30, 2021 3:00:24 PM
Attachments: image001.png

Hi Emily,

Thank you for the reply.

Yes, thank you, I did find the Social Pinpoint on the Village Website. It is not easy to find, and it is not clear what the Social Pinpoint is about.

My suggestions for Social Pinpoint:

1. I think you should be able to access the APP just by clicking on the 2050 Comprehensive Plan.
2. I think that the name Social Pinpoint is not enough to get Residents to click on the link. Can the Social Pinpoint be made a GREEN button and say Social Pinpoint - Resident Input?
3. Could you set up a Booth at the Germantown Events – such as the 4th of July. Taste of Germantown or any of the Concerts in the Park – because we have FREE WI-FI in the new Fireman's Park Pavilion.

Your consideration is greatly appreciated.

I will look forward to the next Public Input Meeting.

Kind regards,
Jan

Jan Miller
262-352-8250 cell

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Monday, June 28, 2021 4:23 PM
To: jandmiller4@att.net
Subject: RE: We need your feedback!

Hi Jan,
The Social Pinpoint site is linked on the left hand side of the 2050 Comprehensive Plan Page, which can be found under **Government – Administration – 2050 Comprehensive Plan** or under **Business & Development – Community Development Department – 2050 Comprehensive Plan**.

The 2050 Plan page is also linked in the Citizen Help Center and under Village Spotlights on the homepage.

The final Public Input Meeting date is still to be determined, but will most likely be between mid-July and mid-August.
I anticipate we may discuss that more tonight.

Let me know if you have any additional questions.
Thank you,
Emily

From: jandmiller4@att.net <jandmiller4@att.net>
Sent: Monday, June 28, 2021 3:23 PM
To: Emily Zandt <ezandt@village.germantown.wi.us>
Subject: RE: We need your feedback!

Hi Emily,

Would you please explain where this Social Pinpoint is on the Village Website?

I am on the Social Pinpoint because I clicked on the link in your message below…I just could not find it on the Village Website.

What are the upcoming dates for the Public Input?

Thank You!

GERMANTOWN 2050
Planning our future together.

The Village of Germantown is still looking for feedback on the proposed Neighborhoods, Districts and Corridors Map!

Visit the Social Pinpoint site to view and comment on the interactive map, complete a visual preference survey, and learn more about the 2050 Comprehensive planning process.

If you would like to provide feedback via email, please send comments to plan2050@village.germantown.wi.us

Feel free to reach out to the Village of Germantown Planning & Zoning Department with questions at 262-250-4735.

Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown
(262)-250-4735

From: Anne Bastow
To: Comments
Subject: NW corner Lannon & County Line
Date: Friday, March 25, 2022 11:22:09 PM

CAUTION: This email originated from outside the organization.
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I encourage Germantown to follow it's proposed 2050 Comprehensive Plan which does not include residential at this location. In my opinion, Germantown has enough high density residential units already in place. If residential is pursued, side by side ranch units would be a much better fit for this location. Given aging demographics, ranch units are in high demand. A lower density development would also generate less traffic to an area that is over burdened at times.

Thank you for hearing my comments.

Sincerely,
Anne Bastow

Sent from my iPhone

From: Tamara Schneider
To: Comments
Subject: Developement plan for Lannon Rd and County Line Rd
Date: Saturday, March 26, 2022 9:52:55 PM

CAUTION: This email originated from outside the organization.
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To the Plan Commission:

I would like to express my concerns over the planned proposal to build at the Northeast corner of County Line Rd and Lannon Rd.

My concerns include the increased traffic onto both streets. With a 320-unit apartment complex, there is a very real potential of 2 cars per unit=640 additional cars, using the streets. The intersection of the two streets is already notorious for accidents. Now there will be the additional apartment traffic, plus all the traffic going to the convenience store. Semi-trucks and delivery trucks, along with the employee vehicles that will be going to the industrial buildings, will also cause congestion in the area.

Another concern is the strain on sewer and water, as well as fire and police? Is there the budget to hire additional personnel to patrol and address the emergency needs of this new area and the people living here? Convenience stores, such as the Speedway on County Line Rd, and the Kwik Trip on Maple Rd, by Mequon Rd, are often areas of criminal behavior, as seen in the police blotter of our local papers. You cannot expect the current police staff to also care for this new area.

There is the current failure of other developments just east of this area, on County Line Rd, the empty shopping malls. These vacant buildings are an eyesore for the community. Perhaps instead of creating a new development area, that one could be reinvigorated by this development.

As an aside, the residents of Germantown should not have to pay $7500 for the TIF feasibility study for this area. That cost should be put on the developer, who stands to make so much money.

Lastly, the 2050 Comprehensive Plan for Germantown, states that this area, the Willow Creek Business Park District, is rated "undesirable" for any sort of residential living. It specifies two and three family residential, multi-family and mixed commercial/residential all as “undesirable”. Types of future land use that are listed as Allowable or desirable types are mixed use commercial/industrial, industrial, open space/recreational and current use. This proposed plan is none of these, and it destroys the option of “open space/recreational” by building up 80 acres of farm and woodland, in which native wildlife and flora, such as Trillium, May Apple, Eupatorium purpureum, sugar maples and oaks currently grow.

Please consider all of the potential concerns and problems thoroughly before thinking only of the new tax base. I believe many people move to this community for its convenience to Milwaukee, but with the country look and feel. When all the open space is built up, that lure of Germantown will be gone, and good people will seek homes in towns farther north and west.

Thank you,

Tammy Schneider
414-588-2928
flower2012.ts@gmail.com



Virus-free. www.avg.com

From: jvanhecke@wi.rr.com
To: Comments
Subject: Proposal for Lannon Road / County Line Road intersection + 2050 Plan
Date: Sunday, April 10, 2022 9:40:33 AM

CAUTION: This email originated from outside the organization.
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To the Germantown planning commission,

After attending the last planning meeting on March 28th, we would like to offer some comment related to the issue presented at this meeting: We believe the proposed combination of gas station; apartment complex (whether high-end or not), and industrial makes little sense for this area of Germantown. We believe there are much better uses for this area both now, and as you put together your 2050 plan.

We are life-long Germantown residents. Our home is located at W220N9808 Amy Belle Road – about a mile west from the location of the proposed development.

Like virtually every other speaker that evening, we are of the opinion that the development, as proposed for the corner of Lannon Road and County Line Road, is inappropriate for this area of Germantown. None of the three different uses proposed are a good idea. No refinement of the plan will go far enough. It should be abandoned immediately.

We do understand the desire to provide some sort of transition from the current retail section to residential on County Line. However, we believe adding more industrial and high-density housing is not fitting with the neighborhood nor with what our aspirations should be. If I understood the comments at the meeting properly, it appears that this proposal already deviates significantly from the prior long-term plan. Therefore, the prior plan should carry little weight when making current and future decisions.

In general, we do advocate for property owners to have the broadest control possible over their own assets. Yet in some cases, like this one, there will be profound consequences for those surrounding properties. At roughly 1 mile away, this will impact our home; its value and the neighborhood in general. The impact to the subdivision just south and in immediately surrounding areas of the proposed development is even more profound. There is no upside for any of these people.

We suggest some
alternatives...

Instead, we believe it is more in keeping with the neighborhood if you were to consider the area filled with smaller single family homes as a superior way to transition. The village could benefit from this when relatively affordable homes are offered, thereby attracting younger homeowners to the area. Homeowners are much more desirable to this community than transient renters. It is a) an opportunity for

the current property owners to benefit from a sale, b) more in keeping with the current tenor of that area, c) a good opportunity to attract new residents to our village and d) it can maintain an attractive, relatively rural feel as opposed to tilting the area towards dense suburban/commercial.

If light industrial space is to be added, I suggest you consider confining this type of development to along both sides of Appleton Avenue between Walmart on the south and Mequon/Lannon Rd. on the north. This provides easy access to the freeway needed by industry, and there is currently little or no residential development there to overcome. This is a far more appropriate space for this type of thing. It would be easy to specify a buffer area between residential in the south (off of County Line Road) and light industrial to the north (off of Appleton).

In summary: We strongly oppose the proposed development at Lannon and County line road. That area is better suited to smaller single-family residential homes. Industrial is better segregated by locating it off of Appleton Avenue, closer to the freeway and further from current residential areas.

Please enter this into your record as a formal comment, and seriously consider this opinion when evaluating uses for this area – both as it relates to the current proposal, and as you formulate the 2050 plan.

Thank you
Jim & Dyanne Van Hecke

From: Tamara Schneider
To: Comments
Subject: New proposal for County Line Rd
Date: Monday, April 25, 2022 10:28:34 AM
Attachments: 1650645114197_Plan commission-2nd proposal letter.docx

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CAUTION: This email originated from outside the organization.
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Please see the attached letter with my concerns on the new development proposal.

Thank you,

Dear Plan Commission,

I am writing with my concerns for the proposed development on the corner of County Line Rd and Lannon Rd.

I attended the last meeting, and expressed my concerns then. I am very happy that you listened to the community's concern over the convenience store, and that the developer has eliminated it.

Now, after attending the Rural Preservation meeting, I have further items to discuss.

The plan commission is concerned about accommodating the projected growth of the community by 2050. It was mentioned that 21,000 more homes would be needed, and that 5 acre lots will consume too much land to fit these new homes into our community. The 2020 Census shows that the median household income for Germantown residents is $89,111. The annual per person income, is $44,427. A website rent calculator, domu.com. recommends a person with that income, spend $450/month on the low end, to $1400/month on the high end, for rent. They cannot afford a luxury apartment, with rents from $1700-$3500/month. With housing shortages, and many people needing affordable housing in the area, this new development is a perfect place to site some new, affordable, smaller lot, single family or double occupancy homes.

Additionally, these potential apartments, not owner-occupied residences, will bring a large influx of people who migrate in and out of our community, as their leases expire. This raises concerns, such as safety due to increased demand on police and fire, traffic, and even potential classroom size issues.

Another concern that I heard at the meeting, from Germantown citizens, when you move to an area, you move there because of what is around it. You like the area. But once you move, you do not expect that the area will change to something different, (ie: apartments and/or industrial). This affects homeowners safety, their home values, the way their children will grow up and play, and how they now feel about the area they liked. Establishing the 2050 plan is good, so people know what the community is and will be. There is a current plan, but this new development is not following this land use plan. Current plan use is of agricultural and/or industrial. The commission has gone so far as to list different types of land use as "desirable", "acceptable" and "not desirable", and a 320-unit apartment complex (residential) is listed as NOT DESIRABLE.

My last concern is sewer and water being brought to the area. When drilling there was done some years ago, to see if it could support another water tower, it burned out a neighbor's well, due to dropping the water level too low for their pump. What actions should I preemptively take to assure my well and septic are not affected by this? Without all the farmed land absorbing rain water, in addition to all the impervious surfaces this development will put in, extra rain run-off will come right to my, downhill yard. My sump pump will need to run 24/7. I will now incur additional expenses to

replace them as they wear quicker from additional use. The last plan had various water retention areas on the east side of Lannon Rd (the higher elevation side), and now there is only one, along with a large one at the corner. If the entire area is not regraded, the water will not run to that corner retention pond. It will run downhill, across Lannon Rd, and into my yard. That smaller retention pond is not in front of my house. There is only sparce screening and landscaping, which needs to be increased. It is incomparable when looking at the amount of trees/screening they are showing on the east side of the development, between the apartments and the industrial building.

Thank you,

Tamara Schneider
W204N9699 Lannon Rd
Colgate, WI 53017
414-588-2928

From: crb crb
To: Comments
Subject: VILLAGE BOARD MEETINGS COMMENTS TO BE AT THIS MEETING
Date: Sunday, May 1, 2022 5:23:03 PM

CAUTION: This email originated from outside the organization.
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Hello,

Since you are reconsidering the table motion for the RICHFIELD WATER & SEWER.
We have some concerns about this issue.

PLEASE EXPLAIN WHY A VILLAGE BOARD STATED IN THE 4-18-22 MEETING, IT'S GOING TO HAPPEN. How do you know for sure??

If you had closed doors meetings for the last year and1/2,
WHY IS THE BOARD FIRST BRING UP ABOUT THE SAFEGUARDS IN PLACE FOR THE WELLS? At the village board meeting on 4-18-22?
Then say this was handled completely wrong. Needs to go back through GENERAL GOVERNMENT AND FINANCE COMMITTEE.to be address.
Here is where the "TRUST ISSUE" comes into play.
We don't have a well, we have water & sewer. which we got hit with the "BIG RATE INCREASES". If we had a well, do you think we would "TRUST" the village, if we had an issue due to the RICHFIELD WATER & SEWER AGREEMENT? DON'T THINK SO!!!! So, the village of GERMANTOWN CITIZENS will be paying out of pocket more taxes to cover it.
How do you except the citizens who live nearby, to "TRUST THE VILLAGE"?? PLEASE EXPLAIN, WHEN SPEAKING AGAIN ABOUT THIS CONCERN.

ALSO, one trustee stated to me in an email. That the village would get $5.7 millions for the agreement. NO well & or pump insurance for nearby residents .Then another trustee told me we would be getting $9.1 millions. Then you read the GERMANTOWN NEWS, IF YOU HAVE A PAPERBOX ATTACEHED TO YOUR MAILBOX. Then you read a whole different story. SO, what is exactly we will get it?? Beside increase in taxes to cover the increase of police & fire personal that will be needed! & Whatever else!!!

SO,WHAT DID YOU AS A BOARD FOR THE LAST YEAR &1/2?
We see no "RUSH" to push through for RICHFIELD.
It would be just fine to take 1&1/2 year again, to get it right, if you can. Do you really think this is the right thing to do for both villages.
Right now, we say vote "NO", (also this has been said by one our trustee)too many unanswered questions.

Richfield can always go to JACKSON, BUT way too expensive!!

What about the 2050 plan? What about our side of HWY 41 first?

Did this board ever think of putting together a list of items to be ask and what you are exactly looking for at the first meeting or maybe by the second meeting??? Not just what the village employees think you might want. Maybe next time, take the first meeting just brain storm about your concerns. Maybe put out to citizens, sometime citizens have a lot of good questions.(MAIL,PAPER,WEB SITE(if updated to be user friendly) and CHANNEL 25 IF THAT EVER GETS FIXED!!!

If RICHFIELD CAN HAVE A REFEREBDUM, WHY CAN'T THE CITIZENS IN GERMANTOWN??? What is the board afraid of??? In the GERMANTOWN NEWS, IT ALSO STATED"WE HAVE NOT HEAR ANYONE WHO LIVES IN GERMANTOWN SPEAK OR COMMENT PUBLICLY IN SUPPORT OF THIS." Does everyone on the board have a Paperbox? Anyone who doesn't live in the village ,do you stop and pick one up to read about the news here???

We do appreciate the trustees, who are listing to the citizens. If this does pass down the road ,you can bet ,the citizens will be very upset with the who vote for it!!

NOW FOR THE AMERICAN RESCUE ACT MONEY-

PLEASE take the $250,000 to be use for hiring a police officer & car and one fire person, instead of the one bonus to the employees.
We believe this is a better use of the money. ALSO, REMEMBER THIS IS NOT "FREE MONEY" WE THE CITIZENS/TAXPAYERS WILL BE PAYING IT BACK!!! At the very first meeting , we hear the village president saying "he didn't get a bonus, but had to go work every day." So, did a lot of other people did the same.

This $40,000 that is set aside for communication, Will this money be use to FIX CHANNEL 25 ,so the citizens can see the information on the channel 25 , 24/7? Instead of going to the website, which needs a ton of work. When the meetings are on channel 25, when will the buzzing and static get take of ? You the board, spend $95,000. for the upgrade of the audio system. It's not working!!!

We keep asking How many VILLAGES OF GERMANTOWN EMPLOYEES ACTUAL LIVE IN THE VILLAGE??? We never got an answer. We know Mr. Kreklow doesn't live in the village. Which we have made a point, this is not right. But like to spend the village citizens money.

PLEASE ACKNOWLEDGE IF YOU RECIEVE THIS EMAIL.
Since last time, our comments didn't make it.

Thank you for your time,
Bill & Carol Schneider
W157n9924 BAYBERRY CIRCLE
GERMANTOWN,WI. 53022

From: Judy Kautz
To: Comments
Subject: IGA with Richfield
Date: Sunday, May 1, 2022 8:24:39 PM

CAUTION: This email originated from outside the organization.
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I have been attending Village Board meetings and some plan commission meetings sporadically for many years. More recently, I have had to attend or watch online one or more meetings per week. The Village Board has before it a very important decision. It involves the selling of Germantown's water to the Village of Richfield. I am totally opposed to this idea. I have compiled some information and a series of questions that I feel are important to have answered before any further actions are taken by the Village of Germantown. I am not able to be present at tonight's meeting, as I am out of town.

I found the following information on the US Geological Survey website: “Groundwater occurs in the saturated soil and rock below the water table. If the aquifer is shallow enough and permeable enough to allow water to move through it at a rapid-enough rate, then people can drill wells into it and withdraw water. The level of the water table can naturally change over time due to changes in weather cycles and precipitation patterns, stream flow and geologic changes, and even human-induced changes, such as the increase in impervious surfaces on the landscape.

“The pumping of wells can have a great deal of influence on water levels below ground, especially in the vicinity of the well... If water is withdrawn from the ground at a faster rate that it is replenished, either by infiltration from the surface or from streams, then the water table can become lower, resulting in a "cone of depression" around the well. Depending on geologic and hydrologic conditions of the aquifer, the impact on the level of the water table can be short-lived or last for decades, and it can fall a small amount or many hundreds of feet. Excessive pumping can lower the water table so much that the wells no longer supply water—they can ‘go dry.’”

With the above information in mind, it would seem that there are quite a few variables that could cause a very serious draw down, not only in the private wells, but also in the new municipal well. The area around well 12 has been, and will continue to be, covered by massive amounts of asphalt and very large concrete buildings (“impervious surfaces on the landscape”). The rainwater runoff from the asphalt parking lots and roads goes into retention ponds where that water seeps back into the groundwater. This runoff water contains contaminants like gasoline, diesel fuel, and oils. Is there a protection in place from these dangerous chemicals that go into the ground, and ultimately into the water below? Is Germantown going to monitoring its well and ours for these chemicals?

President Wolter mentioned at a board meeting that an earthquake in Minnesota could

disrupt the water flow within the dolomite aquifer. Could blasting near the new well cause a disruption in the flow of water below ground ("geologic changes")? Some of our nearby neighbors had disruptions to their wells after the extensive blasting in 2005 on this same site. This included arsenic appearing in a well that did not have it previous to the blasting. Do the USGS and the DNR know that you are planning to build on land, in the area near well 12, which will likely require blasting to develop on?

At the April 18th meeting, Trustee Rick Miller said that there are protections for our wells. He said, "There *are* safeguards in place." Then just a short time after that he said, "We will *get* these safeguards in place." He emphatically stated, "We WILL handle it." His final statement on this was, "If something were to occur to your well, it's most likely an insurance matter." We are completely unaware of any protections currently in place for our wells. Whose insurance would pay for this? Ours would certainly not cover it.

Should area residents have their well's depth to water measured before well 12 is brought "online?" This should be paid for by Germantown. What would the cost be to drill well 12 deeper? I know that there has been concern about the radium at lower depths, but deep wells do not always contain radium.

I am going to reiterate what I said in a previous correspondence with this board. During the November 2nd 2020 meeting, the board members were talking about how the water in "the deep aquifer was not going down" so it would be a great idea to drill into that aquifer as opposed to the dolomite aquifer, which could potentially drop. If Richfield's water is in decline, and it is, what makes Germantown think that its water isn't also in decline? Has a professional hydro geologist done a *full* hydrology study on this? If so, has anyone on the board seen a report from this?
Why did Richfield offer the $50,000 in the Intergovernmental Agreement for protection of our private wells? This was way before anyone was expressing any concerns. Do they know something that Germantown doesn't about our private wells? Why did one of the trustees on the village board mention that at one time Germantown was considering having to buy water from Milwaukee?

If we sold our water to Richfield, and something happened to deplete one or more municipal wells in Germantown, would our first obligation be to supply water to Richfield (because we are under contract to supply water to them) or to supply water to the residents of Germantown? Could this cause Germantown to have to buy water from Milwaukee in order to meet the needs of its own citizens? What if Richfield had a major fire at the new "warehouse-like facility?" Would Germantown empty its water towers to fight that fire?

The following are some other questions that I have, and would like answers for. Who sets the sewer rate for Richfield's sewer? If MMSD sets the rate, what is it? How much "profit" will there be from their payments? Do SEWERPAC and MMSD have detailed plans for the

sewer and water lines? Have they approved of any plans?
What does the 2050 plan have to do with selling our water? If it has something to do with it, how can any contract be signed before the 2050 plan is finalized? Are we going to rush through the 2050 plan in order to sign the Intergovernmental Agreement with Richfield? With the possibility of a business going in on Richfield's side of the freeway with almost 2000 employees per day, and no one knows how many trucks, have traffic projection studies been done for the roadways and entrance and exits ramps for the Holy Hill Road and I-41 interstate highway?

Some questions that Trustee Neureuther had at the April 4th meeting were: What would the economic impact be from this agreement, can well 12 go deeper, what would the cost be, what about insurance/liability policy for private wells, what would Germantown's costs be from the agreement, what would the complaint procedure be for private well owners, and what impact would this have on Germantown's fire and police? These are all very valid questions that need answers.

As a taxpayer and a citizen of Germantown, I feel that I have the right to get answers to all of the questions that I have put forward in this correspondence. Before our board makes any more decisions, I would like to see a response from our governing body. I am your employer, and you work for me. Please do your job.

Mrs. Judy Kautz

From: Amanda Reinemann
To: Comments
Subject: Vote NO
Date: Monday, May 16, 2022 3:12:07 PM

CAUTION: This email originated from outside the organization.
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Good evening,

I am encouraging you to vote NO on the Richfield sewer and water IGA issue. With the village not having a say in what is to be built on those 400+ acres, I fear that we are setting ourselves up for failure. If more homes were to be developed, we could be stretching our schools to the limits. This village has been approving developments left and right. When is this going to stop? Let's be smart about our community growth plan. I haven't heard anything about the 2050 plan and being an active community member in that plan, I want to remind you to look at that community feedback when planning for the future of our village. We do not want more subdivisions. We want and need places for our youth to go, things for families to do, and more places to eat within our village. Let's help keep our community money here! If you keep building subdivisions, you are asking for overcrowding in our schools. I do not believe this community is looking to approve another referendum any time soon. This will be an issue with all of the major subdivisions and potential subdivisions and apartments the Village is looking to bring into Germantown.

My last comment is stop with the TIF's. TIF 9 would give the developer a 1.1M tax break and 20 years to pay the TIF off. Enough is enough, do what is right for our community by listening to us and stop giving tax breaks to developers on new developments. My stance is no new developments, until you have ALL of the vacant stores in Germantown full.

Thank you for listening,

Amanda Reinemann

Active community member, speaking on my own behalf not as a member of the school board.

From: Katie Kautz
To: Comments
Subject: Public Comment
Date: Sunday, July 17, 2022 10:29:45 PM

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I completely agree with and support the proposal in item E. under New Business on tonight's agenda as follows:
"In addition to the current date of 7/25/2022, add two more - 2050 Comprehensive Plan Listening Sessions for residents to attend. Suggestion: Listening Session Meetings at end of the month: July, August, September. Have the final Public Hearing in October 2022. Move the final completion due date for the 2050 Comprehensive Plan to 12/31/2022." The 2050 Plan needs to be well-thought out and given enough time to consider each component. Most importantly, the people who have developed this plan need to heed the wishes of Germantown residents. In addition to reading the 2050 website, I attended a couple of the workshops and the message from the comments and attendees was very clearly against too much development particularly in the Holy Hill area, but I don't see any movement to shift the proposed plans at all so that needs to be rectified.
Katie Kautz
Germantown

Jeff Retzlaff

From: mcsmythe@wi.rr.com
Sent: Wednesday, July 13, 2022 10:18 AM
To: Dean Wolter; David Baum; Bill Neureuther; Rick Miller; Dennis Myers; Jolene Pieper; Jan Miller; Phil Hudson; Terri Kaminski; Steve Kreklow
Cc: Jeff Retzlaff; Emily Zandt; Deanna Braunschweig; 'Brian Sajdak'
Subject: 2050 markups, questions and comments - for consideration in the review of 2050 plan at the next meeting - for your files only

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I have marked up the 2050 plan with questions, comments and some changes. See links below. Please consider when determining what items will need further discussion by the community. The implementation plan has items in it that, to my knowledge, have not been made public, nor discussed publicly.

Comments made at the plan commission meeting to the commission members present. The implementation document linked below as they rest is too big:

- Covid is endemic. Stop all references to "going into the third year of the covid pandemic". It is over.
- Population growth references are inconsistent within the plan. One source or another sometimes used.
- What are the limits of industrial growth by % of use within the village? Or any other use for that matter? Not discussed.
- Design standards should be moved up in time. What's the point of having them if you do them after development?
- Zoning ordinance coordination across the plan document and design standards should be conducted sooner than in the implementation plan, for same reasons.
- Study limiting the use of TIDs. There are approximately 20 in Wash Co now. With more coming on with Jackson's Next Generation housing TID #7. These all contribute to higher taxes at the county level, administration costs, and therefore for Gtown. An automatic tax cut with no TIDs – tax payers would like that. Is Gtown at a point where we can get by with less of them?
- Village center work is undefined in the plan. Needs more work.
- Why the emphasis on Next Generation Housing in the housing section to the detriment of the other types of housing? The ARPA references seem political and will go away by 2024. Should they be part of this document which is supposed to be in place and worked upon for many years beyond that or just part of policy and ongoing work? Incomplete section.
- No mandates on how people can use their property. We say all the time that sellers can sell their property to anyone, well buyers can develop as long as they get the permission. The Conservation property guidelines should be a choice along with the 5 acre option. Mandates may not be legal.

You can view "2050 first part mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:3b7e2127-8e30-4112-a3c6-0ebd24b8c61a

You can view "2050 second part mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:79716ddd-9de2-4a3b-8e62-7333d67c73d9

You can view "2050 third part mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:b4b7fea3-9eea-4f59-bcbe-6b9e587d8950

You can view "2050 fourth part mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:7bcd64bb-ed16-4b65-aba9-9c24215adb3a

You can view "Implementation plan mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:cd6831ed-901d-470f-89dc-20c9fe98b573

Thanks for considering this.

Melanie Smythe
262-247-6301c

comprehensive planning.
#2 Intergovernmental section? Schools.

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

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, June 27, 2022 6:30 p.m.**
LOCATION:	**Germantown Village Hall Board Room, N112 W17001 Mequon Road**

Citizens not wishing to attend the meeting personally may submit written comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

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. **NEW BUSINESS**

Presentation of Draft 2050 Comprehensive Plan

NOTE: Village staff and GRAEF, the project consultant preparing the 2050 Comprehensive Plan, will present key components of and respond to comments about the 2050 Comprehensive Plan draft document in an informal "open house" format beginning at 6:30 p.m.

IV. **ADJOURNMENT**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an 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.

2010 zoning ordinance must be consistent w/ plan.

30 day notice



DROP ALL REFERENCES TO COVID PANDEMIC CONTINUITY & ARPA FUNDS & NEXT GENERATION HOUSING – ALL TEMPORARY

Acknowledgments

Village Board

Dean Wolter, President
David Baum, Trustee
Terri Kaminski, Trustee
Bill Neureuther, Trustee
Rick Miller, Trustee
Jolene Pieper, Trustee
Dennis Myers, Trustee
Phil Hudson, Trustee
Jan Miller, Trustee

Plan Commission

Dean Wolter, Chairperson / Village President
Lori Johnson, Secretary
David Baum, Village Trustee
Matthew Kimmler, Member
Anthony Laszewski, Member
Peter Nilles, Member
Robert Williams, Member
William Shadid, Member

Village Staff

Jeff Retzlaff, Planning & Zoning Administrator
Emily Zandt, Associate Planner/Zoning Administrator
Lori Johnson, Planning Assistant

Germantown Community

GRAEF

GERMANTOWN 2050
Planning our future together.

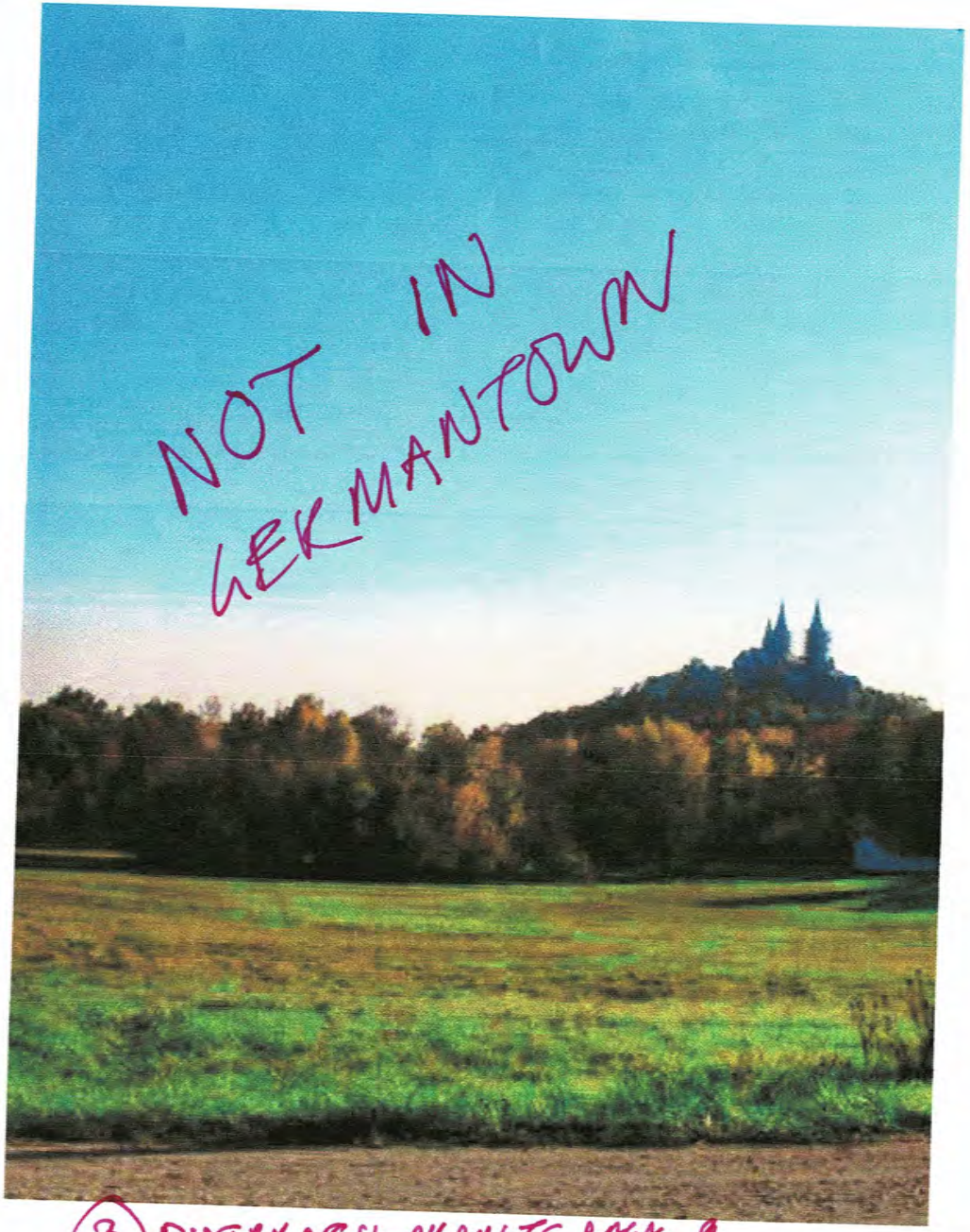


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(4) COMMENTS FROM PINPOINT MAP

(1) LIST OF ALL REFERENCED STUDIES, MAPS, STATUTES, ETC.
(2) DEFINITIONS - FULL LIST



WHAT IS IT UPDATING?

Introduction & How-To

Purpose of the Plan

This Comprehensive Plan update is meant to act as a roadmap for the Village of Germantown as it navigates upcoming change, growth, and development. Realizing the vision and goals presented in this plan will require that the Village face challenging decisions about where and how to grow and what services will best serve the residents of today and tomorrow.

This plan is written to fulfill the requirements of the State of Wisconsin's 1999 "Smart Growth" comprehensive planning legislation, but also strives to move beyond requirements to showcase and organize the creative ways that the Germantown community members are thinking about their future. As such, the "nine elements" specified by Wisconsin's comprehensive planning legislation have been re-organized into the following chapters and sections:

Nine Elements	Germantown 2050
1 Issues & Opportunities	Community Profile, Mission, Vision, & Guiding Principles
2 Housing	Systems
3 Transportation	Systems
4 Utilities & Community Facilities	Systems
5 Natural & Agricultural Resources	Systems
6 Economic Development	Economic Development
7 Intergovernmental Cooperation	Regional Context & Intergovernmental Cooperation
8 Land Use	Neighborhoods, Districts, & Corridors
9 Implementation	Implementation Plan

How to Use this Plan

This plan is designed to be used by anyone who is part of the Germantown community: Residents; property and business owners; elected officials; Village boards and commissions and Village staff. The plan gathers the vision of community members, elected officials, staff, and other stakeholders into one cohesive document, and can be used as a guidebook to the future that the Village of Germantown imagines for itself.

If you are a...

Business or Property Owner

you can track local economic conditions and see where the Village envisions growth for the future.

Resident

you ~~can be empowered~~ will to know how possible changes in your community will affect your daily life.

Village Staff or Elected Official

you should use this plan to guide decision-making related to land use and economic development.

& INTERGOVERNMENTAL RELATIONS i.e. G.S.D.

A Community-driven Planning Process

For Village of Germantown residents, this comprehensive plan update process is an opportunity to reflect on their community and plan for the future. It is vitally important the mission, values, goals, and strategies of this comprehensive plan reflect the ideas and values of those that live in Germantown now, as well as potential future neighbors and residents. **Community engagement in the comprehensive planning process ~~was robust, and~~ included the following elements:**

- A community-wide online survey
- Several "Community Conversation" public meetings:
  - July 2019 Open House: Participants provided general feedback
  - October 2019 Park Planning Party: Participants provided feedback on parks and open spaces
  - March 2021 Virtual Community meeting: Participants provided feedback on opportunity areas and physical design preferences
  - April & May 2022 Community Workshop: Participants provided feedback on Rural Preservation and Future Land Use
  - June 2022 Community Open House: Participants reviewed draft Plan document
- A dedicated website for the plan that included the following interactive elements:
  - An interactive map that allowed residents to leave comments on the draft Future Land Use Map
  - A Visual Preference Survey to help the planning team understand public opinion of potential future development types in the Village Center,
- Plan Commission meetings and workshops to discuss the Future Land Use Map as well as the strategies and goals in the Comprehensive Plan, all open to the public.

The feedback, ideas, and preferences that the planning team received from residents and elected officials has been embedded into each element of this plan. A full compilation of community outreach results that were conducted as part of this planning process can be found in the Appendix."







▲ July 2019 Community Conversation.

ADD MTG.S

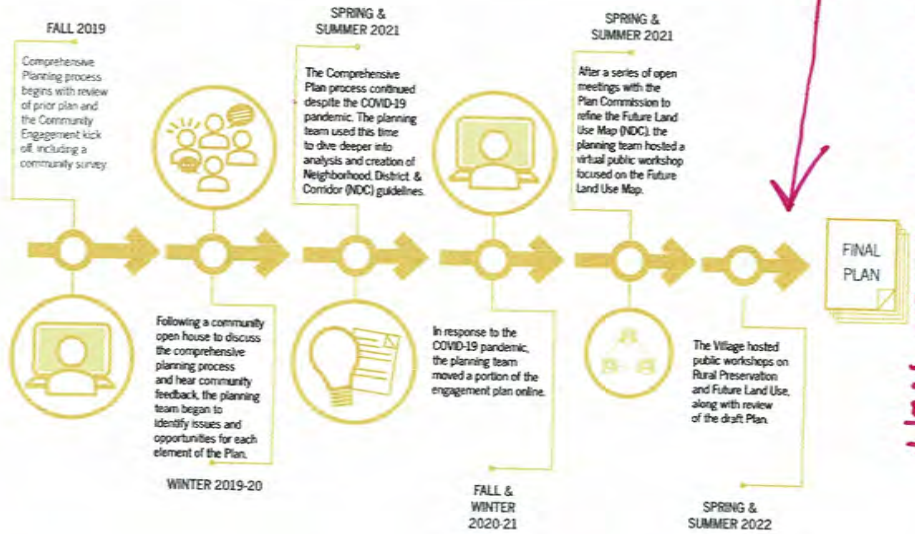
NEED SEVERAL MEETINGS TO REVIEW IMPLEMENTATION PLAN

HOW TRACK SUCCESS AFTER?

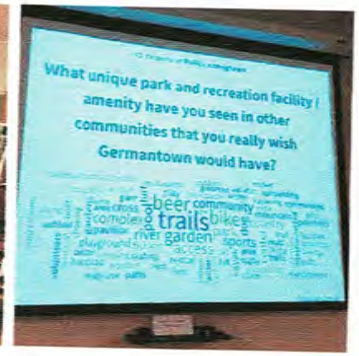
NOT AS OF THIS DATE

FIRST TIME WE SAW THE IMPLEMENTATION PLAN

Project Schedule







▲ (Left and right) 2019 Park Planning Party.

Community Feedback - Background

The Village utilized the online engagement platform Social Pinpoint to virtually collect feedback. The Social Pinpoint website was open from Fall of 2019 to Summer of 2022. In that time, the website received 143 unique respondents, 11,582 total visits, 185 total comments, and 84 survey responses.

Users could leave comments on a map that highlighted the proposed neighborhoods, districts, and corridors of the Village. They could complete a visual preference survey to give their input on the development types that work best for different areas of the Village. Lastly, the Social Pinpoint website showcased upcoming public events, detailed project phases, and linked to relevant plan documents.

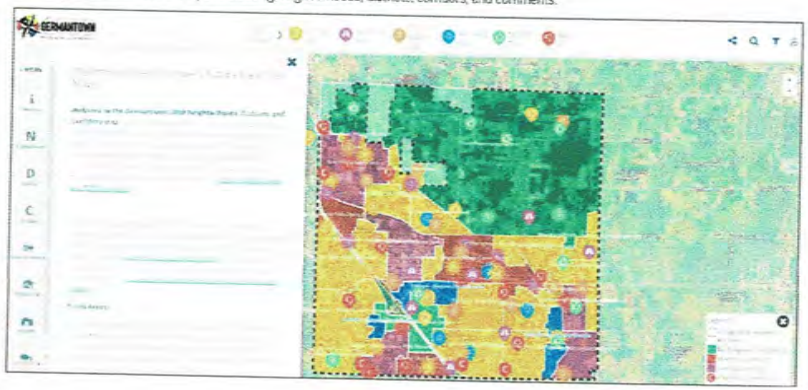
Themes of Engagement

The Village Center District received a high concentration of comments, most of which were future land use ideas. Respondents were concerned about the appearance and usage of specific lots that were deemed to be a hindrance to the downtown area. One particularly popular comment (40 likes and 4 dislikes) recommend that the Village use tax-increment financing to design a town center similar to one located in neighboring Mequon, Wisconsin. Throughout the downtown area, there were calls to increase trails, improve sidewalks, and install pathways to make the area more accessible to pedestrians and cyclists.

The Holy Hill Gateway District also received a high concentration of comments. Respondents were concerned with the industrial activity in an area that used to be "beautiful and quiet farmland" (43 likes, 2 dislikes). Respondents preferred development that transitioned appropriately into adjacent rural lands.

The Visual Preference Survey received 79 total responses. When shown visuals of townhomes, 49% of respondents voted a 4 or 5, with 5 meaning that this housing type is a good fit for the Village Center/ Mequon Road Area. When shown visuals with more apartments, only 19% of respondents voted with a 4 or 5.

Map interface for Social Pinpoint showing neighborhoods, districts, corridors, and comments.



EXPAND THIS LIST & PUT IN APPENDIX

Key Terms

As you use and read through this plan, you may come across a few terms that are unfamiliar. Below is a list of often-used words and concepts for your reference - keep an eye out throughout the plan for discussion of these ideas and principles.

Affordable Housing
Affordable housing is defined by the U. S. Department of Housing and Urban Development (HUD) as access to decent and safe housing that costs no more than 30 percent of a household's gross monthly income. Housing costs for homeowners include the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities (heat and light). For renters, monthly housing costs include rent and utilities (heat and light).

Comprehensive Plan
A comprehensive plan is a local government's guide to community physical, social, and economic development. Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a thirty-year vision for future planning and community decisions (Wisconsin State Legislature).

Conservation Subdivision
The term "conservation subdivision" is used to describe a style of subdivision in which residential lots are designed to be smaller and more compactly located in order to preserve natural areas (e.g. farms, woodlands) as common shared spaces. Traditional subdivision, in contrast, typically subdivide a parcel of land into equal lot sizes without concern for maintaining natural areas.

Density
The term "density" is typically used to refer to the amount of housing units that are able to be developed on a given area of land - often expressed in dwelling units per acre. It is important to note that density is not the same thing as building height, size, or design.

Economic Development
The process of creating wealth through the mobilization of human, financial, capital, physical, and natural resources to generate marketable goods and services.

Environmental Corridor
Key elements of the natural resource base of the Southeastern Wisconsin Region: lakes, streams, and associated shorelands and floodlands; wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high-relief topography; wet, poorly drained, and organic soils; and remnant prairies. More specifically, SEWRPC has identified what have come to be termed "primary environmental corridors," "secondary environmental corridors," and "isolated natural resource areas." Primary environmental corridors are concentrations of significant natural resources at least 400 acres in area, at least two miles in length, and at least 200 feet in width. Secondary environmental corridors are concentrations of significant natural resources at least 100 acres in area and at least one mile in length. Isolated natural resource areas are those remaining significant natural resources at least five acres in area and at least 200 feet in width (SEWRPC).

Future Land Use Map
A future land use map is a tool that municipalities use to establish a vision for how land will be used in the future. While a zoning map determines the existing entitlements a property owner has, the future land use map serves to guide potential changes to the zoning districts of a municipality. In short, any proposed change to the zoning of a property must be consistent with the future land use plan of the municipality.

Infill Development
The term "infill development" refers to development that fills a hole within an existing urban fabric. Infill development is important in areas where a strong and continuous urban form is desired such as along a commercial strip or within a downtown.

Master Plan
A comprehensive or far-reaching plan of action, typically for a targeted geographic area such as a neighborhood, park, or corridor.

Municipality
A city or village. Although this term is often commonly used to include cities, villages, and towns, and sometimes counties, this report consistently uses the term "municipality" to refer to cities and villages (in accordance with Section 236.02(6) of the Wisconsin Statutes) and the term "local government" to refer to cities, villages, and towns.

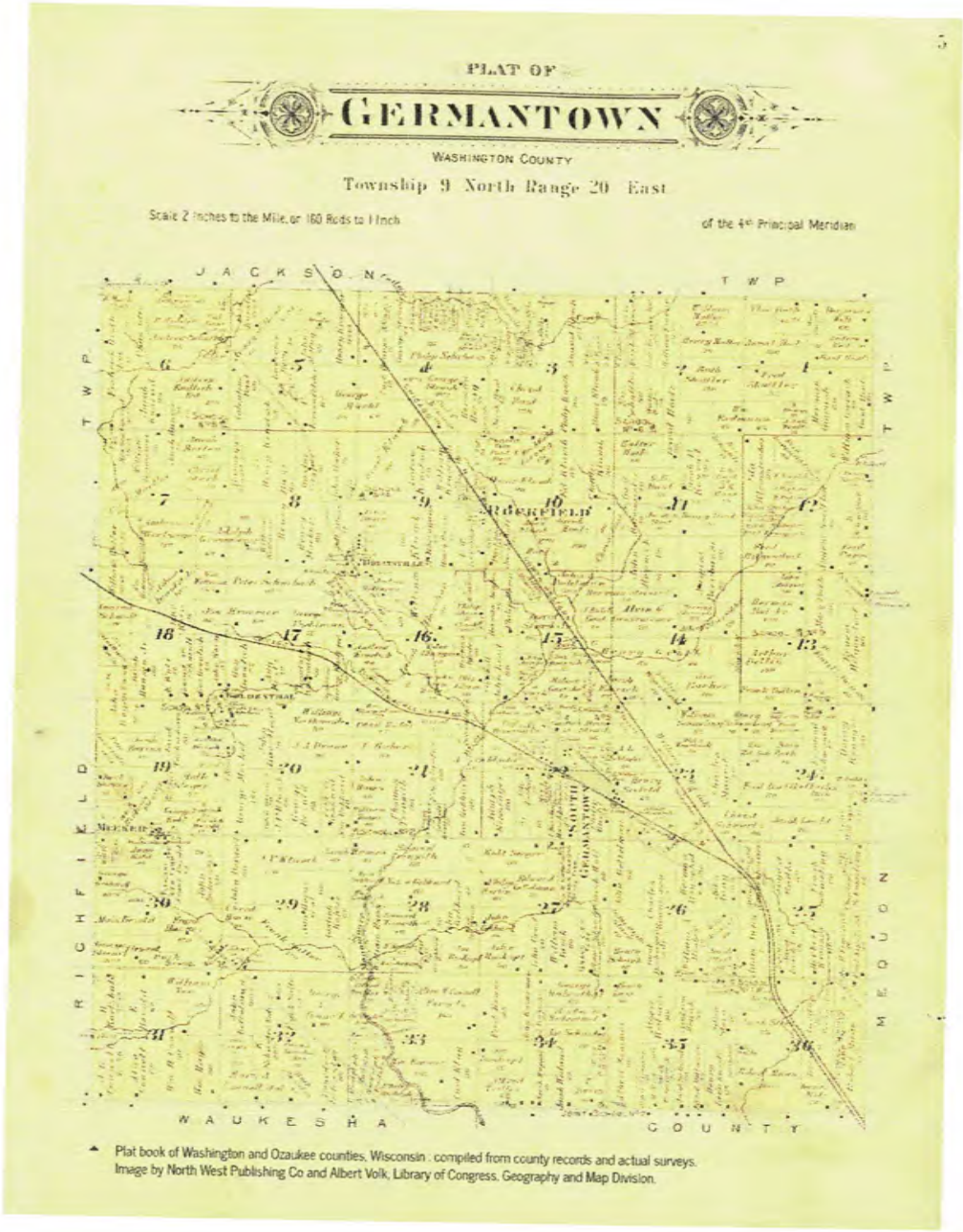
Plan Commission
The plan commission performs a wide variety of functions related to community planning and land use development. Formal roles are outlined in state statutes and local ordinances while informal roles evolve as a result of the nature of the plan commission's work. Generally, duties include plan implementation, public participation and education, development review, referrals and advisory recommendations (UW - Stevens Point).

Sewer Service Area
The physical area served by a waste- water treatment works, or an area for which an agreement has been reached for future wastewater service, or an area for which capacity is provided to allow disposal of septic tank or holding tank wastes.

Tax Increment Financing District (TIF)
Also commonly referred to as a Tax Increment District (TID), a TIF is a financing option that allows a municipality (town, village or city) to fund infrastructure and other improvements through property tax revenue on newly developed property.

Village Board
A governing body that shall have the management and control of the village property, finances, highways, streets, navigable waters, and the public service, and shall have power to act for the government and good order of the village, for its commercial benefit and for the health, safety, welfare and convenience of the public, and may carry its powers into effect by license, regulation, suppression, borrowing, taxation, special assessment, appropriation, fine, imprisonment, and other necessary or convenient means (Wisconsin State Legislature).

Zoning Code
A set of municipal regulations that control the physical development of land and the kinds of uses to which each individual property may be placed.



Plat book of Washington and Ozaukee counties, Wisconsin : compiled from county records and actual surveys. Image by North West Publishing Co and Albert Volk, Library of Congress, Geography and Map Division.

History & Community Profile

Becoming Germantown

A community's history ~~provides aliens through which~~ HELPS US to understand how it has developed over time and frame the forces shaping its future. In the case of Germantown, a glimpse at the diverse history of the land and people that have touched this special place provide a comprehensive view of the community today and the priorities guiding its next steps as a vibrant place to live and work.

The Village's German and rural roots from the early days of European settlement are robust and apparent even today: one of the original hamlets incorporated into Germantown, "Kuhberg", originally known as a stop-over point for cattlemen on their way to the Milwaukee market in the mid-1800's, translates roughly to "cowhill" in German. Today, the Village is home to a dedicated Germantown Historical Society that focuses on preserving the community's rich history and connecting its residents to the German roots from which its name stems. The Society has been instrumental in protecting and promoting the Village's treasured landmarks. This includes the Christ Church Museum, a place of gathering and worship since 1842, and the Valentine Wolf Haus and its vast genealogical library and the annual Oktoberfest extravaganza.

While today's Germantown residents are less focused on farm or field, they enjoy a landscape dotted with distinctly Saxony-style architecture and traverse the same Mequon Road and West Fond du Lac Avenue as generations prior. Over 400 acres of Village parks and open space, including the Dheinsville Historical Park, whose name pays homage to the area's first settler Phillip Dhein, and weekly farmer's markets not only remind residents of the Village's agricultural roots, but provide space to gather, celebrate, and connect.



Photo of Dheinsville Historical Park welcome sign. Photo by Germantown Historical Society.

Pre-European Settlement: Land of Many

The land that would become Germantown was bustling with activity from native inhabitants long before European settlers arrived. Dating before the 19th century,the region including and surrounding modern-day Germantown was home to many Woodland Indian societies including the Kickapoo, Peoria, Menominee, Myaamia, and Winnebago, and later the Potawatomi. Their societies depended on the abundant resources in the Germantown area for survival including forest products, hunting, fishing, gathering, and agriculture.

1830-1930: Roots of a Village Planted & Sowed

Following a prolonged period of embroilment in the Great Lakes fur trade and countless wars among conquering European nations, a period of Woodland Indian removal produced the officially incorporated Germantown in 1924. Known as "Town 9" in Washington County of the Wisconsin Territory in 1836, the ancestral Indian lands were made available for purchase by European settlers. German emigrants seeking religious autonomy purchased all available land by the year 1845. The farmers, artisans, and laborers of what we know as modern-day Germantown quickly transformed the land into one of agricultural productivity, likely contributing significantly to the crop that provided one sixth of the nation's wheat from 1840-1880. Stores developed in Germantown around the needs of farmers, with 1873 business listings including blacksmiths, wagon makers, dry goods and lumber providers, saloons, hotels, and limestone companies. Germantown even hosted the first mutual insurance company in Wisconsin in 1871, in a building that still stands proudly today. Following a regional shift from cash crops to feed crops and dairy, Germantown remained a rural farming community on the outskirts of Milwaukee for roughly the next century.

1930-1970: Rural Community Incorporated

Germantown experienced a historical moment in 1963, when Milwaukee County sought to build a landfill and annexed a small piece of land from Washington County. As a preventative measure to hinder future annexation by Milwaukee County, seven adjacent unincorporated hamlets: Kuhberg, Willow Creek, Meeker Hill, Goldenthal, Rockfield, Dheinsville, and Germantown, merged into one incorporated Village of Germantown. The incorporation grew the Village to roughly 24 square miles, with rural character still dominating the landscape and culture. In 1970, approximately 70% of the Village's land was used for agriculture.

1970-2010: A Village of Change

Germantown was not unaffected by regional trends over the past decades that witnessed residents of Milwaukee enticed to seek scenic views and quieter lifestyles away from the urban hustle-and-bustle. Germantown witnessed a rapid period of growth as residents relocated to its picturesque wetlands, woodlands, and icons of history. As a result, the Village experienced an increased rate of suburban development. Single-family residences were constructed at a rapid pace, in addition to apartments and condominiums, mostly along County Line Road and south of Mequon Road in close proximity to Interstate 41. The Germantown Chamber of Commerce was formed in 1981 to help promote the community and businesses. Industrial development was promoted by local leaders to alleviate the tax burden on the expanding number of residents. The community's transformation was not unrecognized: in 2007, Germantown was ranked the 30th in the top 100 best places to live compiled by Money Magazine. Over the 30-year time span of 1970-2000, the number of housing units in the Village of Germantown grew 295.9% while the population for the same time frame grew by 161.8%. Germantown's rapid growth of suburban and industrial development was not immune to consequence: in 1997, the American Farmland Trust named southern Wisconsin as one of the ten most threatened farming regions in the United States. From 1970 to 2002, Germantown's agricultural land area decreased by 25%.

WHAT ARE WE DOING ABOUT IT?

2010-Present: Synthesizing Past, Present, & Future

Germantown has continued to attract a growing number of residents and businesses to the Village. Although originally an agricultural-based economy, most of the remaining farmland in Germantown is in the northern half of the Village, concentrated north of Freistadt Road, and residents largely commute elsewhere for work. As a Village experiencing increased development pressure, decreasing agricultural lands, and projected population growth, planning for Germantown's future today is key to maintaining the special character and sense of community it depends on. Germantown is not immune to its share of challenges. Roads once used only by farm vehicles for transporting crops must now interact with the increased speeds and traffic volumes of suburban residents as well as commercial and industrial activity. Traditional agricultural activities are often unappreciated by new residents to the community. Such conflicts are a driving force in creating a comprehensive plan that reconciles the identity of a rural past with the realities of the high-quality suburban community of the present and the goals for a thriving, sustainable future.



▲ Photo of historic plaque located in modern-day Germantown, WI. Photo by Germantown Historical Society.



▼ Plat map of South Germantown in the Township of Germantown sections. 18,19 and 20 from Plat Book of Washington and Ozaukee Counties. Image by North West Publishing Co., Wisconsin Historical Society.

Germantown At A Glance

The Village of Germantown is located in the southeast corner of Washington County, approximately 18 miles northwest of downtown Milwaukee and 12 miles south of West Bend, the county seat.

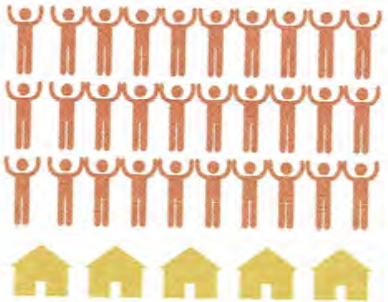
Located on the west side and in the southwest portion of the Village is Interstate 41, a major freeway in southeastern Wisconsin which provides access between the Cities of Milwaukee and Green Bay. I-41 provides the community with convenient regional access to I-94, I-43, and all major components of the interstate freeway system in the Metropolitan Milwaukee area.

Some of the fastest growing communities in the Metropolitan Milwaukee area are located adjacent to Germantown, including the Village of Menomonee Falls and the City of Mequon. However, these communities saw their highest growth rates in the 1980s and early 1990s. As a result, development trends have begun to shift to Washington County. Germantown's close proximity and easy highway access to employment centers in and around Milwaukee and positive attributes have resulted in increased development pressure for the community.

The Village of Germantown was incorporated in 1927, and in 1964 annexed the majority of the Town of Germantown in response to the proposed expansion of the City of Milwaukee Boundaries. Germantown's first Comprehensive Building and Zoning Code was adopted in 1953. The Code was repealed in 1967 when the Village adopted the "New Towns Concept" zoning ordinance. The Village received assistance from SEWRPC in 1988 and proceeded to repeal the previous code and adopt a new zoning ordinance. The zoning ordinance has been amended periodically since 1988 and was recodified in 2002.

20,934

Population of the Village of Germantown



7,818

Households in the Village of Germantown

Average household size in the Village of Germantown **2.56**

25% of Germantown residents are under 19 years old

▲ Population estimate: Wisconsin DOA 2021. All other data: 2020 American Community Survey 5-Year Estimates.

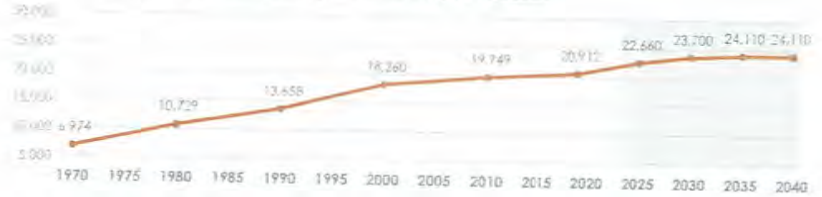
WHAT IS THEIR ACCURACY LEVEL?

Population & Projected Growth

The Village of Germantown is growing. Between 2000 and 2020, the population grew by 15%, or about .7% per year. The Wisconsin Department of Administration's Demographic Services Center projects that Germantown's population will grow to be 24,110 by 2035, and then level off at that time. That increase represents a projected rate of growth of just over 1% per year. The graph below shows the historic population growth of the Village, as well as the growth that has been projected by the DOA (with a gray background).

When compared to the growth of peer communities, Germantown falls somewhere in the middle. Germantown has been growing at a faster rate than Cedarburg and Grafton, at a similar rate to Mequon, and slower than Richfield and Menomonee Falls. Germantown is also growing less quickly than Washington County as a whole. However, Germantown's projected rate of growth sets it apart from its peers. The other communities examined here are expected to experience only modest rates of growth over the next 20 years, while Germantown's rate of growth is projected to increase, similarly to Washington County as a whole.

Figure 2.1 – Village of Germantown Population History & Projection



▲ 1970,1980,1990, 2000 & 2010 US Census; 2020 Wisconsin DOA Population Estimate, Wisconsin DOA Population Projections, 2025-2040

Note: there are several different agencies that create population projections for municipalities in the region. Though the graph above and the table on the following page use Wisconsin DOA projections, SEWRPC also published populations projections for Germantown based on the 2010 Census population. SEWRPC's projection model shows a much more aggressive growth - an additional 2,194 residents by 2035 (as compared to DOA) with a total population of 30,766 by 2050. SEWRPC also shows continued population growth through 2050 instead of the "leveling off" that the DOA projects for Germantown. As part of regular plan updates, the Village should track actual population numbers to better plan for the future.

Table 2.2 – Village of Germantown Population Projection, SEWRPC

	2035	2050
Population Projection	26,304	30,766

▲ SEWRPC Population Projections (2013).

Issues & Opportunities

As Germantown grows and households get smaller, the Village could consider adding different housing options to accommodate smaller families and an older generation that would like to downsize but stay within their community. Germantown will also need to balance the desire to preserve agricultural and environmental land in the northern part of the Village with development pressure from businesses and residents wanting to relocate and build in Germantown. A slightly higher density development pattern that still fits in with Germantown's community character would help the Village accommodate growth, welcome new neighbors and employment opportunities, and also preserve valued farmland and natural resources.

THIS IS TOO BROADLY STATED. DENSITY SHOULD BE AT DIFFERENT RATES IN DIFF. PARTS OF THE VILLAGE. THIS DISCUSSION SURROUNDING THE COUNTY LINE/CANNON DRIVE DEVELOPMENT IS A GOOD EXAMPLE.

Table 2.3 – Population History & Projection Comparison

	Population Totals			Population Projections, WI DOA					
	2000	2010	2020	2025	2030	2035	2040	% Change, 2000-2020	Projected % Change, 2020-2040
Germantown	18,260	19,749	20,917	22,660	23,700	24,110	24,110	15%	15%
Cedarburg	11,501	11,412	12,121	12,020	12,250	12,240	12,020	5%	-1%
Grafton	11,627	11,459	12,094	12,370	12,750	12,870	12,770	4%	6%
Menomonee Falls	32,647	35,626	38,527	39,840	41,510	42,160	42,060	18%	9%
Mequon	21,823	23,132	25,142	24,930	25,610	25,780	25,510	15%	1%
Richfield	10,373	11,300	11,739	12,860	13,400	13,580	13,540	13%	15%
Washington County	117,493	131,887	136,761	152,810	160,280	163,490	163,890	16%	20%

▲ 2000, 2010, & 2020 US Census, Wisconsin DOA Population Projections, 2025-2040 (2013).

Germantown is projected to keep growing until about 2035 - by about 3,500 residents, or an increase of just over **1%** per year

Households & Families

As seen on the table below, the Village of Germantown has about 8,104 households within its limits, for an average household size of about 2.48. As with most of the state and country, average household size is projected to decrease over time.

The Wisconsin DOA predicts that Germantown will have 10,147 households in 2040, for an estimated increase of about 2,043 from 2020. Average household size, however, is projected to fall to about 2.35 by 2040, a decrease of 5%. Germantown's current average household size is in line with peer communities, as is the projected decrease in average housing size.

According to the 2020 American Community Survey (ACS), the Village of Germantown has 5,756 families. The US Census defines a family as:

"A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family."

Average family size in Germantown is slightly higher than the average household size; in 2020, it was an estimated 2.97 people per family.

?

Table 2.4 – Households Comparison and Projections

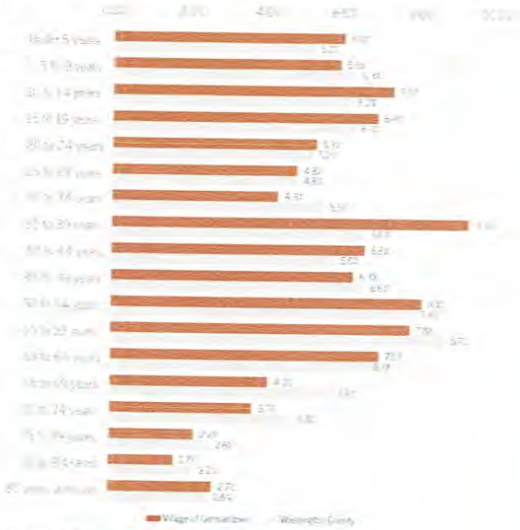
	Household Totals				Household Projections, WI DOA					
	2000	2010	2020	Average HH Size, 2020	2025	2030	2035	2040	Proj Average HH Size, 2040	% Change, in Average HH Size, 2020-2040
Germantown	6,904	7,766	8,104	2.48	9,322	9,839	10,097	10,147	2.35	-5%
Cedarburg	4,432	4,691	4,847	2.34	5,197	5,335	5,357	5,274	2.22	-5%
Grafton	4,125	4,863	5,227	2.23	5,527	5,740	5,832	5,815	2.20	-1%
Menomonee Falls	12,844	14,567	15,314	2.41	17,214	18,104	18,516	18,585	2.24	-7%
Mequon	7,861	8,598	8,993	2.55	9,732	10,064	10,161	10,049	2.38	-7%
Richfield	3,614	4,170	4,488	2.60	4,973	5,234	5,357	5,374	2.52	-3%
Washington County	43,842	51,605	54,302	2.47	62,557	66,198	68,092	68,572	2.35	-5%

▲ 2000 & 2010 US Census, 2020 American Community Survey 5-year estimates, Wisconsin DOA Household Projections, 2025-2040 (2013).

Age

The Village of Germantown's population follows a fairly typical breakdown by age cohort, and also follows a similar pattern to Washington County as a whole. Germantown's population seems to skew slightly younger than the County's as a whole, with a slightly smaller proportion of residents in the higher age brackets (60 and older), and a slightly higher proportion of residents between 10-19 years of age.

Chart 2.5 – Age of Germantown Population



▲ 2020 American Community Survey 5-year estimates

Race

Over 85% of the residents of the Village of Germantown are white. 4.3% of the population ~~identifies~~ are as Asian, while 3.1% ~~identifies~~ are as Black or African American.

3.2% of Germantown residents ~~identify~~ are as Hispanic or Latino, regardless of their race.

Table 2.6 – Village of Germantown Race and Ethnicity

	Count	Percent
White	18,160	86.8%
Black or African American	650	3.1%
American Indian and Alaska Native	71	0.3%
Asian	897	4.3%
Native Hawaiian and Other Pacific Islander	2	0.0%
Some other race	151	0.7%
Two or more races	986	4.7%
Hispanic or Latino, regardless of race	660	3.2%

▲ 2020 American Community Survey 5-year estimates

Employment and Travel to Work

Germantown has a robust workforce of about 10,958 people over the age of 16. The industry category that employs the largest proportion of Germantown's population is "Educational services and healthcare and social assistance"; 24% of Germantown workers are employed in these fields. The industry that employs the second largest proportion of the population is "Manufacturing" (17%), followed by "Retail trade" (11%).

Unsurprisingly for a suburban community, the vast majority of Germantown's workforce travels to work by car, and 88% drive alone. Only 2% of Germantown commuters are able to take public transportation to work as part of their commute. Walking and biking to work is not common in Germantown, and as of 2018 3.1% of workers worked from home. This number more than doubled to 6.9% as of 2020 likely due to the stay-at-home orders enacted as a response to the COVID-19 pandemic.

Table 2.7 – Employment of Germantown Residents by Industry

	Count	Percent
Total Civilian Employed Population aged 16+	11,165	100%
Agriculture, forestry, fishing and hunting, and mining	75	1%
Construction	454	4%
Manufacturing	2,090	19%
Wholesale trade	576	5%
Retail trade	961	9%
Transportation and warehousing, and utilities	367	3%
Information	194	2%
Finance and Insurance, and real estate and rental and leasing	1,092	10%
Professional, scientific, and management, and administrative and waste management services	1,001	9%
Educational services, and health care and social assistance	2,836	25%
Arts, entertainment, and recreation, and accommodation and food services	709	6%
Other services, except public administration	532	5%
Public administration	278	2%

Table 2.8 – Transportation to Work by Mode



▲ Data Source: 2020 American Community Survey 5-year estimates

◀ (Same as above)

Education

Residents of the Village of Germantown are well-educated in comparison to the county. Nearly half of the population over 25 years has a bachelor's degree, and fewer than 3% of people do not have a high school diploma. The Village of Germantown is slightly more educated than Washington County as a whole; 44% of Germantown residents have a bachelor's degree or higher in comparison with Washington County's 31.5%. The estimate for the state of Wisconsin overall falls somewhere in the middle at 30.1%.

Table 2.9 – Educational Attainment for Germantown Population over 25

	Germantown		Washington County	
	Count	Percent	Count	Percent
Population 25 years and older	14,132	(X)	95,178	(X)
Less than 9th grade	128	0.9%	1,235	1.3%
9th to 12th grade, no diploma	410	2.9%	3,638	3.8%
High school graduate (includes equivalency)	3,245	23.0%	28,809	30.3%
Some college, no degree	2,595	18.4%	20,694	21.7%
Associate's degree	1,540	10.9%	10,866	11.4%
Bachelor's degree	4,226	29.9%	21,140	22.2%
Graduate or professional degree	1,988	14.1%	8,796	9.2%
High school graduate or higher	13,594	96.2%	90,305	94.9%
Bachelor's degree or higher	6,214	44.0%	29,936	31.5%

Household Income

Median household income is used to identify the typical income of a household in a certain location. Germantown's median household income of $87,562 falls somewhere in the middle of its peer communities and is quite a bit higher than that of Washington County as a whole. In many cases, household income is correlated with both educational attainment and industry or profession of the workforce in a certain community.

Table 2.10 – Median Household Income Comparison

	Median Income
Germantown	$87,562
Cedarburg	$88,487
Grafton	$75,963
Menomonee Falls	$82,396
Mequon	$116,486
Richfield	$105,441
Washington County	$77,663

▲ Data source, both tables above: 2020 American Community Survey 5-year estimates

WHY IS THIS SENTENCE HERE. WHAT ARE YOU TRYING TO SAY.

CHANGING DEMOGRAPHICS & HOUSING TRENDS

Households are changing in response to demographic and lifestyle factors. In Germantown and nationwide. Our population as a whole is aging, young adults are living with their parents for longer, more children live with a single parent, and adults are getting married later each year. Many of these dynamics are also present in Germantown and the Southeastern Wisconsin region.

In the US...

28% of households have just one occupant

more than double the 13% rate from 1960



From 2000 to 2020...

36.4 → 40.1 ...the median age of Germantown residents increased from 36.4 to 40.1 (...the median age of Washington County increased from 36.6 to 43.2)

69% ...Germantown's population aged 65 and above increased by 69% (...the population aged 65 and above in Washington County increased by 85%)

12% ...Germantown's population aged 20-44 decreased by 12% (...the population aged 20-44 in Washington County decreased by 11%)

1% ...Germantown's population aged 19 and below decreased by 1% (...the population aged 19 and below in Washington County decreased by 5%)

▲ For all graphics above, data are sourced from 2020 American Community Survey 5-year estimates.

SEWRPC Jobs/Housing Balance Analysis from **A Regional Housing Plan for Southeastern Wisconsin:2035**

In 2013, SEWRPC analyzed the relationship between anticipated job wages and housing costs in each municipality as part of the 2035 Regional Housing Plan for Southeastern Wisconsin, and included a chapter of recommendations based on this analysis.

The findings indicate that Germantown's current overall ratio of jobs to housing is balanced, meaning that they have an approximately equal amount of employment and housing capacity. The breakdown of cost of housing and the wages that jobs pay in Germantown was found to be balanced as well, as of the date of the analysis.

However, the report also found that Germantown's projected jobs-to-housing ratios predicted that there was likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use map and expected development pattern. The regional housing plan defines moderate-cost housing as higher-density single family housing units, usually on lots of less than 20,000 square feet. This Comprehensive Plan update takes this warning to heart and the updated Future Land Use Map for Germantown takes a more place-based approach - one that incorporates a diversity of housing in neighborhoods throughout Germantown, including moderate - cost higher-density single family housing.

It is important to the Germantown community, and the region as whole, that the housing available in Germantown reflects the jobs available in the community so that the people who work in Germantown can live here as well.

To respond to these changing family demographics, communities are re-evaluating their housing stock and considering adding new options. Increasingly, communities are placing a higher emphasis on medium-high density, multi-family housing options so that changing individuals and families have more housing choices.

In addition to Germantown's changing demographics, there are several other ongoing issues and community goals that will impact Germantown's future housing stock. First, as discussed earlier in this section, Germantown's population is expected to grow in the coming years. As the Village adds new residents, more housing will be needed to accommodate the additional households. Germantown is projected to add about 2,100 households by 2040, which would mean that an equivalent number of new housing units would be needed. As the number of households grows, the size of households is projected to fall - which means that different, and smaller, types of housing may best accommodate these new households. More information about including different types of housing in Germantown's planned development is outlined in the Housing section.

To accommodate new housing in Germantown, new land will need to be developed. In addition to the size of housing units that should be added to suit the needs of new residents, the density of new housing should also be carefully considered. One of Germantown's goals is to preserve rural and environmental land. Developing denser housing, such as small lot single family homes, duplexes, or low-rise multifamily buildings, will allow the Village to conserve land. Adding density to the Village Center through infill development will likewise allow for more agricultural and environmental land to be conserved. More detail about the relationship between population growth, housing density is outlined in the Neighborhoods, Districts, and Corridors Chapter.

DENSITY IN GERMANTOWN



New housing, particularly high-density housing, can be a contentious issue in communities across the country. In spite of this, the market is responding to increasing demands for density, as family sizes are shrinking and baby boomers and millennials are choosing more vibrant, sustainable, and walkable places to live. Satisfying these demands for increased density presents opportunities for communities like Germantown to untap a wealth of benefits for both current and future residents.

What does "density" mean?

The term "density" is typically used to refer to the amount of housing units that are able to be developed on a given area of land - often expressed in dwelling units per acre. It is important to note that density is not the same thing as building height, size, or design.



What are the benefits of denser housing in Germantown?

More **coffee shops, restaurants, and rec options**

Denser housing attracts amenities. Research shows that millennials are more interested than prior generations in having amenities within walking or biking distance.

More **housing options for all Germantown residents**

A diversity of housing types and densities provides residents with more choices and price points, allowing young families to afford homes in Germantown and empty nesters or retirees to downsize and stay within their own community.

More **preserved agricultural and conservation land**

Denser housing means that less open space needs to be developed to accommodate the same number of households, enabling the Germantown community to preserve more land for agriculture and conservation.

For more information on the diverse housing types that Germantown is prioritizing to meet the demands of current and future residents, see the Housing section on page **140**.

How does denser housing preserve Germantown's agricultural and conservation lands?

By the year 2040, the Department of Administration (DOA) is projecting an additional 2,100 housing units for the village of Germantown. The village currently identifies five different residential densities in the Comprehensive Plan. To better understand land consumption realities, below are five land use scenarios based upon the projected growth:

Agricultural/Conservation Residential (5 Acre lots)

~~consumes~~ 10,500 acres

(2,100 UNITS EACH ON A 5 ACRE LOT)



Rural Residential (1 Ac. Min. Lot Size)

~~consumes~~ 2,100 acres

(2,100 UNITS EACH ON A 1 ACRE LOT)



Low Density Residential (2 d.u./Acre)

~~consumes~~ 1,050 acres

(2,100 UNITS EACH ON A 0.5 ACRE LOT)



Medium Density Residential (4 d.u./Acre)

~~consumes~~ up to 525 acres



High Density Residential (8 d.u./Acre)

~~consumes~~ up to 262 acres



▲ Graphic showing how increased density can be used to conserve land. Graphic by GRAEF.

Land Use Trends

As Germantown's population grows, it is vitally important that the community consider how new development will impact land use. As part of the Comprehensive Planning process, the Village has projected future acreages for three important land use categories: Residential, Industrial, and Commercial. These three categories drive other land use change, such as increased land used for transportation (new roads) and utilities. Increased land area used for commercial, industrial, and residential uses will correspond with a decrease in land used for agriculture or open space, as noted on the previous pages.

The Industrial and Commercial land use projections for Germantown, found in the table below, are based on the land use projections for those categories published by SEWRPC. The agency projects land use by acreage for industrial and commercial uses for the years 2035 and 2050. The chart below shows land use projections in five-year increments (using an even rate of change between 2015-2035 and 2035-2050).

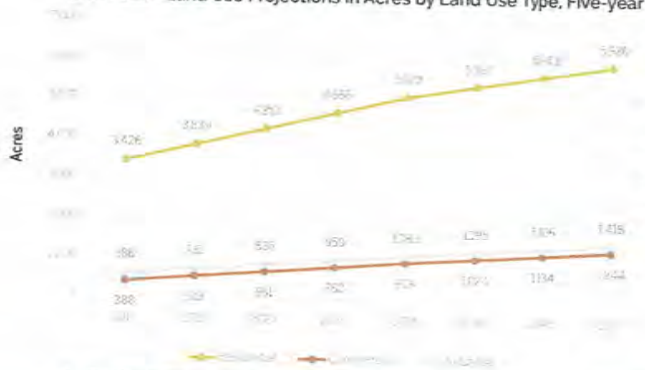
The residential land use projections are based on both projected population and household growth in Germantown, as well as a set of assumptions about the density at which housing will be developed.

Utilizing Wisconsin DOA household projection numbers, Germantown is projected to add 3,220 new households (housing units) in the community by 2050.

Land use projections were calculated using existing land use conditions as well as planned neighborhoods, districts, and corridors specified in the Future Land Use portion of the 2050 Plan (Chapter 5). The projected 3,220 new housing units were distributed across expected residential densities outlined in Chapter 5. 6% of these units would be rural or conservation subdivisions (lowest density), just under 50% of the units would be similar to the historic neighborhoods in Germantown with lots of about .5 acres (low density), and that 45% of the units would be medium or high density residential development. By 2050, this equates to an additional 2,500 acres of residential land use in the community. 58% of that land would be used for the 6% of units built at rural or conservation subdivision densities, and just 10% of that land would accommodate 45% of the new units at medium and high densities.

These assumptions represent not only a calculated projection of land use in the Village, but an illustration of how careful planning for development at target densities is essential for preserving natural landscapes and rural character in the community.

Chart 2.11 – Land Use Projections in Acres by Land Use Type, Five-year Increments



By 2050, 27% of Germantown's total land area is expected to be used for residential purposes. In 2015, 15.6% of land was residential.

▲ Data Source: Wisconsin DOA household projections (2013), SEWRPC land use projections (2013), GRAEF.

Mission, Vision, Guiding Principles

Vision Statement

Through the Comprehensive Planning process, residents of Germantown have developed the following Vision Statement, describing the community they aspire to create together:

Germantown's ethnic heritage, high-quality of life based on its rural and suburban character, and desirable location in the greater metropolitan area create our competitive advantage. We will work together, with respect for each other, maintain that character and ensure Germantown's future as a neighborly and safe place to live, work and play.



Mission Statement

The Village of Germantown staff and government must work as one cohesive body to implement this plan and work towards the community's vision statement. The following mission statement has been crafted to guide the Village's work together.

The Village of Germantown is responsive to our citizens and businesses, embracing our heritage while working together to provide quality services in a fiscally responsible manner that will enhance the quality of life in our community.

Guiding Principles

As the Village of Germantown works to realize their collective vision through implementation of this Comprehensive Plan, three core guiding principles should always remain at the center of decision making, policies, programs, and development. These three principles were first outlined in the Village of Germantown's 2020 Smart Growth Plan, which was adopted in 2004, but they are still relevant today.

Preserve and enhance the environment

Germantown is committed to preserving the natural resources and physical features of the community and landscape through regulations and partnerships, through quality new development , and by focusing on historic property and Germanic architectural features.

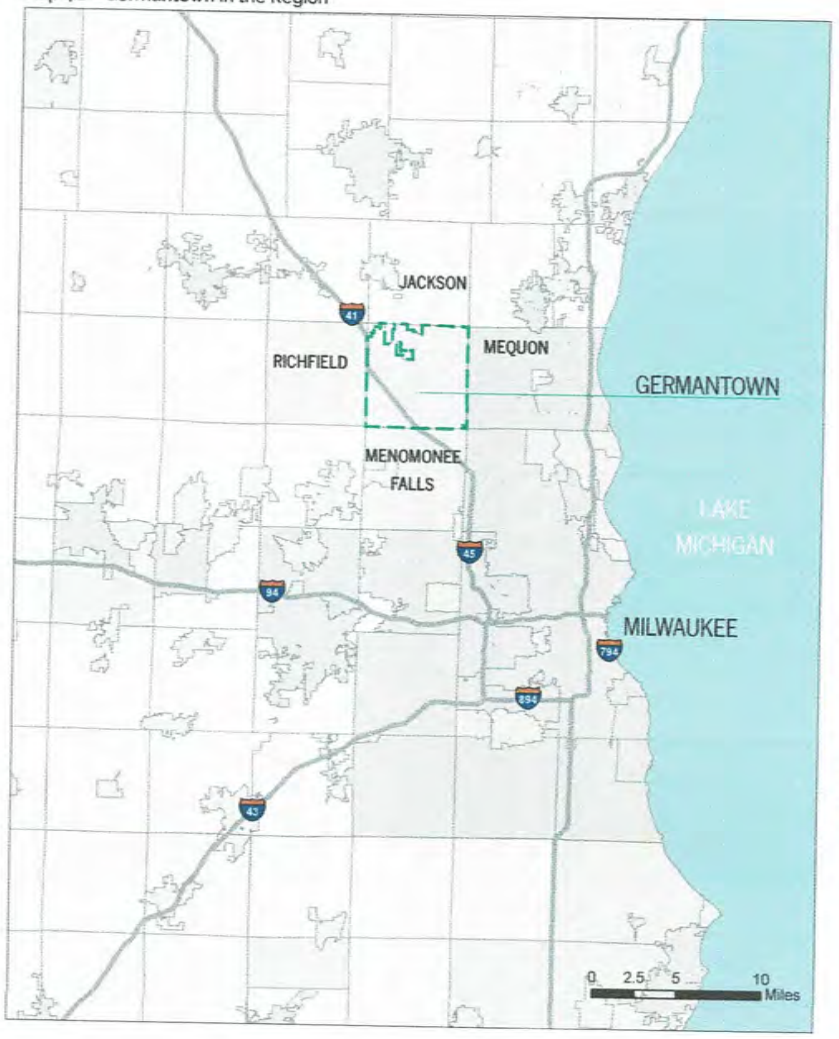
Invest in people, neighborhoods and communities

Germantown will balance land uses, preserve agricultural land, provide for diverse and supportive public facilities, and encourage safe and efficient transportation. The Village will also implement effective and responsive administrative practices, and coordinate actions between departments and adjacent communities.

Build a strong economic base

Germantown will support development that provides a diverse array of goods, services, and employment opportunities in the community. Germantown will also focus on encouraging infill development and promoting the Village as a tourist destination to bolster the Village's fiscal wellbeing.

Map 4.1 – Germantown in the Region



Regional Context & Intergovernmental Cooperation

Wisconsin's Smart Growth legislation requires that comprehensive plans are coordinated with other jurisdictions and agencies including school districts, adjacent municipal governments, and other regional agencies so that issues such as transportation, stormwater management, and sanitary sewer growth are considered at a regional scale. As part of this Comprehensive Plan update, planning efforts for the County, region, and nearby municipalities were reviewed, and are referenced throughout the document. Some of the planning efforts referenced here are shown at the right.

The Village has a relationship of mutual respect with the adjacent local governments. The Village of Germantown believes in addressing issues that are in the best interest of the citizens of Village, as well as those of adjacent communities. Further details regarding how the Village collaborates with other communities and governing bodies can be found in the table at the end of this chapter.

Regional Objectives

The Village of Germantown can take on the following objectives as it works to address regional issues.

Vision 2050

- Implementing transit-first designs on streets and would work with transit operators to implement programs to improve access to suburban employment centers.
- Asset management planning by State and local governments ensures that limited funding resources are used effectively by planning rehabilitation and reconstruction of roadway features consistent with their life cycle.

Regional Plans Referenced:



Vision 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin
SEWRPC



A Multi-Jurisdictional Comprehensive Plan for Washington County 2050
SEWRPC



A Park and Open Space Plan for Washington County
Washington County Planning and Parks

The Menomonee River Watershed Updated Implementation Plan
MMSD, Southeastern Wisconsin Watersheds Trust





Bikeway and Trail Network Plan for Washington County
Washington County Planning and Parks

(THIS SHOULD BE AFTER G.S.D.

THIS SOUNDS LIKE GOBBLE-D-GOOK & HOW IS ATTAINMENT INVOLVED?

SEE APPENDIX FOR COMPLETE LIST OF REFERENCED DOCUMENTS

Washington County Comprehensive Plan

- Accommodate higher density development in areas with appropriate urban services to encourage a diverse portfolio of housing options.
- Promote the development of new businesses, or business expansion, in areas with existing physical infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.

Washington County Parks and Open Space Plan

- Create an environment for strong intergovernmental relations and public-private partnerships.
- Use available regulatory authority to guide urban development in a way that protects important natural resources.
- Consult with the State and County to identify specific lands recommended for acquisition. These lands are listed in the Parks and Open Space Plan for preservation purposes.

The Menomonee River Watershed Updated Implementation Plan

(Goals specific to Germantown)

- Develop an enhanced pond maintenance program.
- Utilize the 10-year Road Capital Improvement Project program to reduce impervious pavement.
- Complete a green infrastructure program.

Bikeway and Trail Network Plan for Washington County

- Jackson to Germantown via Eisenbahn State Trail Extension.
- Improvements to sidepath at Holy Hill Road-Freistadt Road.
- Germantown to Bugline Trail via I-41 Pedestrian Overpass.

Village Cooperation with Outside Agencies

Regional Transportation & Land Use

The highways and roads within the Village of Germantown provide safe and convenient access within the Village and also provide residents with access to locations throughout the southeastern Wisconsin region and beyond. The Wisconsin Department of Transportation (WisDOT), Washington County Highway Department and Southeastern Wisconsin Regional Planning Commission (SEWRPC) are responsible for the maintenance, construction, and planning of all regional Federal, State and County roads within the region. WisDOT and SEWRPC have also studied alternatives to vehicular transportation including various transit systems at both a regional and local scale.

SEWRPC has developed a number of plans over the years that include data, analysis and final recommendations integral to Germantown's growth and development. As of the writing of this Comprehensive Plan update, SEWRPC's most recent long-range plan is *Vision 2050*, which was adopted in 2018 and integrates transportation and land use planning and vision for the seven-county Southeastern Wisconsin region into one document.

Sanitary Sewer System

The Village of Germantown owns and maintains the existing sanitary sewers within the Village boundary. The Milwaukee Metropolitan Sewer District (MMSD) has two wastewater treatment facilities for the region and provides treatment of the Village's wastewater. The MMSD has a Sanitary Sewer Master Plan and delineates a sewer service area boundary within the Village of Germantown. The Village of Germantown has a policy of cooperation with the MMSD and maintains regular communication as future sewer service area needs arise.

Stormwater Management

The Village's current Stormwater Management Plan is an implementation tool for the Village's stormwater management policy. MMSD has developed a Conservation Plan that addresses stormwater management policies and practices that should be adhered to in the Menomonee River Priority and the Milwaukee River Watersheds, the watersheds in which the Village is located. The Village intends to work with the MMSD to use the Conservation Plan as a guide for stormwater management and controlling nonpoint source pollution in the Village.



Photo of MacArthur Elementary School taken September of 2020. Source: GRAEF

Public School Facilities

The Germantown School District serves all of the Village of Germantown, all of the Town of Germantown, the eastern third of the Town of Richfield, the southeast corner of the Town of Polk, and the southern third of the Town of Jackson. The Village and the School District will jointly and cooperatively plan for new facilities in the area as needs arise. See Systems Chapter for more information.

> **Community Voices**
>
> ...Use this Extremely Valuable land along the best attribute that Germantown has - the RIVER...



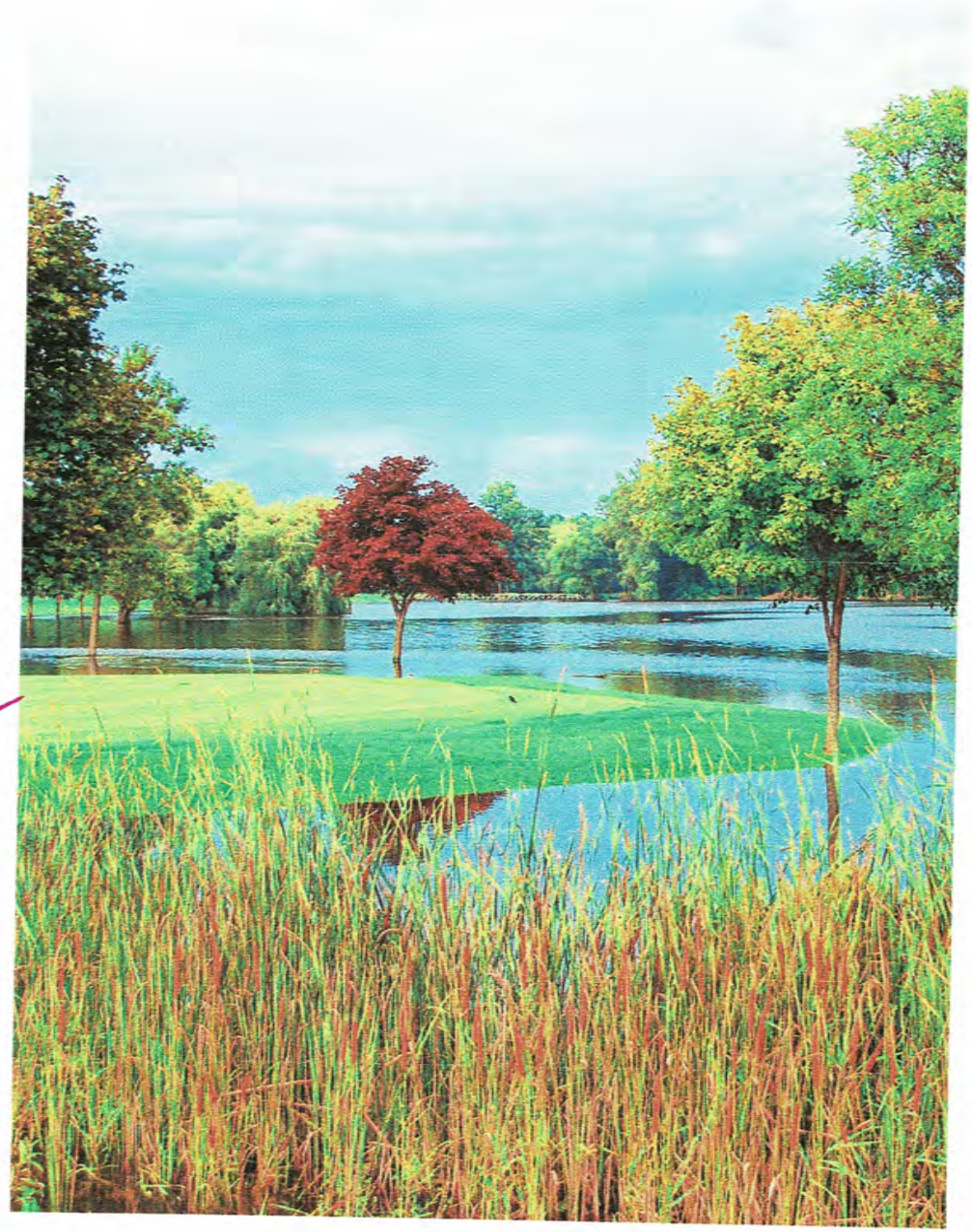
Photo of Menomonee River taken September of 2020. Source: GRAEF.

Table 4.1 – Intergovernmental Elements and Relationships

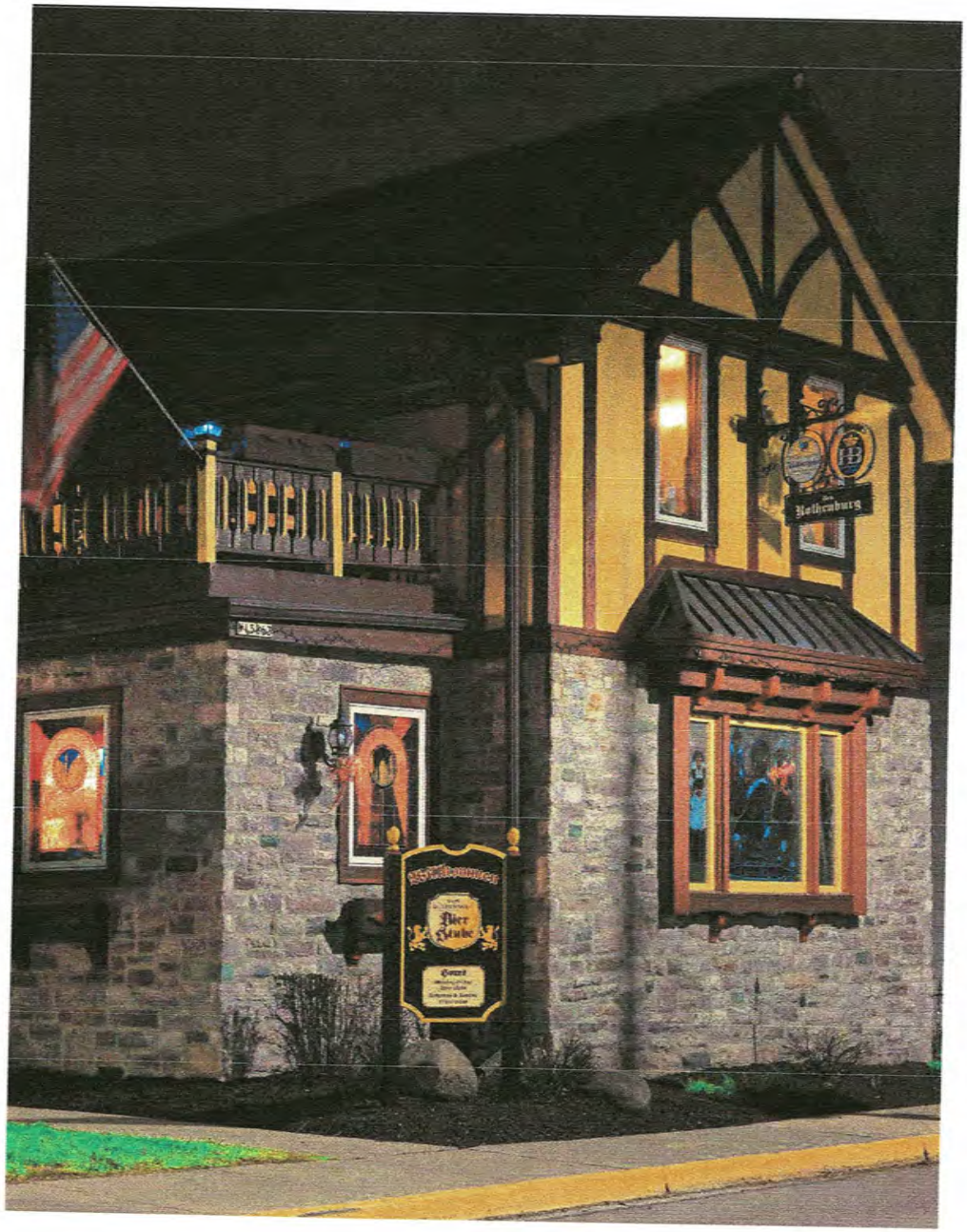
ELEMENT	RELATIONSHIP	GOVERNMENT, AGENCY, OR DEPARTMENT
Transportation	Federal and State Highways	Wisconsin Department of Transportation
	County Highways	Washington County Department of Public Works
	Airports	Washington County Department of Public Works
	Regional roadway planning	Southeast Wisconsin Regional Planning Commission (SEWRPC)
	Railways facilities	Wisconsin Central, Chicago & North Western
Natural & Cultural Resources	Wetlands, Endangered Species, Sensitive Environmental Locations	Wisconsin Department of Natural Resources (DNR)
	Floodplains	Federal Emergency Management Agency (FEMA), Wisconsin DNR
	Wisconsin History & Documents	Wisconsin State Historical Society
	Groundwater	Wisconsin DNR
Utilities & Community Facilities	Public Safety - State	Wisconsin State Patrol
	Public Safety - County	Washington County Sheriff Department
	Sanitary Sewer	Milwaukee Metropolitan Sewer District
Housing	County Assistance	Washington County
	State Assistance	Wisconsin Housing and Economic Development Authority
	Federal Assistance	United States Department of Housing and Urban Development
Economic Development	Training	The Workforce Development Center & the U.S. Small Business Administration
	State Community Development Assistance	Wisconsin Department of Commerce, Department of Workforce Development, Forward Wisconsin
	Regional Assistance	Wisconsin Regional Economic Partnership
	County Assistance	Washington County Economic Development Corporation

Source: Germantown 2020 Smart Growth Comprehensive Plan.

SPACE



THIS IS ALL WELL & GOOD BUT HOW DOES IT AFFECT OUR PLAN OR GOALS? MAKE THIS A REFERENCE DOC IN APPENDIX, WE HAVE ENOUGH TO DO.



Neighborhoods, Districts & Corridors

During the Vision 2050 planning process, the Village and Plan Commission engaged in a process to update the Land Use Plan.

The updated Land Use Plan has been developed as a "place based" approach to land use planning. It represents a customized tool that helps describe the desired future character of the various "places" in and around Germantown. Unlike a typical land use planning approach, the updated plan does not assign a single acceptable future land use designation to a parcel. Rather it gives a range of possible uses and/or activities and design criteria that represent possible acceptable uses for a parcel. The purpose of this Chapter is to guide land uses in the neighborhoods, districts, and corridors in Germantown. The assessment of existing conditions and land use planning provided in this Chapter is based on the neighborhood, district, and corridor framework devised by the Congress for New Urbanism (CNU).

This updated Land Use Plan gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to help discuss, evaluate and respond to development proposals in the village. The Land Use Plan on the following pages includes the following:

- Existing Land Use
- Future Land Use Map
- Future Land Use Table
- Neighborhood, District, and Corridor profiles

Community Voices

Less industrial, more focus on Germantown's **residential and community development.**

We moved here for the **rural environment.**

Trails, park connection, shops, **restaurants, residential.**

DON'T WANT TO BE URBANIZED.

LINKS TO ACTUAL IN APPENDIX

Existing Land Use

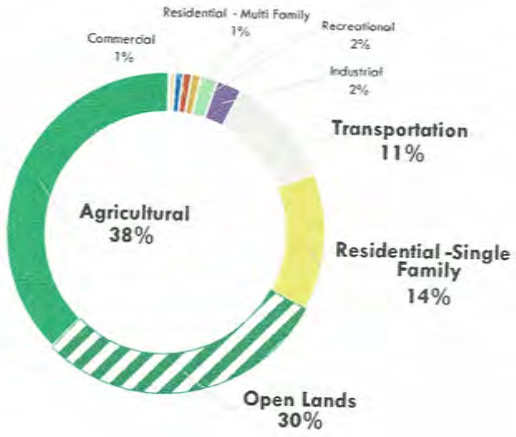
The majority of the land in Germantown is currently used for Agricultural and Open Lands purposes. These categories combined comprise over 60% of land in the Village. Single family homes and transportation uses (roads and parking) make up the next largest categories, 14% single-family residential and 11% transportation. Commercial land use, located primarily along Mequon Road and along County Line Road, makes up only 1% of the Village's land use. It should be noted that parking areas within non-single-family residential properties are counted towards the Transportation land use category, so total land areas for non-single-family residential categories are all slightly higher than the land acreages listed below.

WHAT SHOULD BE LIMITS OF RATIO TO KEEP OUR CURRENT FEEL?

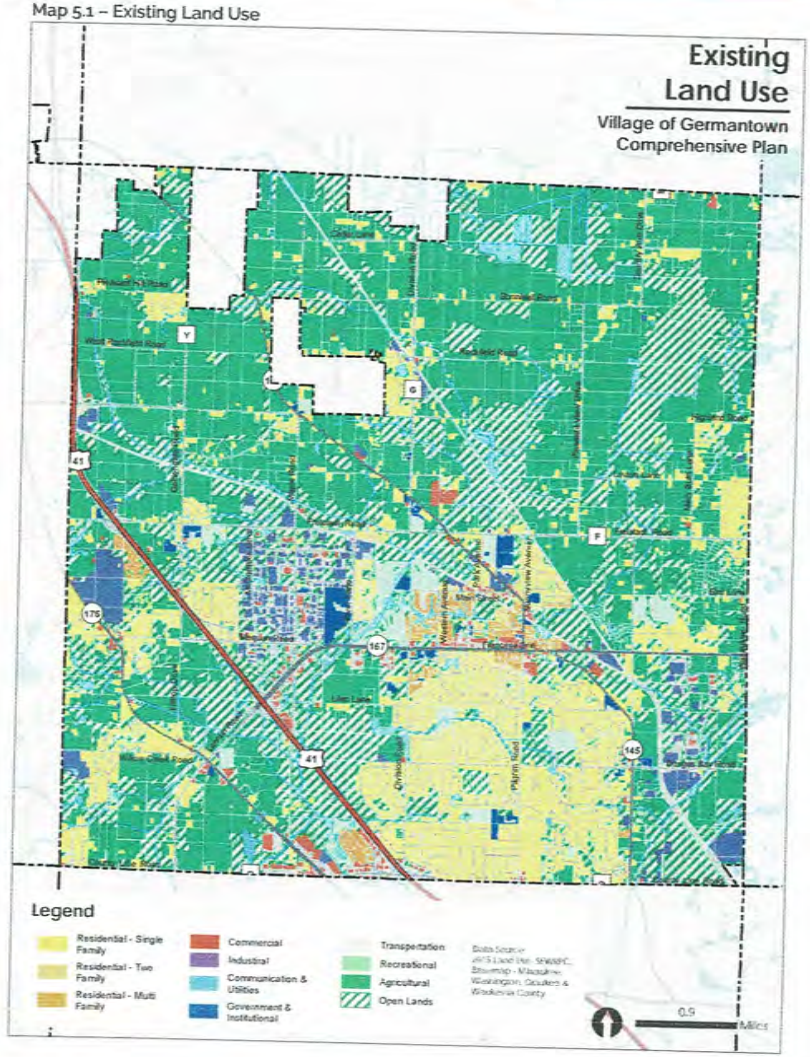
Land Use Breakdown

- Residential - Single Family
  14% - 3061 acres
- Residential - Two Family
  <1% - 110 acres
- Residential - Multi Family
  1% - 204acres
- Commercial
  1% - 196 acres
- Industrial
  3% - 566 acres
- Communications & Utilities
  <1% - 33 acres
- Government & Institutional
  1% - 168 acres
- Transportation
  11% - 2460 acres
- Recreational
  2% - 368 acres
- Agricultural
  38% - 8311 acres
- Open Lands *
  30% - 6536 acres

* - Including wetlands, areas within the floodplain, and woodlots



Map 5.1 – Existing Land Use



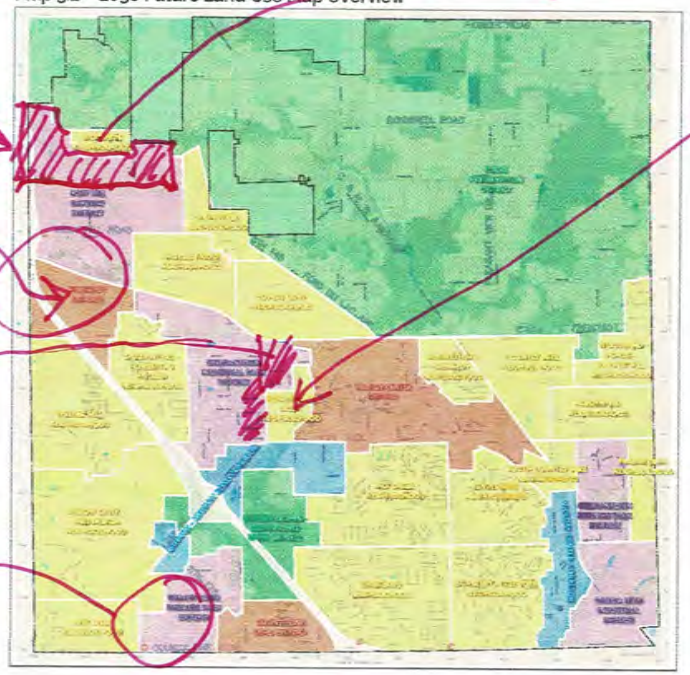
FUTURE LAND USE

The Future Land Use Map

The Future Land Use Map (Map 5.2) illustrates the Village as a series of places. Each place has a unique natural, cultural and economic character and special identity within Germantown.

Each of the Neighborhoods, Districts, Corridors, and Overlay Areas is defined with solid "boundary" lines. These areas were formed after feedback from the community, Plan Commissioners, and Village staff. These guideline "boundaries" may shift over time to accommodate an updated view of the Neighborhoods, Districts, and Corridors in the Village. Most importantly, unlike the previous 2020 Future Land Use Map, the Neighborhoods, District and Corridors shown on the 2050 Future Land Use Map do not represent a singular use but illustrate an area with a mix of compatible existing and future uses. These are detailed in the Future Land Use Table on the following pages. The 2050 Future Land Use Map and Table go hand in hand and cannot be interpreted separately.

Map 5.2 – 2050 Future Land Use Map Overview



Future Land Use Table

The Future Land Use Table (Table 5.1) organizes important land use considerations:

Category, Place Type, & Names
These columns identify each area or place as either a Neighborhood, District or Corridor, the type of place it is, and the name of the place. Each area of Germantown is categorized.

Preferred Future Land Uses
These columns identify the range of desirable uses and activities for the various places within the Village. While not intended to be a detailed or exhaustive inventory of all possible land uses, the generalized list of uses and activities represent the vast majority of likely and desirable uses within Germantown. Other possible uses not represented in a place or on the table will be considered on a case-by-case basis through application of the Zoning Code and may required a land use plan amendment to fully comply with this Land Use Plan.

The generalized types of uses and activities include:

- Existing Uses (+ existing non-conforming zoning)
- Residential: Single Family
- Residential: Two to Four Family
- Residential: Multi-family / Senior
- Mixed-Use: Commercial / Residential
- Mixed-Use: Commercial / Industrial
- Commercial (includes "Activity Centers")
- Institutional
- Open Space & Recreational
- Mineral Extraction
- Industrial
- Agricultural / Hobby Farming / Agribusiness

Each of these generalized uses and activities is "rated" on its degree of desirability for each place within the Village. Each general use is given a designation to reflect that rating. The designations are as follows::

- **Desirable (D)** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
- **Allowable (A)** – These uses are generally considered appropriate for the area but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
- **Undesirable (U)** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

A designation of Desirable or Allowable for a particular place does not imply that the use or activity will automatically be approved or judged suitable for every parcel within that place. Similarly, an Undesirable rating does not automatically exclude the use or activity from every parcel within that general place. Rather the designation of a use as Desirable, Allowable, or Undesirable within a particular place is intended as a guide to inform the discussion about the general suitability of a proposed use and its appropriateness in supporting the overall future vision for the area and its compatibility with existing and planned uses in and around the neighborhood or district.

Furthermore, the designation of Desirable or Allowable does not imply an entitlement to that future land use on any particular parcel of land within the village. The appropriateness of any specific future land use on any particular parcel will be determined on a case-by-case basis through application of the Zoning Code and is subject to further detailed review, evaluation and approval by the Village of Germantown as part of any and all applicable Village of Germantown ordinances and development review and zoning processes.

Table 5.1 – Future Land Use Table (Page 1 of 2)

Places			Preferred Future Land Uses													SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing (Use if + 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	Mixed-Use Commercial (Activity Center)?	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agriculture / Holding / Farming / Agribusiness	Sewered? (Y/N Parcel)	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	A	A	D	D	u	D	A	D	u	u	u	Y	YES	D	A	U	25 units/acre
District	Mixed-Use	County Line Road District	A	A	u	A	A	A	D	A	A	u	u	u	Y	YES	D	U	A	10 units/acre
District	Industrial / Commercial	Willow Creek Business Park District	A	A	u	A	u	A	A	A	A	u	D	u	Y	YES	-	-	-	SF: 2.9 units/acre MF: 15.0 units/acre
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	Y	YES	-	-	-	25 units/acre
District	Industrial / Landfill	Omega Hills Industrial District	A	A	u	u	u	D	A	A	A	A	D	u	N	YES	-	-	-	-
District	Mixed-Use	Freistadt District	A	A	A	D	D	D	A	A	A	u	D	u	Y	YES	-	-	-	25 units/acre
District	Rural / Open Space	Rural Preservation District	A	A	u	u	u	u	u	A	D	A	u	D	N	YES	D	U	A	see NOTE 1
District	Open Space	Schoen Laufen - Menomonee River District	A	u	u	u	u	u	u	A	D	u	u	u	P	YES	-	-	-	-
Corridor	Mixed-Use	Lannon - Mequon Road Corridor	A	u	A	A	A	A	D	A	A	u	u	u	P	YES	D	U	U	10 units/acre
Corridor	Mixed-Use	Victory Center Corridor	A	A	A	A	A	A	D	A	A	u	A	u	Y	YES	D	U	U	10 units/acre

NOTE 1: 'Rural Preservation' District
1 unit/ 20 acres (4 or fewer CSM lots)
1 unit/ 5 acre 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 acre (4 or fewer CSM lots)
1 unit/ 3 acre with Conservation Subdivision (5 or greater lots subdivided)

NOTE 4: 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 permitted through a Planned Development District approved by the Village Board pursuant to the Planned Development District section of the Zoning Code.

NOTE 5: Expansion of existing and nonconforming uses within existing property boundaries may be permitted subject to zoning restrictions and Plan Commission approval.

- Area is extra (or partially added) SSA, but the majority of properties are not connected to sewer
- Conservation Subdivision includes: (a) minimum open space requirement (40/4/GB); (b) minimum lot size 0.5 acre for 'Rural/Open Space' and 'Residential' outside SSA, 0.5/0.25 for 'Residential' inside SSA)

D = Desirable – These uses should be encouraged. Developer may be contacted early, support, and enforce the desired character of the area.

A = Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or conditions pursuant to the conditional uses section of the zoning code.

u = Undesirable – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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LIMIT % OF INDUSTRIAL

MUST ALLOW EITHER TRADITIONAL 5 ACRE OR CONSERVATION

Table 5.1 – Future Land Use Table (Page 2 of 2)

Places			Preferred Future Land Uses													SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing (Use if + 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 (Medium Activity Center)?	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agriculture / Holding / Farming	Sewered? (Y/N Parcel)	Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision	Dwelling Units / Acre See NOTE 4 for details
Neighborhood	Residential Community	Sunberry Tree Tops Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	NO	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Spreasland Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Alt Bauer Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Kindelberg Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	South Country Aire Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Prairie Glen Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	A	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Friedenfeld Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	Y•	YES	D	A	D	Remastered 1.0 units/acre Sewered 2.9 units/acre
Neighborhood	Residential Community	Woodland Ponds-Harvest Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	N	YES	U	A	D	1.0 units/acre
Neighborhood	Residential Community	Country Aire Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	Y	YES	A	A	D	2.9 units/acre
Neighborhood	Residential Community	MacArthur - Kennedy Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	U	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Blackstone Creek Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	5.8 units/acre
Neighborhood	Residential Community	Goldenthal - Homestead Hollow Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	2.9 units/acre
Neighborhood	Residential Community	Army Belle Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Willow Creek - Weidenbach Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Meeker Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Woodside Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	Y•	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Isabelle Farms Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P•	YES	D	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Levers Lane Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	U	U	D	See NOTE 2 and NOTE 3
Neighborhood	Residential Community	Dheinsville Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	D	U	D	see NOTE 2 and NOTE 3

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IS THIS UP TO DATE PER WORKSHOPS?

It is important to note that the Future Land Use Plan Table identifies possible future uses, but it does not propose the discontinuation of existing uses. There are a wide variety of existing uses throughout the village and these uses, as they currently exist, should not be discouraged. However, as uses become obsolete or change and future uses are proposed for the area, the Future Land Use Plan Table should be utilized to guide the discussions and make evaluations of the appropriateness of proposed uses.

As the land planning process evolves, the possible future uses/activities and their ratings within a particular place may be amended, added, or removed.

SSA

The village contains different portions of land that are either served by public sanitary sewer or are outside of the sewer service area (SSA). Properties outside of the SSA must provide individual private sewer facilities. Addressing the availability and future needs of utilities and facilities for a community is a primary component for a comprehensive plan. Utilities can be particularly influential when determining the location and extent of future land uses. The intensity of urban uses generally necessitates the use of a public sanitary sewer system. Since social responsibility is one aspect of smart growth, the appropriate utilities should be provided prior to allowing the development of more intensive land uses. The extent to which utilities are made available to non-urban land relates directly to the extent by which urban land uses may be developed in those areas.

Environmental Corridor

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has identified linear concentrations of unique recreational, aesthetic, ecological and cultural resources. It is a region-wide goal to protect and preserve these corridors.
Three types of Environmental areas are mapped on the NDC (hatched underlay):

- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area

As part of any future land use decision, the Future Land Use table will identify if the area contains a SEWRPC-delineated Environmental Corridor and if it does, additional regulations or guidelines may be required through the Zoning Code and/or development review process.

Preferred Site Design

This column gives guidance regarding the Village's preferred pattern of residential or mixed-use development in a particular place within the Village. The three general community design types include the following:

- **Traditional Neighborhood Design (TND):** A compact mixed-use neighborhood where residential, commercial and civic buildings are generally within close proximity to each other. TNDs may occur in infill settings or on the edges of older well-established areas, but often involve all-new construction on previously undeveloped land. This type of development involves traditional town planning principles. TND projects include a range of housing types, a network of well-connected streets (arterial, collector and local) and sidewalks, meaningful and useful public spaces, and where economically feasible have amenities such as stores, schools, and places of worship within walking distance of residences. TND projects generally have a variety of residential lot sizes ranging from smaller and narrower "village type" lots to larger and wider "estate type" lots. This type of development is similar in character to a number of the long-established neighborhoods and districts in Germantown.

- **Conservation Subdivision Design (CSD):** A residential housing development that is characterized by compact lots, clustered home sites and shared common open space, and where the natural features of land are preserved, enhanced and made accessible to the greatest extent possible. In this type of development dwellings are located in a manner that reduces the area of land cleared, graded, and converted from agricultural, woodland, or wildlife habitat uses to building sites, driveways, and yard space. In such developments, lot sizes, dimensions, and setbacks may be reduced from those typically required for conventional residential developments. Often the total allowable number of dwellings is increased as a bonus for preserving or creating meaningful and significant open space or environmental features. The common open space often makes up over 30-60% of the total subdivision area. Often the common open space is held in joint ownership by a homeowners association or other conservation related organization and is maintained and preserved according to a professionally prepared open space management plan.

- **Suburban Subdivision Design (SSD):** A residential housing development that subdivides an entire parcel of land into private lots and which does not contain significant common open space parcels or features. Generally these types of developments contain no more than 10% open space for such uses as stormwater control or possibly small park spaces. Other significant environmental features are often included within private development lots as amenities for the individual lot owners. Typical suburban subdivisions usually contain a network of streets that often have only "collector" level connections to surrounding neighborhoods. Designs often utilize landscaped cul-de-sacs to create a sense of privacy and value for individual lot owners. Landscaped streets, pathways sidewalks and parks are included in most well-designed suburban subdivisions.

Density

This column indicates the maximum prescribed densities within a particular place. The inclusion of density maximums is intended to remind landowners, Village officials and developers about the overall goal of maintaining the efficient use of land and resources. Planning for a slightly higher density development pattern within the Village makes use of the existing infrastructure that can accommodate future growth in Germantown.

Reasonable variations from the stated densities may be considered at the time particular developments are proposed provided that the overall average density does not exceed the maximum density prescribed for a given place.

Further, to ensure compatibility between existing residential neighborhoods and future residential development, the density (and lot size) of new development adjacent to existing neighborhoods should not be more than 50% higher (or lower) than the density of an adjacent existing neighborhood unless specific measures are implemented to mitigate potential incompatibilities, e.g. extensive setbacks, perimeter open space corridors, berming, landscaping, etc.

Preferred General Character Description

Each place includes a 2-page narrative that describes the desired overall character of the place. It is intended to give a brief snapshot of the Village's intentions for the general mix and character of the future land uses in the area.

Similar to the "Opportunity Area" detailed plans included in Section 6: Economic Development, it is intended that the Village will prepare a detailed land use plan for each Neighborhood, District and Corridor after adoption of the generalized Future Land Use Plan as a part of the 2050 Plan.

The Plan Commission and staff will prioritize and prepare these supplemental plans for each Neighborhood, District and Corridor based on public input received from the residents, property owners and business operators within that Neighborhood, District and Corridor. These plans will further guide decision-making regarding future development and the timing of future public improvements, including road and utility improvements and extensions. The detailed plans will be adopted as amendments to the 2050 Plan.

DRAFT JUNE 25, 2022

Neighborhoods, Districts, Corridors

Future land use for Germantown is based on two elements in this chapter:

- the Neighborhoods, Districts & Corridors map ("Future Land Use map"), and
- the Future Land Use table.

Determining the appropriate future land use for a parcel or a set of sites comes from these two items.

Neighborhoods

Germantown neighborhoods were identified during the comprehensive planning process based on their distinct identities, housing characteristics (including density and lot size) and geographic features. Some neighborhoods are well-established, while others are generally undeveloped but have potential for growth.

ADDITIONAL RESIDENCES.

Neighborhoods in Germantown:

- Sunberry-Tree Tops Neighborhood
- Spassland Neighborhood
- Alt Bauer Neighborhood
- Kinderberg Neighborhood
- South Country Aire Neighborhood
- Prairie Glen Neighborhood
- Friedenfeld Neighborhood
- Woodland Ponds-Harvest Hill Neighborhood
- Country Aire Neighborhood
- Macarthur - Kennedy Neighborhood
- Blackstone Creek Neighborhood
- Goldenthal - Homestead Hollow Neighborhood
- Amy Belle Neighborhood
- Willow Creek - Weidenbach Neighborhood
- Meeker Hill Neighborhood
- Woodside Neighborhood
- Isabelle Farms Neighborhood
- Lovers Lane Neighborhood
- Dheinsville Neighborhood

Districts

Districts were selected during the comprehensive planning process as areas where the Village, property owners, and investors should concentrate business activity and expansion over the next thirty years. District types include mixed-use, industrial, and rural/agricultural.

Districts in Germantown:

- Mixed-Use (retail, commercial, institutional offices, multi-family residential)
  - Village Center District
  - County Line Road District
  - Freistadt District
- Industrial
  - Willow Creek Business Park District
  - Germantown Business Park District
  - Germantown Industrial Park District
  - Holy Hill Gateway District
  - Omega Hills Industrial District
- Rural/Open Space
  - Rural Preservation District
  - Schoen Laufen - Menomonee River District

Corridors

Corridors identify areas of connectivity between the neighborhoods and districts along major thoroughfares that include a variety of land uses, including natural, recreational and cultural uses, retail, commercial, institutional office, higher-density single-family and multi-family residential.

Corridors in Germantown:

- Lannon - Mequon Road Corridor
- Victory Center Corridor

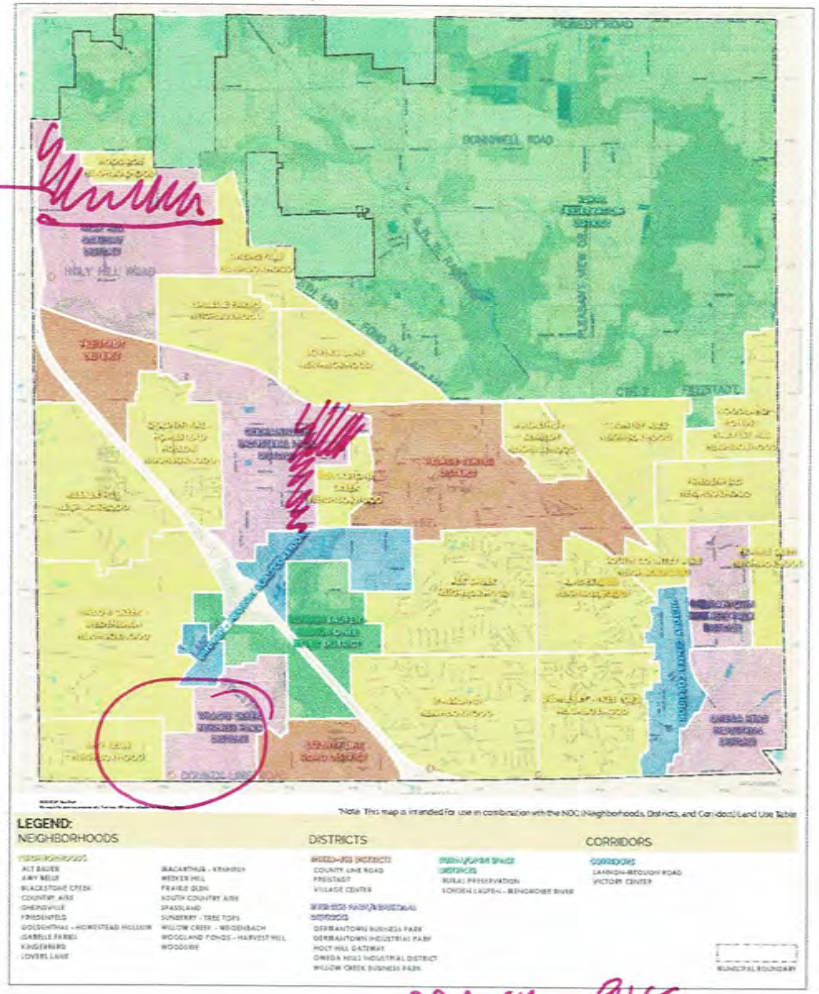
Overlays

There is only one overlay area included as a part of the future land use plan in Germantown. This overlay has been created to cater to identify the extent and importance of environmental features located throughout the Village:

- SEWRPC Environmental Corridor Overlay

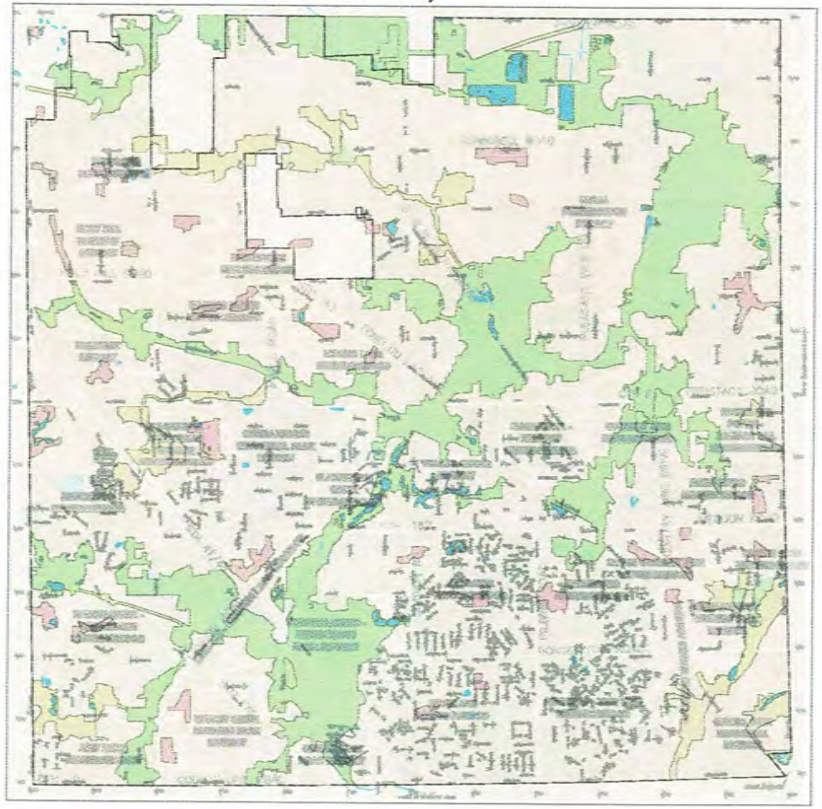
Map 5.3 – 2050 Future Land Use Map

green



UPDATE THIS

Map 5.4 – SEWRPC Environmental Corridor Overlay



LEGEND

- Primary Environmental Corridors
- Secondary Environmental Corridors
- Isolated Natural Resource Areas

THERE SHOULD BE A POLICY THAT IF THE RESIDENCES WERE THERE FIRST THEN THERE SHOULD BE NEW HOUSING + A 200' DEEP FOREST AS A BUFFER FOR WHERE INDUSTRIAL COMES IN.

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Sunberry - Treetops NEIGHBORHOOD



GENERAL CHARACTER

The Sunberry-Tree Tops Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with some multi-family residential along the eastern edge near Fond du Lac Avenue. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). There is a small commercial node located in the southwest corner of the neighborhood near the intersection of Pilgrim Road and County Line Road (Hwy Q). This area is currently zoned B-1 Neighborhood Business and includes a gas station/convenience store, café, a multi-tenant commercial building, and a commercial office building.

SPECIAL FEATURES

Transportation The Sunberry – Tree Tops neighborhood is bounded Pilgrim Road to the west, Donges Bay Road to the north, and County Line Road (Hwy Q) to the south. Hwy 145 (Fond du Lac Avenue) bounds the east edge of the neighborhood and connects the area with Hwy 100 and Interstate 41 to the south and Hwy 167 (Mequon Road) to the north.

Environmental, Natural & Agricultural There are a few small isolated Natural areas within the Sunberry-Tree Tops Neighborhood. These areas are integrated among the residential development.

Public Park, Education, Safety & Utility The Tree Tops Subdivision has a private park, approximately 4 acres in size. This neighborhood is served by Village sewer and water.

Historical & Cultural St. John United Church of Christ and Cemetery – N104W14181 Donges Bay Road – is located in the Sunberry-Tree Tops neighborhood.

PREFERRED FUTURE LAND USE

Sunberry - Treetops Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision++	Dwelling Units / Acre
A	D	A	u	u	u	A	u	D	u	u	u	No	Yes	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre

Almost all of the Sunberry-Tree Tops neighborhood is developed with single-family residential lots. There is very little unplatted vacant land available for future development. The vacant land that is available is comprised of small platted subdivision lots or small, unplatted infill parcels scattered throughout the neighborhood. Future development is intended to be predominantly single-family residential development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Spassland NEIGHBORHOOD



GENERAL CHARACTER

The Spassland Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with small pockets of multi-family residential along County Line Road and Pilgrim Road. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). There are highway oriented commercial and professional office businesses located in the southwest corner of the neighborhood near the Division Road @ County Line Road intersection. There are also scattered commercial properties along County Line Road from Division Road east to and Pilgrim Road. Institutional uses, e.g. parks, elementary school and church, are located in the east central portion of the neighborhood.

SPECIAL FEATURES

Transportation The Spassland Neighborhood is bounded by Pilgrim Road to the east, County Line Road (Hwy Q) to the south, I-41 to the west.

Environmental, Natural & Agricultural There is one isolated natural Areas within the Spassland Neighborhood. This area is located north of Spassland Park, and is owned by private property owners.

Public Park, Education, Safety & Utility Spassland Park and County Line Elementary School are located within the Spassland Neighborhood. This neighborhood is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Spassland Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	A	u	D	u	u	u		Yes	Yes	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre

Almost all of the land in the Spassland Neighborhood is developed with residential lots. There is very little unplatted vacant land available for future development. The vacant land that is available is comprised of small platted subdivision lots or small, unplatted infill parcels scattered throughout the neighborhood. There are a number of long, narrow unplatted residential properties along Donges Bay Road that could be subdivided into smaller residential lots if done in a coordinated manor.

Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

Future non-residential development is intended to be limited to neighborhood-type commercial and office uses where they already exist along Division Road and County Line Road.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Higher density single-family attached, two- and four family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

Alt Bauer NEIGHBORHOOD



GENERAL CHARACTER

The Alt Bauer Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with some multi-family and senior residential development along Division Road, Mequon Road, and Pilgrim Road. Residential zoning within this neighborhood is predominantly Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rs-6 (3.5 DU's/acre with min. 12,500 sq ft lots). There is one existing commercial property located within the Alt Bauer Neighborhood located on the south side of Mequon Road. This property is Zoned B-3 General Business and is currently a Veterinarian Clinic.

SPECIAL FEATURES

Transportation The Alt Bauer neighborhood is bounded Pilgrim Road to the west, Donges Bay Road to the south, and Mequon Road (Hwy 167) to the north. Mequon Road connects the Alt Bauer Neighborhood to I-41 to the west and Hwy 145 (Fond du Lac Avenue) to the east.

Environmental, Natural & Agricultural There are a couple of small Isolated Natural areas within the Alt Bauer Neighborhood. These areas are integrated among the residential development.

Public Park, Education, Safety & Utility Alt Bauer Park is located within the southwest quadrant of the Alt Bauer Neighborhood, approximately 19 acres in size. Pedestrian Trails run along Division Road and also connect Division Road through Alt Bauer Park to Wagon Trail. This neighborhood is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Alt Bauer Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

The Alt Bauer Neighborhood is almost fully developed. Future residential development is intended to be single-family development on existing platted lots, and, on the two large vacant tracts remaining west of Division Road (south of Lilac Lane and north of Donges Bay Road). Residential lots platted at average densities that are the same or similar to the existing pattern of development (2.9 to 3.5 DU's/acre on 12,500-20,000 sq ft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

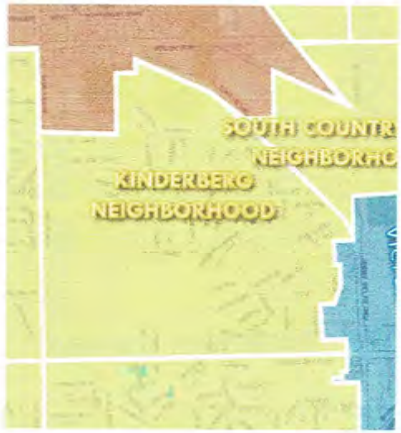
Other than the pre-existing commercial parcels no additional commercial uses are intended to develop in this neighborhood.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Kinderberg NEIGHBORHOOD



GENERAL CHARACTER

The Kinderberg Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). Non-residential uses are limited to institutional uses, i.e. church and park, along Pilgrim Road and Donges Bay Road. There are no commercial properties located within this neighborhood.

SPECIAL FEATURES

Transportation The Kinderberg Neighborhood is generally bounded by Hwy 145 (Fond du Lac Avenue) to the east and north, Donges Bay Road to the south, and Pilgrim Road to the west.

Environmental, Natural & Agricultural There are a couple of Isolated Natural areas located along the west and north areas of the Kinderberg Neighborhood. These areas are primarily wooded with wetland designation.

Public Park, Education, Safety & Utility Kinderberg Park is south-centrally located within the Kinderberg Neighborhood and is approximately 23 acres in size. Pedestrian Trails run along Donges Bay Road and also connect Preserve Parkway through Kinderberg Park to Magnolia Drive. This neighborhood is served by Village sewer and water.

Historical & Cultural The Jacob Schunk Homestead, designated as a local historical site, is located at N104W15446 Donges Bay Road

PREFERRED FUTURE LAND USE

Kinderberg Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

A majority of the Kinderberg Neighborhood has been developed with single-family residential and institutional uses. There are approximately 55 acres of undeveloped, unplatted land in the southwest corner of the neighborhood in the northeast corner of the Pilgrim Road @ Donges Bay intersection (west of Preserve Parkway).

Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

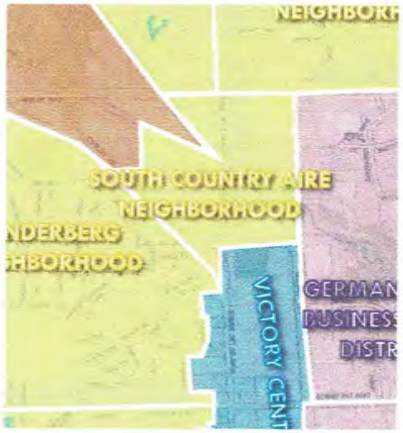
D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

No new non-residential development is intended to develop in this neighborhood.

South Country Aire NEIGHBORHOOD



GENERAL CHARACTER

The South Country Aire Neighborhood is about 50 percent developed with single-family residential uses on individually platted lots varying in size from .5 to 10 acres. Residential zoning within this neighborhood is predominantly Rs-3 (1.0 DU/acre with minimum 1-acre lots) and Rs-4 (2.2 DU's/acre with min. 20,000 sq ft lots). The remaining area is undeveloped and zoned A-2: Agricultural. There are two small commercially zoned properties located in the neighborhood but contain residential uses.

SPECIAL FEATURES

Transportation The South Country Aire Neighborhood is generally bounded Hwy 145 (Fond du Lac Avenue) to the west, Mequon Road to the north, The Germantown Business Park to the east, and the intersection of Country Aire Drive and Hwy 145 to the south. The Canadian National and the Wisconsin & Southern railroads bisect this neighborhood from the southeast corner of the neighborhood and diverge as they continue to the northwest.

Environmental, Natural & Agricultural There are two isolated Natural areas located in the neighborhood including a wooded area in the northeast area, extending south of Mequon Road and a wooded area with wetland designation along the western portion of the neighborhood south of the railroad.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area and a majority of the existing residences are served by Village water. Sanitary Sewer is not currently extended to this area, however it may be possible in the future with further development.

PREFERRED FUTURE LAND USE

South Country Aire Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (* = existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

The South Country Aire Neighborhood includes undeveloped land intended for future single-family residential development platted at average densities that are the same or similar to the existing pattern of residential development in the adjacent Kinderberg neighborhood (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots) and served by sanitary sewer.

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Prairie Glen NEIGHBORHOOD



GENERAL CHARACTER

The Prairie Glen Neighborhood is a relatively isolated single-family residential neighborhood located along the eastern boundary of the Village. The northern half of the neighborhood is a "Planned Development District" of residential development using a conservation design approach to protecting environmental features and creating common open space areas for use by the neighborhood residents. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots). The remaining area to the south is undeveloped and zoned A-1: Agricultural. This neighborhood is bisected by a navigable waterway (Nor-X-Way Channel) and abutting wetland complex. The area along Mequon Road is developed with a 1-2 acre, un-platted residential properties.

SPECIAL FEATURES

Transportation The Prairie Glen neighborhood is bounded by Mequon Road to the north, Donges Bay Road to the south, Wasaukee Road to the east, and the Germantown Business Park to the west. Mequon Road connects the Prairie Glen Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west. Wasaukee Road connects to County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There is an isolated natural area of approximately 9-acres located along the western edge of the neighborhood, about a quarter mile south of Mequon Road. Approximately 50 acres of land in the southern portion of the neighborhood are apart of an environmental corridor and include wooded area and wetland designation. Approximately 25 acres of land in the southeast corner of the neighborhood are in agricultural row crop production.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area. The properties within the Prairie Glen Subdivisions are served by Village sewer and water, while the older residential properties are still served by well and septic.

Friedenfeld NEIGHBORHOOD



GENERAL CHARACTER

The Friedenfeld Neighborhood is a single-family residential neighborhood located adjacent to the Village's Friedenfeld Park located on Country Aire Drive. Approximately half of the neighborhood is developed with single-family residential lots within the Forest Heights platted subdivisions. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots), Rs-3 (1 DU/acre with 1-acre min. lots) and Rs-2 (.5 DU's/acre with 2-acre min. lots). The remaining area to the east along Wasaukee Road is generally undeveloped and zoned A-1: Agricultural.

SPECIAL FEATURES

Transportation The Friedenfeld neighborhood extends between Country Aire Drive and Wasaukee Road, north of Mequon Road to Elm Lane. Mequon Road connects the Friedenfeld Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west. Wasaukee Road connects the neighborhood to County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There are a couple of natural areas located in the neighborhood integrated among existing single-family dwellings and agricultural lots.

Public Park, Education, Safety & Utility Friedenfeld Park is located in the northwest corner of the Friedenfeld neighborhood and contains approximately 53 acres of land. There are two (2) pedestrian access points from the adjacent residential areas into the park: one from Elm Lane and the other from Martin Drive. This neighborhood is located within the Sewer Service Area, however public water and sewer utilities have not been extended to this neighborhood.

PREFERRED FUTURE LAND USE

Friedenfeld Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	u		Yes	Yes	D	A	D	Non-sewered: 1.0 unit/acre Sewered: 2.9 units/acre

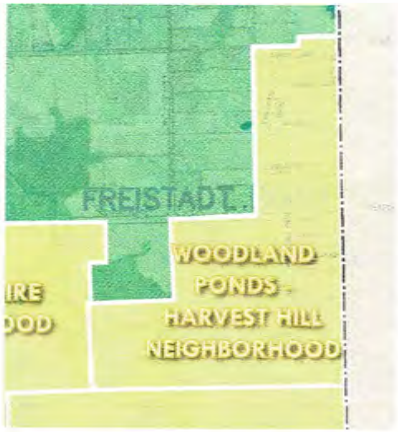
In addition to open space and recreational area, traditional neighborhood or conservation subdivisions of single-family dwellings are desirable for this neighborhood. Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of residential development if not served by public water and sewer (.5 to 1.0 DU's/acre on 1-2 acre lots), or, at a higher density if served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Woodland Ponds-Harvest Hill NEIGHBORHOOD



GENERAL CHARACTER

The Woodland Ponds – Harvest Hill Neighborhood is almost entirely developed with single-family residential lots between 1 and 2 acres in size. Residential zoning within this neighborhood is predominantly Rs-3 (1 DU/acre with 1-acre min. lots). The area north of Freistadt Road served by Crestwood, Westwood and Lovers Lane developed 30+ years ago, while the Harvest Hills and Woodland Ponds subdivisions developed only within the last 15 years.

SPECIAL FEATURES

Transportation The Woodland Ponds – Harvest Hill Neighborhood is located west of Wasaukee Road, north of Elm Lane, extending north to Lover s Lane. Wasaukee Road connects the neighborhood to Mequon Road and County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There are two large environmental areas located in the central area and the southwestern corner of the neighborhood. Residential lots have been developed around these environmental areas.

Public Park, Education, Safety & Utility This neighborhood is located outside the Village Sewer Service Area. This neighborhood has direct pedestrian access to Friedenfeld Park from Elm Lane.

PREFERRED FUTURE LAND USE

Woodland Ponds-Harvest Hill Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-Family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	u	Yes	No	U	A	D	1.0 unit/acre

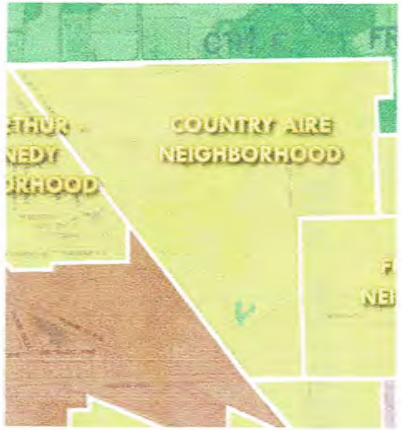
A majority of the Woodland Ponds – Harvest Hill neighborhood has been developed with single-family residential lots. Any single-family development within the remaining buildable area should be preferably of conservation subdivision design. Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of residential development (.5 to 1.0 DU's/acre on 1-2 acre lots). No commercial development is intended to develop in this neighborhood.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Country Aire NEIGHBORHOOD



GENERAL CHARACTER

The Country Aire Neighborhood is a relatively new neighborhood with single-family residential and some multi-family condominium development west of Country Aire Drive. Residential zoning within this neighborhood is predominantly Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rm-2 (8 DU's/acre with minimum .5-acre lots). The remainder of the neighborhood is comprised of estate-size residential lots in the Rs-1 zoning district (.2 DU's/acre with 5-acre minimum lots) and agricultural parcels in the A-1 zoning district (minimum 35-acre parcels).

SPECIAL FEATURES

Transportation The Country Aire neighborhood is bounded by Mequon Road to the south, Freistadt Road to the north, the Canadian National Railroad to the west and Country Aire Drive to the east. Approximately 80 acres of the neighborhood extends east of Country Aire Drive in the northeast portion of the neighborhood. Country Aire Drive and Mequon Road connects the Country Aire Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west.

Environmental, Natural & Agricultural The Country Aire neighborhood is bisected by a large environmental corridor composed of wooded areas and wetland designation. Much of the undeveloped areas outside of the environmentally designated areas are in agricultural row crop production.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area.

PREFERRED FUTURE LAND USE

Country Aire Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	u	Yes	Yes	A	A	D	2.9 units/acre

Future land use in the Country Aire neighborhood includes single-family residential development following conservation design principals is preferred on future lots platted at average densities that are the same or similar to the existing pattern of residential development served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

MacArthur-Kennedy NEIGHBORHOOD



GENERAL CHARACTER

The MacArthur - Kennedy Neighborhood is predominantly a single-family and two-family traditional residential neighborhood located to the east of the Village Center District. This neighborhood is developed around two public schools: Kennedy Middle School and MacArthur Elementary School. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots), Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots), Rs-6 (3.5 DU's/acre with minimum 12,500 sq ft lots) and Rd-2 (two-family at 5.8 DU's/acre with minimum 15,000 sq ft two-family lots).

SPECIAL FEATURES

Transportation The MacArthur - Kennedy neighborhood extends between Freistadt Road to the north to the Wisconsin and Southern Rail line to the south. The neighborhood is bounded by Fond du Lac Avenue and Park Avenue to the west and the Canadian National Railroad to the east. Fond du Lac Avenue connects the neighborhood to Mequon Road to the south and further to County Line Road and US 41/45.

Environmental, Natural & Agricultural There is a large natural area, approximately 53 acres, located in the southern portion of the MacArthur neighborhood. This is a portion of a larger primary environmental corridor.

Public Park, Education, Safety & Utility MacArthur Elementary School and Kennedy Middle School are both located along the western edge of the MacArthur Neighborhood. This neighborhood is located within the Sewer Service Area and served by Village sewer and water.

Historical & Cultural The Jacob Schlaefer Homestead, a local designated historical site, is located at W156N11685 Pilgrim Road near the center of the MacArthur neighborhood.

PREFERRED FUTURE LAND USE

MacArthur - Kennedy Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	U	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

The MacArthur-Kennedy Neighborhood has been fully developed. Any future construction would be infill or redevelopment of existing residential uses at average densities that are the same or similar to the existing pattern of residential development (2.2 to 2.9 DU'sAcre on 15-20,000 sqft lots) The large open space area in the south part of the neighborhood is both environmentally sensitive with a large wetland complex and the site of the former Germantown landfill; a designated brownfield site.

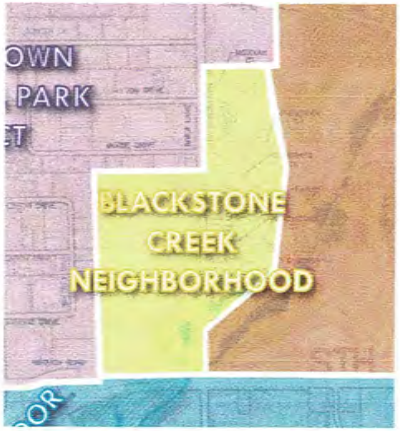
Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Blackstone Creek NEIGHBORHOOD



GENERAL CHARACTER

The Blackstone Creek Neighborhood is a relatively new neighborhood with single-family residential and two-family condominium development east of River Lane and part of the Blackstone Creek Planned Development District (PDD). Residential zoning within this neighborhood is Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rd-2 (8 DU's/acre with minimum .5-acre lots). The Germantown High School property west of River Lane makes up the western portion of the neighborhood. The large open space area in the south part of the neighborhood contains the Menomonee River and associated wetlands and floodplain.

SPECIAL FEATURES

Transportation River Lane bisects the Blackstone Creek Neighborhood north and south. The Germantown Industrial Park District establishes the western and northern boundaries of the neighborhood. Mequon Road is the southern boundary of the neighborhood and connects the neighborhood to US 41/45 to the west.

Environmental, Natural & Agricultural The Menomonee River Corridor environmental area crosses the southern quarter of the Blackstone Creek neighborhood, with the river itself crossing the very southeastern corner of the neighborhood.

Public Park, Education, Safety & Utility The Germantown High School makes up the western portion of the Blackstone Creek neighborhood. This neighborhood is located within the Sewer Service Area and served by Village sewer and water.

PREFERRED FUTURE LAND USE

Blackstone Creek Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	5.8 units/ acre

The Blackstone Creek Neighborhood has been fully developed. Any future construction would be infill or redevelopment compatible with surrounding uses and densities.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Goldenthal-Homestead Hollow NEIGHBORHOOD



GENERAL CHARACTER

The Goldenthal - Homestead Hollow Neighborhood is a single-family and two-family residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots), Rs-5 (2.9 DU's/acre with minimum 15,000 sqft lots) and Rd-2 (two-family at 5.8 DU's/acre with minimum 15,000 sqft two-family lots). There are a few commercially zoned properties located along the east side of US 41/45, including the Keller construction management property and restaurant property, and south of the intersection of Freistadt Road @ Goldendale Road. St. Boniface Church and School is located in the southeast corner of the Freistadt Road / Goldendale Road intersection. A childcare center is located southwest of this intersection, off Deppert Road.

SPECIAL FEATURES

Transportation The Goldendale-Homestead Hollow neighborhood is bounded by US 41/45 and the Freistadt Business Park District to the west, Mequon Road to the south, and the Germantown Industrial Park District to the north and east. US 41-45 can be accessed via Mequon Road and Lannon Road to the South or Goldendale Road and Holy Hill Road to the north.

Environmental, Natural & Agricultural The west central portion of the Goldendale - Homestead Hollow Neighborhood is covered by a secondary environmental corridor and separates the existing development into two general areas, north and south. An isolated environmental area is located in the east central portion of the neighborhood and is a part of the Homestead Hollow County Park.

Public Park, Education, Safety & Utility Washington County's Homestead Hollow Park is located in the north western portion of the neighborhood with access from Freistadt Road. St. Boniface Church and School are located in the southeast corner of the Freistadt Road @ Goldendale Road intersection. This neighborhood is located within the Sewer Service Area and most of the southern area is served by public sewer and water (or is at least available). The area north of Freistadt Road is not currently served by sewer or water (but it is available).

Historical & Cultural The St. Boniface Catholic Parish, cemetery and private elementary and middle school is located in the Goldenthal-Homestead Hollow neighborhood.

PREFERRED FUTURE LAND USE

Goldenthal-Homestead Hollow Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision++	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	2.9 units/acre

A majority of the Goldenthal-Homestead Hollow Neighborhood is developed. Undeveloped parcels on the west side and through the middle of the neighborhood are unbuildable due to environmentally sensitive wetlands. The only undeveloped area suitable for new residential development is in the northwest corner of the Goldendale @ Freistadt intersection; land currently used for agricultural purposes. Traditional Neighborhood or Conservation Subdivision would be desired future development in this area at average densities that are the same or similar to the existing pattern of residential development served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sqft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Amy Belle NEIGHBORHOOD



GENERAL CHARACTER

The Amy Belle Neighborhood is a generally undeveloped except for the single-family Happy Hollow subdivision in the southwest corner of the Village. Residential zoning within this area is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots). Undeveloped parcels in this neighborhood range from vacant residential lots approximately 0.5 acres in size to larger 5-acre residential and 10 to 40-acre agricultural parcels. Agricultural parcels are generally used for hobby farm or crop production uses.

There are two properties zoned commercial at the Amy Belle Road @ County Line Road intersection that are currently occupied by a gas station/convenience store.

SPECIAL FEATURES

Transportation The Amy Belle neighborhood is bounded by County Line Road to the south, Lannon Road to the east, and Amy Belle Road to the west. The neighborhood is connected to US 41-45 via County Line Road (Hwy Q).

Environmental, Natural & Agricultural A primary environmental corridor runs through the eastern quarter of the neighborhood just west of Lannon Road and contains both wooded areas and designated wetlands. There is a secondary environmental corridor located in the north-central area of the neighborhood which also contains a wooded area with wetland designation. Both agricultural row crops and tree farming are located in the Amy Belle Neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Amy Belle Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision+	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	No	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Amy Belle Neighborhood include undeveloped open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels at the County Line @ Amy Belle Road intersection, no additional commercial uses are intended to develop in this neighborhood.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots) 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Willow Creek-Weidenbach NEIGHBORHOOD



GENERAL CHARACTER

The Willow Creek-Weidenbach neighborhood is a predominantly single-family residential neighborhood located in the southwest area of the Village. The neighborhood is home to residential subdivisions north and south of Willow Creek Road and along Appleton Avenue, pre-existing commercial properties scattered along Appleton Avenue and individual large-lot residential lots and agricultural parcels throughout the neighborhood. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots).

SPECIAL FEATURES

Transportation The Willow Creek - Weidenbach neighborhood is bounded by the western limits of the Village and the Lannon-Mequon Road Corridor to the east. Appleton Avenue (Hwy 175 runs from the north central area of the neighborhood, south and east to connect with Lannon Road, which provides access to Hwy 41/45.

Environmental, Natural & Agricultural Environmental Corridor areas make up a large portion of the northern and western areas of the neighborhood. Much of the remaining undeveloped area is in agricultural row crop production.

Public Park, Education, Safety & Utility Weidenbach Park is located in the south-central area of the Weidenbach neighborhood, containing 4 acres. This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Willow Creek-Weidenbach Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	No	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Willow Creek-Weidenbach neighborhood include undeveloped open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside of the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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 sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Prairie Glen NEIGHBORHOOD



GENERAL CHARACTER

The Prairie Glen Neighborhood is a relatively isolated single-family residential neighborhood located along the eastern boundary of the Village. The northern half of the neighborhood is a "Planned Development District" of residential development using a conservation design approach to protecting environmental features and creating common open

SPECIAL FEATURES

Transportation The Prairie Glen neighborhood is bounded by Mequon Road to the north, Donges Bay Road to the south, Wasaukee Road to the east, and the Germantown Business Park to the west. Mequon Road connects the Prairie Glen Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west. Wasaukee Road connects to County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There is an isolated natural area of approximately 9-acres located along the western edge of the neighborhood, about a quarter mile south of Mequon Road. Approximately 50 acres of land in the southern portion of the neighborhood are apart of an environmental corridor and include wooded area and wetland designation. Approximately 25 acres of land in the southeast corner of the neighborhood are in agricultural row crop production.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area. The properties within the Prairie Glen Subdivisions are served by Village sewer and water, while the older residential properties are still served by well and septic.

PREFERRED FUTURE LAND USE

Prairie Glen Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	A	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

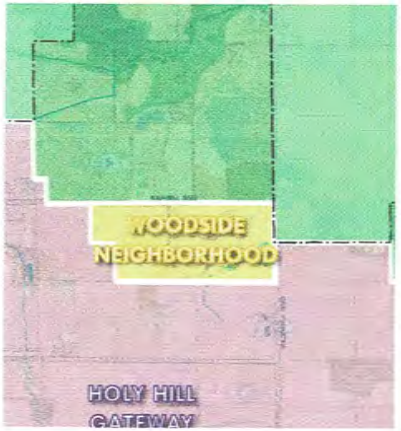
Additional conservation design development with single-family lots at the same or similar density are desirable for the remaining undeveloped areas in this neighborhood, including the 25 acres of undeveloped land in the southeast corner of the neighborhood along Wasaukee Road. Strawgrass Lane has been designed with the potential of an extension connecting with Mequon Road if the large

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Woodside NEIGHBORHOOD



GENERAL CHARACTER

The Woodside Neighborhood is a rural single-family residential neighborhood located in the northwest corner of the Village. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots). Outside of the fully developed Woodside subdivision, there are larger, individual residential lots with the remaining area to the west along Bonniwell Road generally undeveloped and zoned A-2: Agricultural.

SPECIAL FEATURES

Transportation The Woodside neighborhood is bounded by Bonniwell Road to the North and Goldendale Road to the east. Goldendale Road connects the neighborhood to Holy Hill Road and US 41/45 to the south. The neighborhood extends approximately 1/2 mile west of Goldendale Road and is bounded by the Gateway Corporate Park District to the south and west.

Environmental, Natural & Agricultural There is approximately 7 acres of wooded, isolated environmental area located in the west-central area of the neighborhood. The western properties of the neighborhood are primarily in agricultural row crop production.

Public Park, Education, Safety & Utility The Woodside neighborhood is not currently served by Village Sewer and Water, however, it is located within the Planned Sewer Service Area extension. Properties are currently served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Woodside Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	Y	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Woodside Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

D= **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A= **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u= **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots) 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Isabelle Farms NEIGHBORHOOD



GENERAL CHARACTER

The Isabelle Farms Neighborhood is a rural, single-family, large-lot residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-1 (.2 DU's/acre with minimum 5-acre lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots).

SPECIAL FEATURES

Transportation The Isabelle Farms neighborhood is generally bounded by Holy Hill Road to the north, Goldendale Road to the west, Maple Road to the east, and the Wisconsin and Southern Rail line to the south. Holy Hill Road connects the neighborhood to US 41/45 to the west. Maple Road connects the neighborhood to Fond du Lac Avenue to the north.

Environmental, Natural & Agricultural In addition to two isolated environmental areas in the northern half of the neighborhood, a primary environmental corridor runs along the southern boundary of the neighborhood, and the Wisconsin and Southern Rail line. There are a few isolated environmental areas located throughout the neighborhood. The areas (generally the northwest and southeast) that have not been developed with residential lots are currently in agricultural row crop production.

Public Park, Education, Safety & Utility The Isabelle Farms neighborhood is not currently served by Village Sewer and Water, however, the northern quarter mile of the neighborhood is located within the Planned Sewer Service Area extension. Properties are currently served by onsite septic and well water.

Historical & Cultural The Johann Kretzger Homestead is located at W188N12369 Maple Road, in the southeastern corner of the Isabelle Farms neighborhood.

THERE FIRST — BUFFER FROM INDUSTRIAL

PREFERRED FUTURE LAND USE

Isabelle Farms Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	P	D	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Isabelle Farms Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

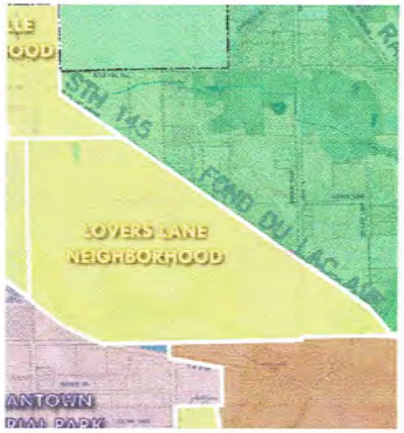
D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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 sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Lovers Lane NEIGHBORHOOD



GENERAL CHARACTER

The Lovers Lane Neighborhood is a rural, single-family, large-lot residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-1, Rs-2 , and pockets of Rs-3.

SPECIAL FEATURES

Transportation The Lovers Lane neighborhood is generally bounded by Holy Hill Road to the north, Maple Road to the west, Division Road to the east, and the Wisconsin and Freistadt Road to the south. Holy Hill Road connects the neighborhood to US 41/45 to the west. Maple Road and Fond du Lac Avenue connect the neighborhood to the south.

Environmental, Natural & Agricultural A primary environmental corridor runs along the southern boundary of the neighborhood. There are a few isolated environmental areas located throughout the neighborhood as well.

Public Park, Education, Safety & Utility The Lovers Lane neighborhood is not currently served by Village Sewer and Water. Properties are currently served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Isabelle Farms Neighborhood

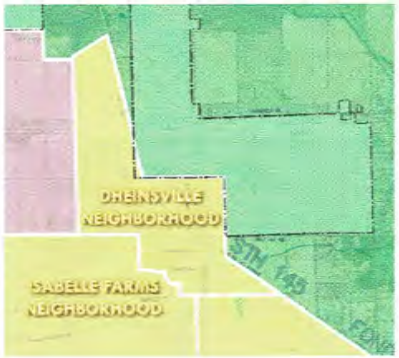
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (= existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision+	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	N	U	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Lovers Lane Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots) 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Dheinsville NEIGHBORHOOD



GENERAL CHARACTER

The Dheinsville Neighborhood is a predominantly undeveloped rural residential neighborhood located in the northern part of the Village adjacent to the Town of Germantown. Most of the land is zoned for agricultural uses. Residential uses within this neighborhood are predominantly zoned Rs-1 (.2 DU's/acre with minimum 5-acre lots), Rs-2 (.5 DU's/acre with minimum 2-acre lots), and Rs-4 (2.2 DU's/acre with 20,000 sqft lots).

A few small commercial parcels are located at the Maple Road @ Holy Hill Road intersection and at the Division @ Fond du Lac Ave intersection. There are institutional uses located at the Division @ Fond du Lac Avenue intersection (Village public works facility and Little League baseball complex) and churches along Division Road and in the hamlet of Dheinsville at the Maple Road @ Holy Hill Road intersection.

SPECIAL FEATURES

Transportation The Dheinsville neighborhood is generally bounded by Rockfield Road to the north, Fond du Lac Avenue (Hwy 145) to the west (including the parcels on the west side of the highway), 1/4 mile west of Lancelot Drive to the east, and 1/4 mile south of Holy Hill Road to the south. Fond du Lac Avenue (Hwy 145) runs from the northwest corner of the neighborhood to the southeast corner. Holy Hill Road connects the neighborhood to US 41/45 to the west.

Environmental, Natural & Agricultural The neighborhood includes several isolated natural resource areas. Much of the neighborhood is in active agricultural row crop production.

Public Park, Education, Safety & Utility The Dheinsville neighborhood is not currently served by Village sewer and water, however, the Dheinsville hamlet and area around it near the Maple Road @ Holy Hill Road intersection is located within the Planned Sewer Service Area extension. Properties are currently served by onsite septic and well water.

Historical & Cultural The Dheinsville Neighborhood is home to the historic Dheinsville Settlement located at the intersection of Fond du Lac Avenue (Hwy 145), Maple Road, and Holy Hill Road, and includes Dheinsville Park. The Valentine Wolf House (N128W18780 Holy Hill Road), The Christ Evangelical Church (W188N12808 Fond du Lac Avenue), and the Christ Church Parsonage (N188W12838 Maple Road). Our Saviour's United Church of Christ is located at W172N12533 Division Road, along the eastern edge of the neighborhood.

PREFERRED FUTURE LAND USE

Dheinsville Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	N	D	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Dheinsville Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

No new, expanded, or additional commercial uses are intended to be developed in this neighborhood.

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)

Willow Creek Business Park District



SPECIAL FEATURES

Transportation The Willow Creek Business Park includes land on both sides of Appleton Avenue bounded by Lannon Road to the west, County Line Road to the south. The district has access to US41 by way of the Lannon Road and County line Road interchanges.

Environmental, Natural & Agricultural The primary environmental corridor associated with the Menomonee River and Willow Creek is located along the eastern edge of the district.

Public Park, Education, Safety & Utility The entire district is served by Village sewer and water.

GENERAL CHARACTER

The Willow Creek Business Park District is an industrial district comprised predominantly of undeveloped agricultural and environmentally sensitive land. Light industrial uses, including warehouse and corporate office uses, have developed in the eastern part of the district on Willow Creek Way east of Appleton Avenue. Residential uses are located along and east of Lannon Road north of County Line Road and along Maple Road north of Appleton Avenue. Apart from the WE Energies Germantown Power Plant, most of the land in the district south of Appleton Avenue, east of Lannon Road, and north of County Line Road is undeveloped.

PREFERRED FUTURE LAND USE

Willow Creek Business Park District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	u	A	u	A	A	A	A	u	D	u	Yes	Yes	-	-	-	SF:2.9 units/ac MF:10 units/ac

The Willow Creek Business Park District is intended to further develop and maintain as a mixed-use industrial and commercial district with light industrial, warehouse, corporate office, retail and service-related commercial uses, single-family and/or multi-family residential uses.

Neighborhood-type commercial retail and service-oriented uses may be acceptable along Appleton Avenue and at the County Line Road/ Lannon Road intersection.

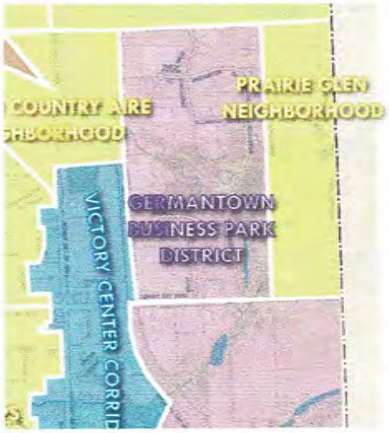
At the time the 2050 Plan was being prepared, the Village was considering a mixed-used commercial residential and industrial development proposal at the northeast corner of the Lannon Road (CTH-Y) and County Line Road (CTH-Q) intersection.

D= **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A= **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u= **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Germantown Business Park DISTRICT



GENERAL CHARACTER

The Germantown Business Park District is an industrial district comprised predominantly of light industrial uses, warehouse, and corporate office uses. The entire district lies within Tax Incremental District (TID) No. 4. The Germantown Business Park is almost entirely developed with only a few vacant parcels. Except for one small, single-family residential use along Donges Bay Road and the Village water tower, all parcels within the district are zoned M-1: Limited Industrial.

SPECIAL FEATURES

Transportation The Germantown Business Park includes land south of Mequon Road, east of the WSOR-Canadian National railroads, north of the Nor-X-Way Channel and west of the Prairie Glen residential subdivision. An active rail siding serves the Waste Management recycling facility on Donges Bay Road.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the southern edge of the district. Development of the Germantown Business Park included the creation of a 12-acre storm water basin and wetland mitigation area adjacent to an existing environmental corridor running through the middle of the district.

Public Park, Education, Safety & Utility The Village water tower is located in the northwest corner of the district. The entire district is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Germantown Business Park District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	u	D	u	Yes	Yes	-	-	-	-

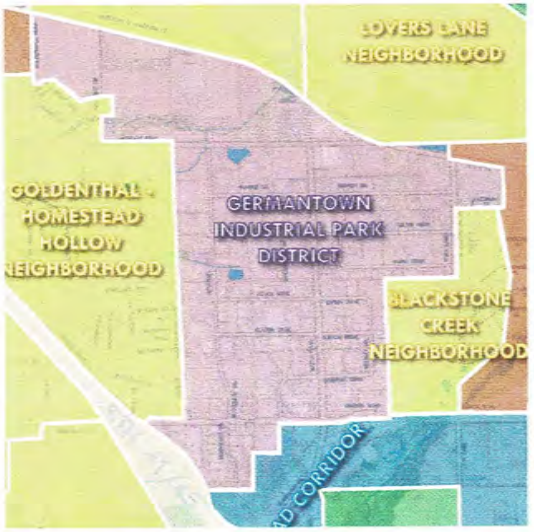
The Germantown Business Park is intended to further develop and maintain a mixed-use industrial and commercial district with light industrial, warehouse, corporate office and service-related commercial uses. No residential uses are intended for this district.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Germantown Industrial Park District



GENERAL CHARACTER

The Germantown Industrial Park District is an industrial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. The district lies within Tax Incremental District (TID) Nos. 1, 2 3 and 7. The Germantown Industrial Park is almost entirely developed with only a few undeveloped parcels and generally in the TID No. 7 area. Except for one small, single-family residential use along Maple Road, the Village water tower and Fire Station No. 2, all parcels within the district are zoned M-1: Limited Industrial.

SPECIAL FEATURES

Transportation The Germantown Industrial Park includes the area generally bounded by Mequon Road to the south, River Lane to the east, the WSOR railroad to the north and the Homestead Hollow County Park to the west.

Environmental, Natural & Agricultural A tributary to the west branch of the Menomonee River runs through the Speaker Corporation campus north of Freistadt Road.

Public Park, Education, Safety & Utility One of three Village water towers is located in the district. The entire district is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Germantown Industrial Park District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	u	D	u	Yes	Yes	-	-	-	

The Germantown Industrial Park is intended to further develop and maintain as an industrial and mixed-use commercial district with light industrial, warehouse, corporate office and service-related commercial uses. No residential uses are intended for this district.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Holy Hill Gateway District



GENERAL CHARACTER

The Holy Hill Gateway District is predominantly undeveloped but intended to be an industrial and mixed-use commercial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 8. Existing development includes personal storage and highway-oriented commercial uses at the Holy Hill road interchange, a trucking and warehouse operation at the Holy Hill @ Goldendale Road intersection, and light industrial and warehousing uses in the Gateway Corporate Park north of Holy Hill Road and west of Goldendale Road. Existing zoning in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Holy Hill Gateway District is located at the Holy Hill Road interchange with US41. The district is generally bounded by US41 to the west, Bonniwell Road to the north, Fond du Lac Ave to the east and the WSOR railroad to the south.

Environmental, Natural & Agricultural Goldendale Creek, a tributary to the Menomonee River, and associated environmental corridor runs along the north side of the WSOR railroad in the southern part of the district. Rockfield Creek, a separate tributary to Little Cedar Creek, runs north-south through the district parallel to US41.

Public Park, Education, Safety & Utility The entire district is currently not served by Village sewer and water, although recent extensions of both water and sewer are available.

PREFERRED FUTURE LAND USE

Holy Hill Gateway District

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	D	D	D	A	A	A	u	D	u		Yes	Yes	-	-	-	25 units/acre

The Holy Hill Gateway District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, hospitality, corporate office uses. Community-scale retail and service-related commercial uses are intended to locate at the Holy Hill Road interchange (except for "big box" retail) and neighborhood-type commercial uses at the Holy Hill Road/Frontage Road intersection. The potential for mixed-use commercial with high-density is desirable for land adjacent to and along the US41 corridor. See the Economic Development Section of this Plan for more information on future land uses within the Holy Hill Gateway District.

Industrial and Warehousing Development in the Holy Hill Gateway District created potentially negative impacts on the surrounding rural areas. Residents and property owners demand that future industrial, warehousing, and commercial development not expand beyond Rockfield Road to the North and Goldendale Road to the East. In addition, residents have requested that regardless of where the ultimate district boundary is established, the Village needs to develop specific and substantial setback and buffering requirements for future development of the land within the district that is adjacent to the Rural Preservation District, Woodside Neighborhood, Dheinsville Neighborhood, and Isabelle Neighborhood. The Village intends to develop and adopt specific setback, buffering, lighting, noise, and other development requirements in the Zoning Code to mitigate potential negative impacts associated with future development in this and other districts.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Omega Hills Industrial District



GENERAL CHARACTER

The Omega Hills District is an industrial district found in the southeast corner of the Village comprising the 83-acre Omega Hills North landfill site and other Waste Management uses and services. Additionally, Tax Incremental Financing District (TID) No. 9 comprises the Omega Hills Industrial Park as well as the Village's new public works and recycling facility. Service uses include the Orchard Ridge landfill gas-to-electric power station, industrial pre-treatment facility, medical waste recycling and disposal facility, and composting operation. Other uses within the district include the Hyponex soil packaging operation on Wasaukee Road and agricultural uses along Donges Bay Road and Wasaukee Road. Zoning within the district includes M-1: Limited Industrial (along Donges Bay Road), M-2: General Industrial (along Wasaukee Road) and M-3: Special Industrial for the Waste Management uses along County Line Road.

SPECIAL FEATURES

Transportation The Omega Hills District is bounded by Donges Bay Road on the north, Wasaukee Road on the east, County Line Road on the south, and the Nor-X-Way Channel on the west. The district is bisected by the WSOR and Canadian National railroads, but the rail lines do not directly serve any abutting land.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the western edge of the district.

Public Park, Education, Safety & Utility The district is not served by Village sewer and water; a portion of the district along County Line Road is served by water from Menomonee Falls.

PREFERRED FUTURE LAND USE

Omega Hills District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use, Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	A	D	u	Yes	No	-	-	-	-

The Omega Hills District is intended to continue as an industrial district with various landfill-related uses. The vacant land along Donges Bay Road and Wasaukee Road is intended to develop with light industrial, warehouse, corporate office uses. Limited service-related commercial uses are acceptable. No residential uses are intended for this district.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** - These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Village Center District



GENERAL CHARACTER

The Village Center District is a mixed-use commercial and residential district that is predominantly developed with banking and other financial uses, medical clinics and offices, churches, veterinary uses, grocery and other retail shopping uses, the Germantown post office, other general office uses, fast-food and sit-down dining restaurants, automobile service and convenience stores, the Village Hall, Library and Police Department campus. Residential uses widely vary in type and density throughout the district but include single-family lots north of Main Street with Rs-4 zoning (2.2 DU's/acre with minimum 20,000 sqft lots), Rs-5 (2.9 DU's/acre with min. 15,000 sqft lots), and Rs-6 (3.5 DU's/acre with min. 12,500 sqft lots). Multi-family condominiums and apartment-style rental units with Rm-2 (8.0 DU's/acre) and Rm-3 zoning (10.0 DU's/acre) are located south of Main Street from Division to Pilgrim Road. There are a few existing industrial uses on the east end of the district along Mequon Road near the WSOR and CN railroads.

SPECIAL FEATURES

Transportation The Village Center District is in the middle of the Village and is generally bounded by Freistadt Road to the north, Mequon Road to the south, the Menomonee River to the west and Pilgrim Road to the east (except for an area extending easterly to the Canadian-National railroad). The district has access to all parts of the Village by the main east-west roadways, e.g., Mequon Road, Fond du Lac Ave and Main Street, as well as the main north-south roadways, e.g., Division Road, and Pilgrim Road.

Environmental, Natural & Agricultural The Menomonee River and associated environmental corridor runs through the Blackstone Creek golf course on the west side of the district. The ponds in the Lake Park residential area are also tributary to the Menomonee River.

Public Park, Education, Safety & Utility The historic Main Street area is in the Village Center district. Firemen's Park, Fire Station No. 1, the Village's Senior Center and the Blackstone Creek golf course are in the district. The entire district is served by Village sewer and water.

The Village Center is intended to serve as the heart or central place within the community. The two primary circulation routes, Main Street and Mequon

PREFERRED FUTURE LAND USE

Village Center District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	A	D	D	u	D	A	D	u	u	u	Yes	Yes	D	A	U	25 units/acre

Road, are envisioned to be better connected through a combination of infrastructure improvements and redevelopment. The Village Center District is intended to continue as a mixed-use commercial and residential district but reinvigorated with more placed-based, pedestrian-friendly design elements. Improvements to Main Street and Pilgrim Road should continue to emphasize the conversion of existing buildings to entertainment, retail, and high-density residential uses that would service existing residents as well as draw visitors from the region. Historic and architecturally significant buildings should be preserved, and curb cuts and off-street parking areas minimized or placed in the rear of properties.

Opportunities exist at major intersections along Mequon Road for mixed-use redevelopment inclusive of outdoor gathering spaces. This shift from auto-dominant site design to "place-based" development should be emphasized with existing and future commercial property owners (see opportunity area scenarios included for the Village Center District). Multi-family residential development is acceptable in a traditional pattern of development up to densities

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u=	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

of 25.0 DU's/acre and is encouraged to be developed as part of an overall mixed-use development. Park and open space uses are desirable, particularly those with a river-orientation abutting the Menomonee River corridor, including the area currently used for the Blackstone Creek golf course.

See the Economic Development Section of this Plan for more information on future land uses within the Village Center District.

The Village has intentions to adopt a new "Village Center" zoning district to guide development within the district consistent with the parameters in Section 6, "Opportunity Areas", and the 2018 "Saxony Village Connectivity Plan".

County Line Road District



SPECIAL FEATURES

Transportation The County Line Road District is located at the interchange with US41. The district is generally bounded by US41 to the east, County Line Road to the south and the Walmart-Maple Road extension to the west. Appleton Avenue bisects the district.

Environmental, Natural & Agricultural The Menomonee River and associated environmental corridor bisects the district north to south as it crosses south into Menomonee Falls.

Public Park, Education, Safety & Utility The entire district is served by Village sewer and water.

GENERAL CHARACTER

The County Line District is a mixed-use commercial and residential district that is predominantly developed with banking and other financial uses, grocery and other retail shopping uses, office uses, hotel and restaurant uses, automobile service and convenience stores. Residential uses are limited to a small area of small, single-family lots zoned Rs-4 (2.2 DU's/acre with 20,000 sqft lots) on Orchard Drive south of Appleton Ave and the Riversbend condominium and apartment complex zoned Rm-3 (10 DU's/acre) north of County Line Road and Riversbend Lane.

PREFERRED FUTURE LAND USE

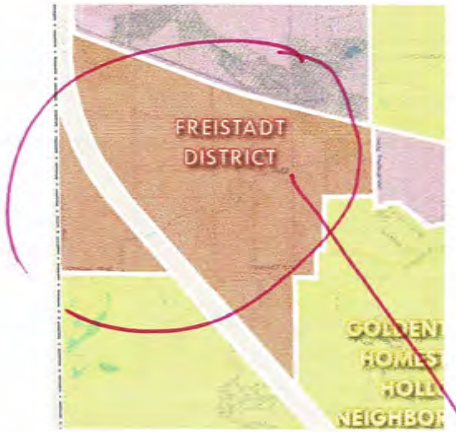
County Line Road District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	A	A	A	D	A	A	u	u	u	Yes	Yes	D	U	A	10 units/acre

The County Line Road District is intended to continue as a mixed-use commercial and residential district. New development will likely be the result of redevelopment along Appleton Avenue and County Line Road, including multi-family residential uses at average densities up to 10 DU's/acre.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Freistadt District



GENERAL CHARACTER

The Freistadt District is predominantly undeveloped but intended to be a mixed-industrial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 7. The District is almost entirely undeveloped. Existing uses include the D.J. Frank nursery and landscaping services operation and the Germantown Mutual Insurance campus. Existing zoning in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Freistadt District is bounded by I-41/Town Line Road to the west, the WSOR railroad to the north, Goldendale Road to the east and Freistadt Road to the south (except for the Germantown Mutual Insurance campus immediately south of Freistadt Road). Freistadt Road does not currently have an interchange with I-41.

Environmental, Natural & Agricultural Goldendale Creek bisects the district from west to east as part of an environmental corridor south of the railroad.

Public Park, Education, Safety & Utility The entire district is currently not served by Village sewer and water, although recent extensions of both water and sewer are available.

PREFERRED FUTURE LAND USE

Freistadt District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	A	D	D	D	A	A	A	u	D	u	Yes	Yes	-	-	-	SF:2.9 units/ac 2-4F: 6.0 U/ac MF:25 units/ac

The Freistadt District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, corporate office and service-related commercial uses. The potential for mixed-use commercial with high-density residential could be appropriate for land adjacent to Freistadt Road and I-41.

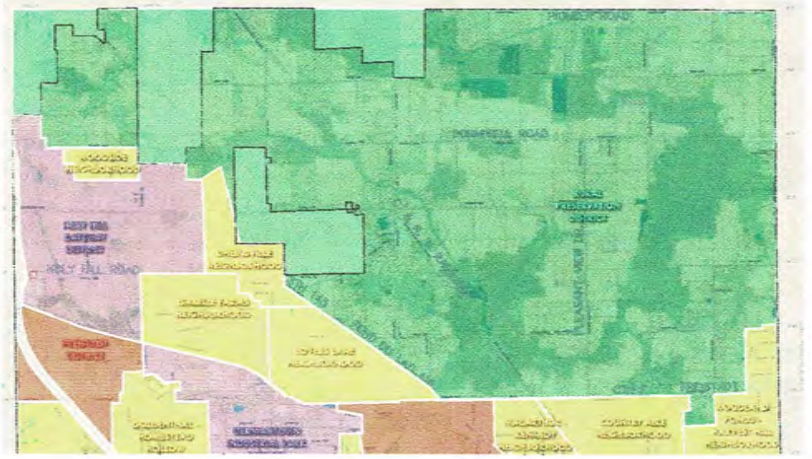
See the Economic Development Section of this Plan for more information on future land uses within the Freistadt District.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Rural Preservation District



GENERAL CHARACTER

The Rural Preservation District includes the majority of land outside of the sewer service area in the northern portion of the village. Nearly 1/3 of the total area includes environmental corridors. The remaining land is either working agricultural land or low-density residential.

SPECIAL FEATURES

Transportation The Rural Preservation District is generally bounded by Pioneer Road to the north, Wasaukee Road to the east, Freistadt Road to the south, and CN Railroad to the west. The District also includes land west of CN Railroad north of Bonniwell Road.

Environmental, Natural & Agricultural The headwaters of the Menomonee River are within the district along with Little Cedar Creek.

Public Park, Education, Safety & Utility Wilderness Park is located in the district.

PREFERRED FUTURE LAND USE

Rural Preservation District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	u	u	u	u	u	A	D	A	u	D	Yes	No	D	U	A	see NOTE 1

The Rural Preservation District is intended to primarily contain agricultural and open space uses. In order to retain the rural character of the district, the allowance for new non-farm residential uses is limited to (1) the development of residential subdivisions as a conservation subdivision at a density of 1 unit/5 acre; or (2) single-lot CSM development to a density of 1 unit/20-acre.

This residential development policy replaced the previous 5-acre density and lot size policy in an effort to better preserve the rural character, appearance, and quality of life in the district. It is intended that the Village will adopt a new set of "conservation subdivision design" regulation in the Zoning Code based on a density of 1 unit/5 acres, a minimum open space requirement of 40-60%, and a minimum lot size of 1.0 acres.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

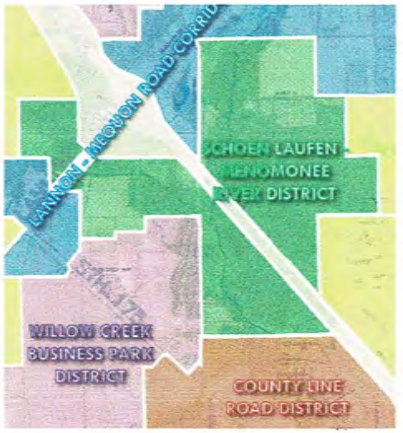
u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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)

NOT TO THE EXCLUSION OF 5 ACRE

EITHER / OR

Schoen Laufen - Menomonee River District



GENERAL CHARACTER

The Schoen Laufen District is an environmentally sensitive, open space district comprised predominantly of open space and agricultural uses. Except for a few single-family residential parcels along Lilac Lane and Maple Road and the Village's Schoen Laufen Park, all parcels within the district are zoned A-1 or A-2: Agricultural.

SPECIAL FEATURES

Transportation The Schoen Laufen District is bisected by US41 and has access primarily from Lilac Lane or Maple Road.

Environmental, Natural & Agricultural The Menomonee River runs through the district on both sides of US41 and the majority of the land is within a primary environmental corridor.

Public Park, Education, Safety & Utility Schoen Laufen Park is located in the district.

PREFERRED FUTURE LAND USE

Schoen Laufen District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	u	u	A	D	u	u	u	Yes	P	-	-	-	-

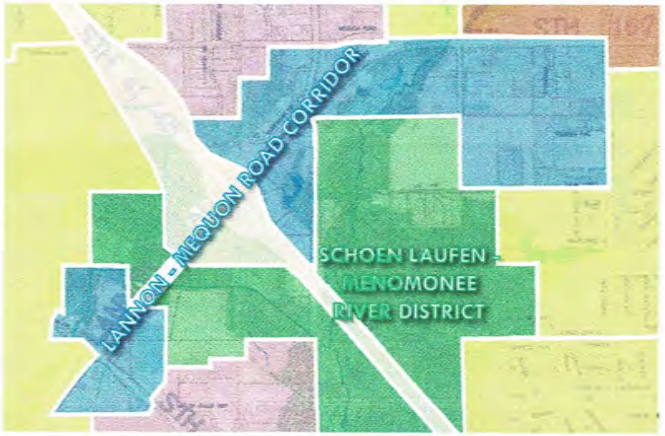
The Schoen Laufen District is intended to remain undeveloped, except for the existing residential and institutional uses.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Lannon-Mequon Road CORRIDOR



GENERAL CHARACTER

The Lannon-Mequon Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including hotels and event venues, appliance sales, banking and financial uses, truck & trailer rental services, medical and general offices, institutional and government uses, independent senior and assisted living communities, and some single-family residential uses.

SPECIAL FEATURES

Transportation The Lannon-Mequon corridor includes land abutting portions of Lannon Road on both sides of US41 and Mequon Road from Lannon Road east to Division Road.

Environmental, Natural & Agricultural The Menomonee River and associated primary environmental corridor is located across the middle of the corridor west of River Lane.

Public Park, Education, Safety & Utility The corridor is served by Village sewer and water.

PREFERRED FUTURE LAND USE

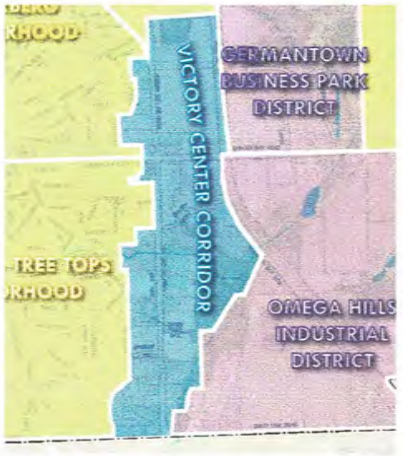
Lannon-Mequon Road Corridor

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	A	A	A	A	D	A	A	u	u	u	Yes	P	D	U	U	10 units/acre

The Lannon-Mequon Road corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development. Residential development is intended to develop in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two- to four-family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre. Future commercial uses are desirable including retail, office, hospitality and other service-oriented uses.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Victory Center CORRIDOR



GENERAL CHARACTER

The Victory Center Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including auto and truck repair services, personal storage uses, and a local bar. Sports Specialists, a wholesaler of fishing equipment, has a large warehouse near the Donges Bay @ Fond du Lac Ave intersection.

A portion of the corridor is in Tax Incremental district (TID) No. 4, including approximately 60 acres of vacant land east of Fond du Lac Ave.

SPECIAL FEATURES

Transportation The Victory Center corridor includes land abutting a portion of Fond Du Lac Avenue (STH 145) from the Country Aire Drive intersection south to County Line Road. The corridor is bounded on the east by the WSOR railroad, Nor-X-Way Channel and Omega Hills landfill.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the eastern edge of the corridor.

Public Park, Education, Safety & Utility The Germantown School District office is in the corridor. The FC Wisconsin soccer organization has play and practice fields at their facility on the east side of Fond du Lac Ave. The corridor is served by Village sewer and water.

Historical & Cultural The Victory Center, also known as "Kuhberg", was one of seven unincorporated hamlets within what is now the Village of Germantown.

PREFERRED FUTURE LAND USE

Victory Center Corridor

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	A	A	A	A	D	A	A	u	A	u	Yes	Yes	D	U	U	10 units/acre

The Victory Center corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two- to four-family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre.

Future commercial uses are desirable including retail, office and other service-oriented uses. Industrial uses are also acceptable in those areas currently zoned M-1 and/or located within the TID No. 4 boundary.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

ENTIRE MUNI-CODE SHOULD BE EVALUATED FOR INCONSISTENCIES ACROSS THE BOARD.

ZONING GUIDE FOR FUTURE LAND USE

How to use this matrix:
As the Neighborhoods, Districts, and Corridors chapter guides land use, it also appropriately locates development within Germantown's zoning code. Any zoning amendments in the Village shall use the below matrix to ensure the proposed zoning is consistent with the Future Land Use (NDC) Map.

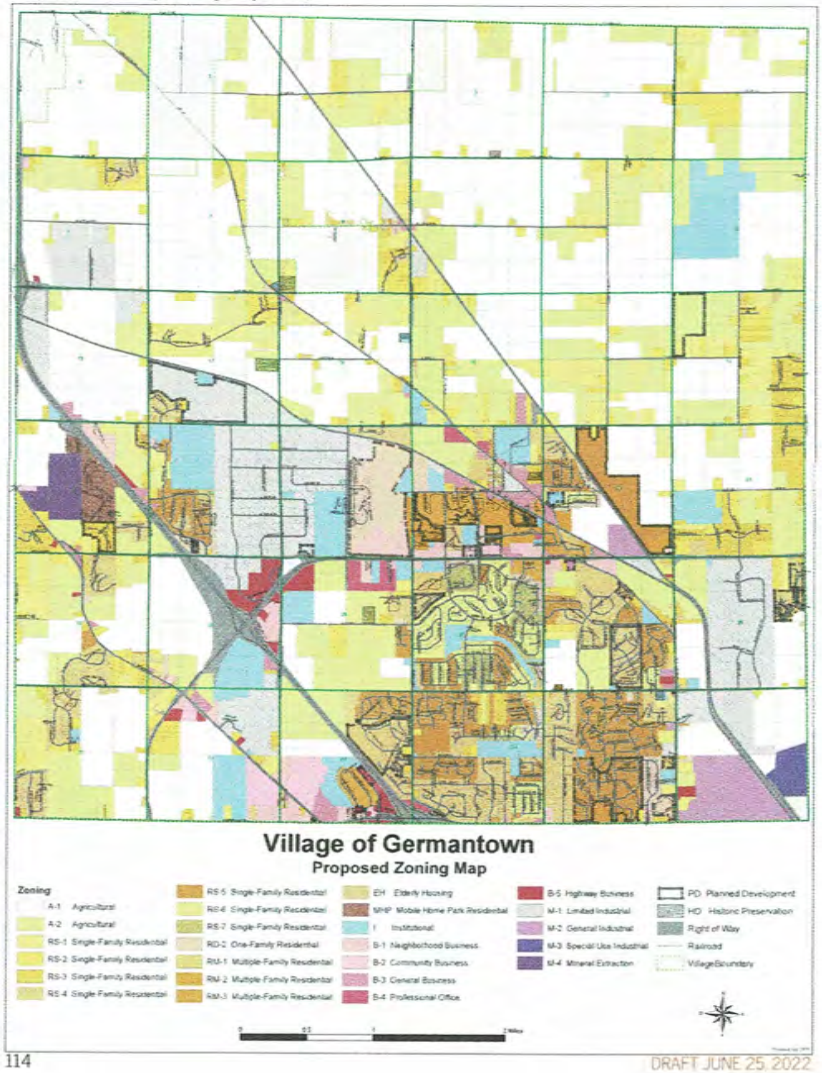
FUTURE LAND USE	ZONING: Agricultural A-1	Agricultural A-2	Single-Family Residential RS-1	Single-Family Residential RS-2	Single-Family Residential RS-3	Single-Family Residential RS-4	Single-Family Residential RS-5	Single-Family Residential RS-6	Single-Family Residential RS-7	One- and Two-Family Residential RD-2
Residential: Single Family	C	C	C	C	C	C	C	C	C	C
Residential: Two to Four Family	I	I	I	I	I	I	I	I	I	C
Residential: Multi-family / Senior	I	I	I	I	I	I	I	I	I	C
Mixed-Use: Commercial / Residential	Village to amend the Zoning Code to permit mixed-use buildings									
Mixed-Use: Commercial / Industrial	I	I	I	I	I	I	I	I	I	I
Commercial (includes "activity centers")	I	I	I	I	I	I	I	I	I	I
Institutional	C	C	I	I	I	I	I	I	I	I
Open Space & Recreational	C	C	C	C	C	C	C	C	C	C
Mineral Extraction	I	I	I	I	I	I	I	I	I	I
Industrial	I	I	I	I	I	I	I	I	I	I
Agricultural / Hobby Farming / Agribusiness	C	C	I	I	I	I	I	I	I	I

C = Consistent
I = Inconsistent

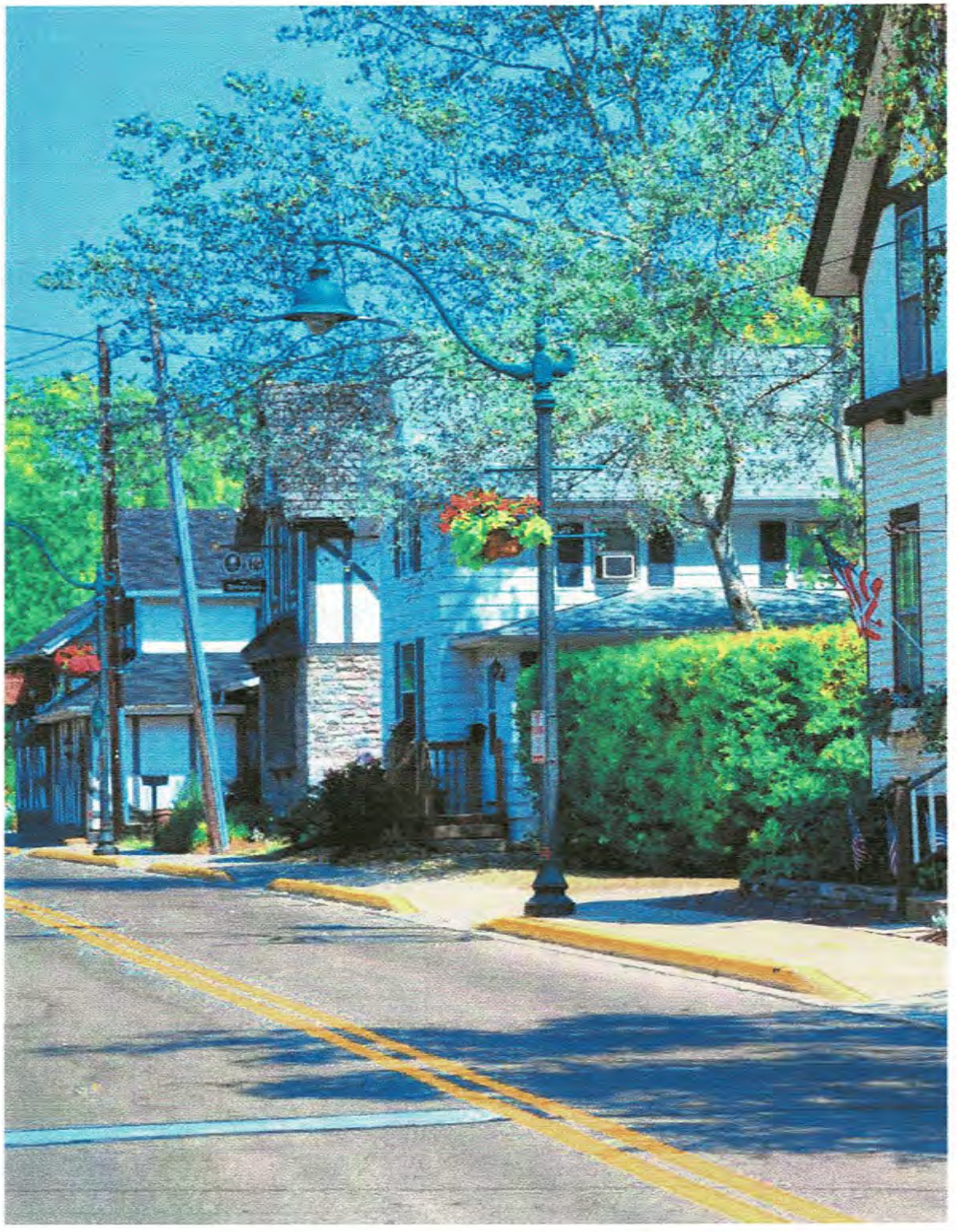
FUTURE LAND USE	ZONING: Multiple-Family Residential RM-1	Multiple-Family Residential RM-2	Multiple-Family Residential RM-3	Elderly Housing EH	Mobile Home Park Residential MHP	Institutional I	Neighborhood Business B-1	Community Business B-2	General Business B-3	Professional Office B-4	Highway Business B-5	Limited Industrial M-1	General Industrial M-2	Special Use Industrial M-3	Mineral Extraction M-4
1-fam	I	I	I	I	I	I	I	I	C	I	I	I	I	I	I
2-4fam	C	C	C	C	I	I	I	I	I	I	I	I	I	I	I
5+ fam	C	C	C	C	C	I	I	I	I	I	I	I	I	I	I
Com/Res	Village to amend the Zoning Code to permit mixed-use buildings														
Com/Ind	I	I	I	I	I	I	I	I	I	I	I	C	I	I	I
Com	I	I	C	I	I	I	C	C	C	C	C	C	I	I	I
Inst	I	I	I	I	I	C	I	I	I	C	I	I	I	I	I
Rec	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Mineral	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C
Ind	I	I	I	I	I	I	I	I	I	I	I	C	C	C	C
Ag	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I

C = Consistent
I = Inconsistent

Map 5.5 – Existing Zoning Map (2019)



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Economic Development

Introduction

The Village of Germantown takes a proactive view of economic development as an important facet of community vibrancy and success. A focus on economic development aids in creating jobs and income in the community, contributing to an overall sense of well-being and community stability.

Objectives

This section will provide an overview of economic development within the Village of Germantown. This section will identify the economic characteristics and market conditions of Germantown and, using this information and data, project the Village's economic competitiveness within the region. In addition, this section will outline the recent economic development activities, policies, and programs as well as goals and strategies that can help initiate continued success of the Village's economic development initiatives.

Economic Characteristics & Market Conditions

Economic Base

While the foundation for economic growth is evident by the robust presence of existing businesses, increasing the demand for new businesses is key to the Village's future. This element of the economic development chapter begins to look at the many facets of Germantown's economic conditions, which enable the Village to chart a course for a healthy and diverse economic future. As of 2018, the Village's $2.5 billion tax base of equalized value was primarily residential (68.4%) but had a sizable commercial (19.32%) and manufacturing (8.9%) presence. This indicates there is significant room for growth to diversify the tax base and relieve pressure from the residential sector by encouraging commercial and industrial business operations to locate or expand in Germantown.

As of 2021, The Village of Germantown was home to 891 businesses. The economic base of the Village is largely comprised of service (34.68%), retail trade (16.5%), and manufacturing (11.34%) businesses. Table 6.1 displays the distribution of the types of businesses in Germantown. Table 6.1 also confirms the distribution of businesses is consistent with those of Washington County, although, notably, the percentage of businesses engaged in manufacturing is higher in Germantown at 11.34% compared to 6.74% in the County. Germantown has consistently maintained a significant presence of manufacturing businesses, and this is also reflected in the number of employees engaged in the industry described in more detail below.

Job & Labor Force

The labor force is an important indicator for potential economic investors in a community. Many businesses research the skills and education of a community's population as well as nearby amenities for potential employees when planning a new location or expansion of an existing facility.

As of 2021, there were 11,300 employed workers over the age of 16 in the Village of Germantown and 285 unemployed workers over the age of 16. The unemployment rate in the Village was 2.5%. The distribution of industries in which Germantown residents are employed is generally consistent with those of Washington County (see Table 6.2) Germantown relies heavily on the

Table 6.1 – Employment of Germantown Residents by Industry

Industry	Germantown (Percent)	Washington County (Percent)	Wisconsin (Percent)
Agriculture/Mining	1.91	3.10	3.01
Construction	7.52	9.63	7.10
Manufacturing	11.34	6.74	4.40
Transportation	1.68	3.23	2.99
Communication	0.79	0.77	0.77
Utility	0.45	0.26	0.34
Wholesale Trade	6.73	3.70	3.39
Retail Trade	16.50	18.58	20.37
Finance/Insurance/ Real Estate	8.42	8.44	9.14
Service	34.68	35.65	38.24
Government	2.24	3.68	4.73

▲ Source: ESRI Business Analyst, US Census American Community Survey 2016-2020.

Table 6.2 – Percent of Total Workers Employed by Industry

Industry	Germantown (Percent of workers employed)
Agriculture/Mining	2.80
Construction	5.40
Manufacturing	33.00
Transportation	1.10
Communication	0.03
Utility	0.50
Wholesale Trade	13.40
Retail Trade	15.80
Finance/Insurance/Real Estate	2.70
Service	22.60
Government	1.80
Unclassified Establishments	0.6

▲ Source: ESRI Business Analyst, US Census American Community Survey 2016-2020.

Table 6.3 – Educational Attainment

Education Level	Germantown (Percent)	Washington County (Percent)
High School Diploma	29.2	26.6
GED	2.0	3.1
Some College/ No Degree	18.4	21.7
Associate's Degree	10.9	11.4
Bachelor's Degree	29.9	22.2
Grad/Professional Degree	14.1	9.2

▲ Source: US Census American Community Survey 2016-2020

SMART PEOPLE LIKE LIVING IN MORE RURAL SETTINGS

manufacturing industry for its job base, as well as its economic base as one of the top business sectors, as noted above. Over 33% of Germantown's workers are employed in the manufacturing industry. The next greatest percentages of Germantown residents work in the service and retail industries, 22.6% and 15.8%, respectively.

In Germantown, 94.1% of workers utilized a car, truck, or van to commute to work and 89% drove alone. This is higher than the average in the Milwaukee metro area, where about 81.5% percent of all workers drove to work alone in 2018. More workers walked (1.3%) or used a bicycle (0.3%) to get to work than used public transportation (0.1%), potentially signaling an opportunity for improved access to public transportation. The amount of time workers needed to complete their commute to work varied, with 16.9% of workers needing 30-34 minutes, 16.3% needing less than 10 minutes, and 15.5% needing 20-24 minutes. Of note, in 2019 only 25.6% of Germantown residents worked in Washington County, while 74.4% worked outside of the County. This signals an important opportunity for economic development if the Village can keep more residents working within the Village's borders.

DOES IT?

OR DOES IT EVEN WE LIKE LIVING HERE & COMMUTE TO OFFICES

As seen in Table 6.3, residents in the Village exhibit a higher number of advanced degrees than those of Washington County overall, with 29.9% possessing a bachelor's degree compared to 22.2% of workers in Washington County as a whole. In addition, 14.1% of Germantown residents possess Graduate or Professional Degrees compared to only 9.2% of residents in Washington County. The higher proportion of individuals holding a bachelor's degree or higher may be due to the manufacturing and technical knowledge base the resident population and local industry is involved in. This is supported by the fact that 28.4% of those in the Village with bachelor's degrees majored in science and engineering areas of study, 28.3% majored in business, and 15.8% majored in science and engineering related fields.

Furthermore, residents in Germantown received higher per capita income than those in Washington County ($42,450 compared to $37,632 in 2021). This is expected to continue into the future, with Germantown residents projected to receive $46,828 per capita income compared to $41,907 per capita income for those in Washington County in 2026.

In 2019, 19.1% of workers in Germantown worked from their place of residence. Due to the widespread work-from-home experiences during the COVID-19 pandemic during 2020 and 2021, it is likely some businesses will continue remote work options and some workers may prefer to continue to work from their residence. 90.0% of Germantown residents had an Internet subscription, which would likely enable remote work capabilities, while 9.1% did not have an Internet subscription, likely making remote work a challenge or impossible.

Business Parks & Job Centers

Germantown is home to several business parks and important job centers, mostly concentrated in the suburban-like south-central third of the village, including:

- Willow Creek Business Park
- Omega Hills Industrial Park, Germantown, conveniently located off of Highways 41 and 54
- Germantown Business Park
- Commercial Centers along Mequon Road and County Line Road
- Germantown Gateway Corporate Park
- Capstone 41 Business Park

County & Regional Economic Development

From January-May 2021, the average monthly unemployment rate for the Milwaukee-Waukesha Metropolitan Statistical Area (MSA), which includes Germantown, was 5.08%. This is a reduction from the 7.9% monthly unemployment rate from January-December 2011, a decade ago, and only slightly higher than the lowest monthly unemployment rate of the past decade, 2.7% in December of 2017. Germantown's 2021 monthly unemployment rate of 4% was higher than the 3.66% monthly unemployment rate in Washington County and slightly higher than the 3.85% monthly unemployment rate in the state of Wisconsin. Note, the year 2020 was excluded from this analysis because of the uncharacteristic unemployment trends due to the COVID-19 pandemic.

Figure 6.1 – Major Germantown Business Parks & Job Centers



1. Germantown Gateway Corporate Park and Capstone 41 Business Park
2. Germantown Industrial Park
3. Mequon Road Commercial Areas
4. Germantown Business Park
5. Omega Hills Industrial Park
6. County Line Road District
7. Willow Creek Business Park

According to a 2020 report by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) titled "A Comparison of the Milwaukee Metropolitan Area to Its Peers," of which the Village of Germantown falls within, the Milwaukee Metro Area's increase in jobs from 2010 to 2018, 8.8%, lags behind most of the Midwest areas and all of the other metro areas, most of which have seen double-digit growth since 2010. Following the recession of the late 2000s, most of the major national metro areas saw an increase in the size of the labor force between 2010 and 2018. With a slight gain of 0.9%, the Milwaukee Metro Area had among the smallest increase of all the metro areas experiencing an increase in labor force. The report also highlights 17.1% of the Milwaukee metro area Gross Domestic Product (GDP) was related to manufacturing in 2018. This compares to the average of 14.8% for the Midwest metro areas and 11.4% for the other metro areas. As previously noted, manufacturing is a key economic sector in Germantown.

Economic Competitiveness

SWOT Analysis

A SWOT Analysis is laid out below in order to assess Germantown's economic competitiveness "Strengths, Weaknesses, Opportunities, and Threats." This analysis is helpful to provide an overview of key elements affecting the Village's current and future economic growth strategies and informs the goals and strategies described later in this section.

SWOT Analysis: Breakdown

Strengths

- Educated workforce with higher percentage of workers with advanced degrees than the surrounding region (32.1% of Germantown workers have a bachelor's degree compared to 23.9% of those in Washington County; and, 14.3% of workers in Germantown have a graduate or professional degree compared to 9.6% of those in Washington County).
- Germantown residents have a higher per capita income than those of Washington County ($42,450 in Germantown compared to $37,632 in Washington County in 2021; and, projected $46,826 in Germantown compared to $41,907 in Washington County, projected, in 2026).
- The Germantown Chamber of Commerce is an asset to the business community in the Village.

Weaknesses

- Housing values and sales prices in Germantown are relatively high compared to most metro areas.
- Germantown has comparatively high electric rates. According to the Strategic Energy Assessment by the Wisconsin Public Utility Commission for 2016-2022, Wisconsin's average residential rate is 10.97 cents per kWh, where Michigan is only 10.87 cents per kWh, and Iowa's rates are at 8.65 cents per kWh.
  - The difference is even greater for industrial customers reaching 7.81 cents per kWh in Wisconsin while only reaching between 6.06 to 7.25 cents per kWh for other Midwest states.
  - Manufacturing businesses are particularly susceptible to high electric rates due to higher energy demand than other industries.

Opportunities

- Germantown's population is projected to increase (estimated 0.46% growth from 2021-2026 compared to slightly lower increase of 0.43% from 2010-2021).
- Most residents commute outside of the county for work, creating an opportunity to keep more residents working in Germantown.
- American Rescue Plan Act (ARPA) funds may be used for critical infrastructure.

Threats

- COVID-19 related labor shortages may impact Germantown disproportionately. According to a 2020 report on "Wisconsin Economy and Workforce," employers located in Washington County, of which Germantown is a part, have an employment mix that can

DRAFT JUNE 25, 2022

Table 6.4 – SWOT Analysis

	+	-
Internal	**Strengths** ▪ Educated workforce ▪ High per capita income ▪ Active Chamber of Commerce	**Weaknesses** ▪ High housing values and sales prices ▪ High electric rates
External	**Opportunities** ▪ Projected population increase ▪ Keep residents working in Germantown ▪ ~~ARPA funding for infrastructure improvements~~	**Threats** ▪ Workforce shortage due to COVID-19 ▪ Company relocation ▪ Aging community ▪ Decrease in new workforce ▪ Increasing automation

be expected to bounce back slowly because a large segment of the workers in lower skilled positions that were harder hit from the pandemic come from outside of the county.

- High energy rates are also triggering conversations about complete company relocation to states with lower or more affordable rates.
- Germantown has an aging community (Germantown population aged 65+ increased by 67% from 2000 to 2017).
- There has been a relative decrease in new workforce in Germantown (between 2000-2017, the Germantown population aged 20-44 decreased by 21%, nearly double the Washington County decrease of 12%).
- Increased automation in the manufacturing industry may continue to negatively affect job availability.

Polices & Programs

Policies

The Village has used several policies to encourage and support economic growth in the past. Primarily, Germantown has used Tax Incremental Financing (TIF) districts to support the growth of business parks and attract new investments. TIF allows municipalities to purchase land and build the necessary infrastructure for industrial development such as roads or utilities. The increase in property tax revenue collected on the resulting development pays for the initial public expenditures over time. TIF can also be used to provide financial incentives to private companies in order to attract them to the community. Germantown currently has three Tax Incremental Districts (TID) in operation: TID #6, TID #7, and TID #8. As of 2022, TID #9 is a potential new district at the southwest corner of Donges Bay Road and Wausaukee Road that would support a 70-acre development area inclusive of a new Village Public Works Facility.

TID #6, created in 2014 is a Tax Incremental District mixed-use business park suitable for industrial and commercial purposes. Due to major infrastructure development to the park in 2016, it is classified as a major fund. It is located along Appleton Avenue south of Lannon Road. The estimated sale-able property consists of fifty-two acres. The project plan consists of site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and

related costs. The Village issued $5,405,000 in General Obligation Community Development Bonds on October 1, 2014. The majority of those proceeds were spent in 2016.

Recently, the Germantown Joint Review Board approved an amendment to TID #7 adding land to pave the way for a new development: new construction of 800,000 square feet of industrial space in three buildings off Holy Hill Road by Capstone Quadrangle. The TID was adjusted to add the property where that development will occur to the district to allow Village assistance. The amendment also includes project costs for a public trail identified in the Village's CORP - Goldendale Creek Loop Trail. The TID area is projected to create about $61 million in new value, according to the TID project plan.

The Village has an Economic Development Commission consisting of five active members and two open seats. The work of the Commission is intended to guide the development of the industrial and business parks and overall economic development in the Village. The Commission makes loan decisions under the Business Loan Pool program, discussed below.

During the past several decades, the Village of Germantown has worked with the Wisconsin Department of Natural Resources to clean up many contaminated brownfield sites, better positioning available land within the Village limits to be used productively.

Programs

The Village of Germantown also has a Business Loan Pool, which was established to help business attraction efforts, increase capital investments, and provide support for existing businesses in the Germantown area. The fund was established through a commitment from First Bank Financial Centre and the Village of Germantown. Eligible businesses include all businesses in the defined area for the Village of Germantown. Eligible expenses under the Business Loan Pool include the acquisition of land, building and/or business, building improvements and/or construction, equipment purchases, environmental or safety compliance, and any investment to promote business growth.

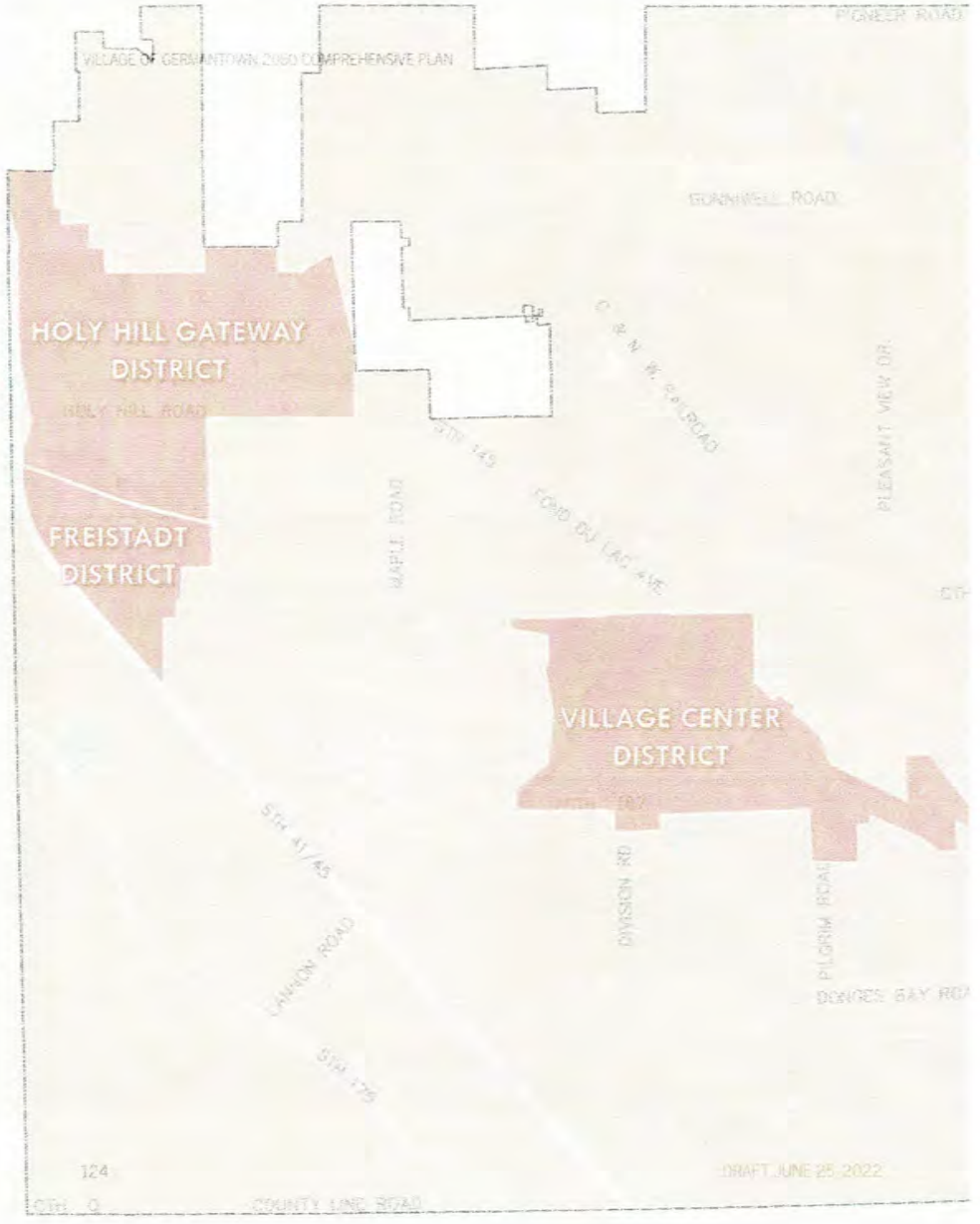
The Village of Germantown is home to an active Chamber of Commerce that offers various programs and initiatives to strengthen the economic landscape within the Village. Specifically, the Chamber of Commerce helps members promote their businesses through networking, advertising, and event sponsorships. The Chamber empowers business owners to make personal connections with other business leaders, influencers, and community residents. The Chamber helps members grow and develop productive networks through local events, marketing, fund-raising, and leveraging valuable resources available such as SCORE, UW-Extension, Economic Development/Washington County, Wisconsin Safety Council, and more.

Additional programs are available from the Wisconsin Economic Development Corporation, including the Manufacturing and Agriculture Credit, Business Development Tax Credits, Training Grants, Wisconsin Certified Sites Program, Main Street and Connected Communities Program, and Revolving Loan Funds.

Community Voices

> The village should use **TIF funding** to design and build something the residents desire in the Main Street District.

> Not chains! Antique stores, coffee shops, farm to table restaurants, green space, art/sculpture/museum or other things unique to downtown environments.



OPPORTUNITY AREAS

As part of this Comprehensive Plan Update, Germantown residents and stakeholders have identified two key opportunity areas for future development: **Germantown's Village Center** and the **Holy Hill Gateway & Freistadt District.** These two opportunity areas represent the greatest potential for change in Germantown over the next 30 years. This section focuses on community ideas for what these areas could become in the future, and what types of development and design characteristics would be most desirable.

Community Voices

...wherever the downtown area is needs to be safely & easily accessible by foot or bike, **i.e., sidewalks, paved bike paths.**

The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? **Right now there is no heart of Germantown.**

Village Center Inspiration









Village Center District

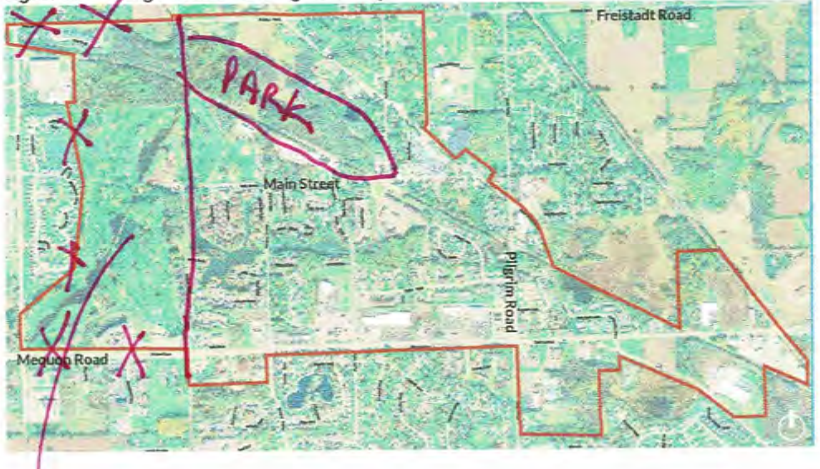
Germantown's Village Center has historically served as the heart of the community - a central place for gathering, shopping, and living close to amenities. Over the past years, development in this area has separated the historic main street area from the primary transportation corridors, and very little pedestrian infrastructure exists to connect residents to walkable destinations. The future vision for the Village Center district is to better connect Main Street with Mequon Road through pedestrian and bicycle infrastructure improvements along roadways and the addition/enhancement of multi-use paths.

Village residents and stakeholders have also identified the need for new mixed-use, walkable development patterns in the Village Center District. Redevelopment at any of the intersections along Mequon road could be designed with new housing options and outdoor gathering spaces in mind. Possible redevelopment nodes are identified for the area as well as more detail about a public-private partnership that could bring mixed use housing, retail, and active open space development to Germantown's Village Center.

Finally, residents and stakeholders have clearly identified another overarching goal of development and infrastructure improvements in the Village Center: to better connect to the Menomonee River and the surrounding environmental areas, and to ensure that the river remains accessible for recreation and education as well as protected for long-term sustainability.

The following pages include a summary of key issues that exist within the Village Center as it exists today, as well as guiding principles that the Village should apply to any future redevelopment proposed for the area. To assist the Village in evaluating development proposals, two redevelopment scenarios are included. These scenarios should be considered as illustrations, not a mandated regulation. The scenarios have a very clear illustration of a desired outcome, but the Village must also allow changes to accommodate the desires of specific developers and investors.

Figure 6.2 – Village Center Planning Boundary



FLOOD AREA - KEEP THIS GREEN

DEVELOP DESIGN STANDARDS BEFORE THIS WORK BEGINS

Creating A Village Center

An analysis of the existing Village Center identified the following key issues:

- The existing land uses are destination-driven uses and include little-to-no synergies with adjacent uses.
- Existing residential development is disconnected from Village Center destinations.
- It is difficult or unpleasant to walk or bike from one business to the next, thus people who use this area will generally only visit one business and leave.
- There isn't a sense of arrival or central identity to Village Center.
- Main Street lacks connection to adjacent uses and is in need of streetscape enhancements.
- A number of uses exist that are not typically present in "downtown" areas and do not contribute to the attractiveness of the Village Center.

The Village Center recommendations focus on three guiding principles or elements to address the above issues: Making a Neighborhood, Making a Place, and Making Connections.

Making a Neighborhood

While the Village Center primarily caters to auto-oriented commercial uses today, the future vision looks to create a neighborhood: compact, pedestrian-friendly, and mixed-use. Traffic and visits drive success of commercial and retail centers, and providing high-density housing offers additional market, visibility and dynamics to a neighborhood.



Making a Place

Public spaces must be flexible in their design. Placemaking is a collaborative process where community members, business partners, property owners, and the Village work together to reimagine public spaces through urban design, events, and programs. The goal of placemaking projects is to help people feel more connected to places: more excited to walk to lunch, shop locally, and stay/play for extended periods of time.



Making Connections

Great Village Centers are walkable, drivable, and bike-able and include a variety of civic spaces, such as complete streets, plazas, greens, and parks. The future vision looks to better connect Main Street, the Menomonee River, and Mequon Road through a combination of private sector development and public realm improvements.



Village Center Circulation: Future Vision

(see map following page)

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



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



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



4 Western Ave
Sidepath and sidewalks to be added.



5 Squire Drive
Sidepath and sidewalks to be added.



6 Pilgrim Road
Sidepath and sidewalks to be added.



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





8 Allee
Tree-lined multi-use trail that connects mixed-use development on Mequon Road to park and recreation uses to the north.

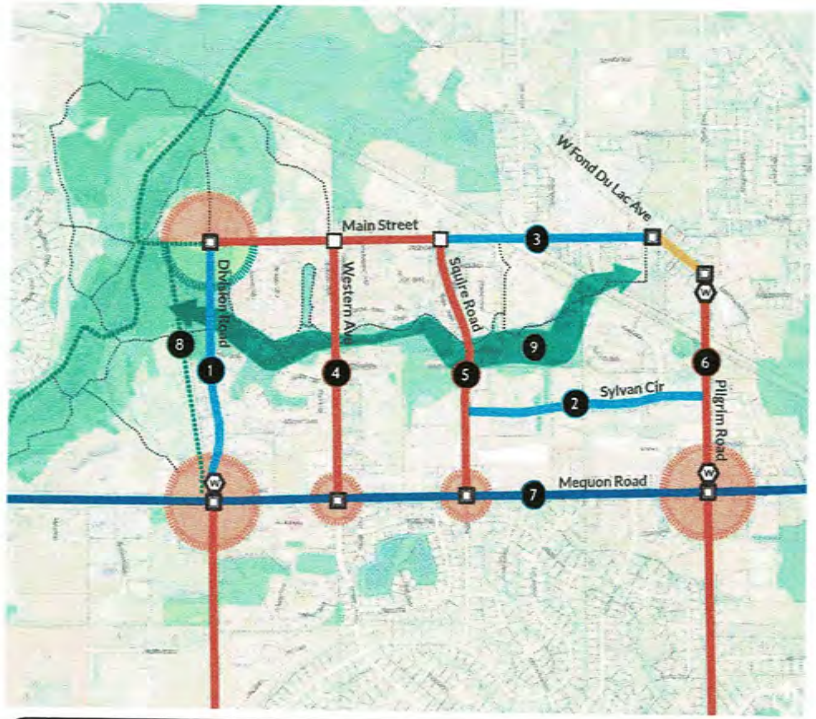


9 Secondary Trails
Combination of paved and unpaved paths that connect existing and new residents to retail and recreation destinations throughout Village Center.



▲ Cross sections taken from the 2018 Village Master Plan: Connecting Saxony Village

Figure 6.3 – Village Center - Circulation and Nodes



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

Village Center - Blackstone Development Node

The Blackstone Development Node, named for the existing golf course, is a critical redevelopment opportunity site. The site has high visibility and frontage on Mequon Road, it serves as the terminus or western end cap to the Historic Main Street, and it is home to the incredible natural asset that is the Menomonee River. The physical size of this area along with its location have made this site attractive for redevelopment proposals from the private sector. The Village understands the market attractiveness of this site, and the development illustration on the following page includes a desired vision that balances private sector development, community enjoyment, conservation of natural environment, and access to the Menomonee River.

Key design elements shown in Figure 6.4:

- A walkable, mixed-density development with majority multi-family housing stock (apartments & townhomes).
- Active retail/hospitality uses with residential above in the area visible from Mequon Road.
- Highly-design plaza (splashpad, ice rink, etc) and outdoor seating areas adjacent to retail.
- Transition from tall, mixed-use buildings (south) to mid-rise townhomes (north).
- Duplex or single-family lots to the west.
- An intentional, linear path runs from south to north with a variety of outdoor passive and active recreation amenities. The critical site design element of this site is connecting Mequon Road to Historic Main Street. This can only be achieved through an intentional combination of built and natural environment.
- Current Village recycling center site (to be relocated) serves as a terminus point to both Historic Main Street and the proposed N-S pathway. The site should be designed to embrace this location and draw people from both directions. Housing along with community-focused retail/institutional uses should be encouraged (nature center, community center, recreation equipment rental, etc.).
- A proposed Menomonee River Trail runs through the site and includes multiple connections to existing roadways and new development
- Additional active recreational activities should be further examined depending on supply of such features elsewhere in the village.



Community Voices

The current sidewalk network in this area is discontinuous and requires crossing Division multiple times and using the neighborhood to access the CTH Q sidewalk system. Would like to see the remainder of the sidewalk along Division connected in the future.

Figure 6.4 – Village Center - Blackstone Development Node

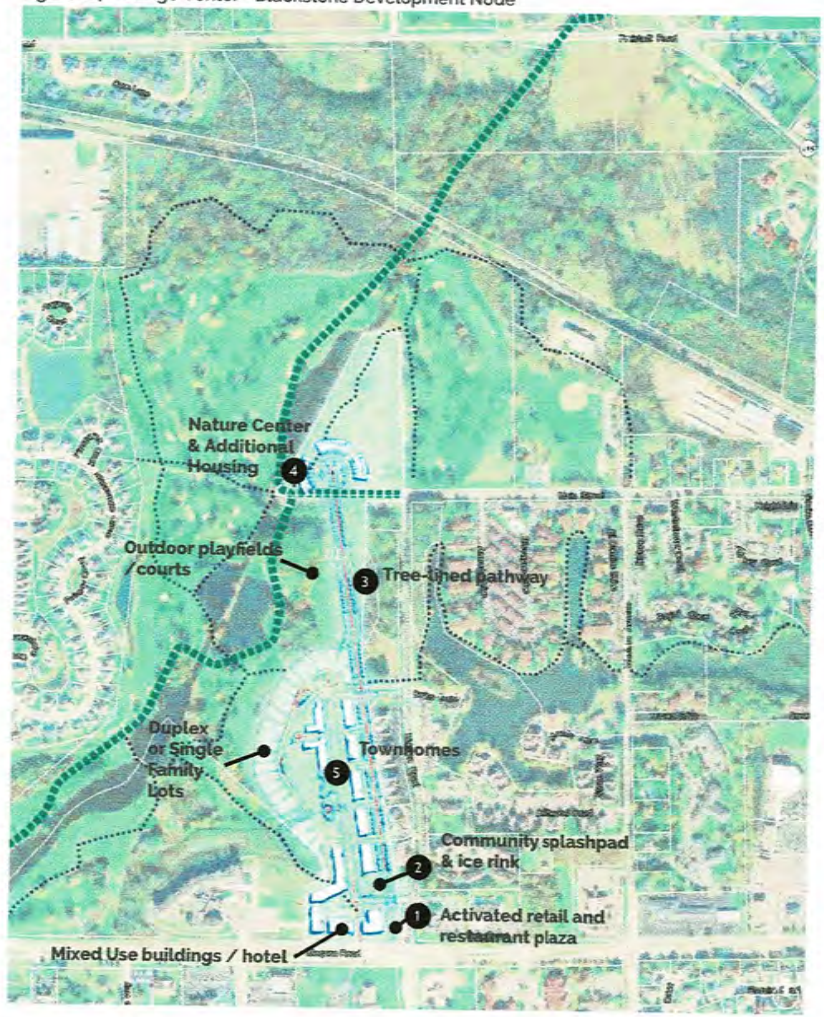
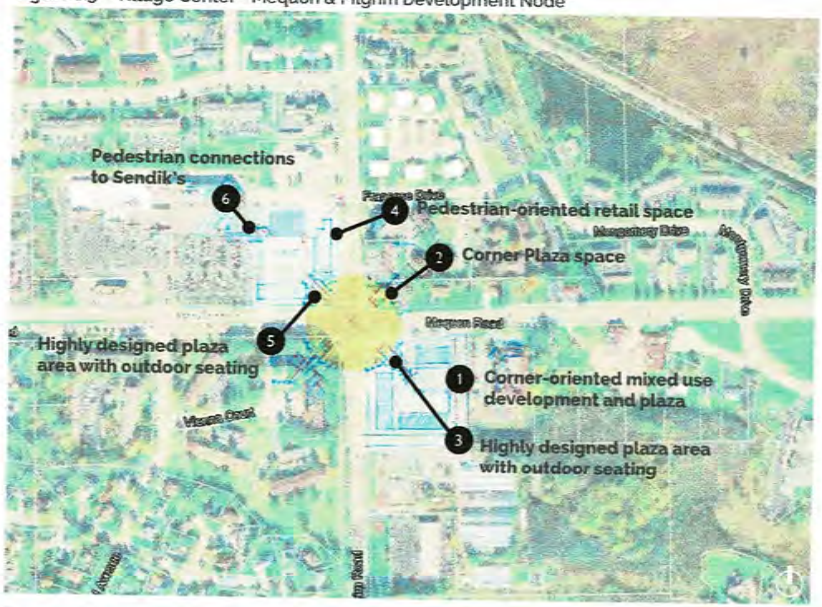


Figure 6.5 – Village Center - Mequon & Pilgrim Development Node



Traditional suburban retail centers are in need of a refresh. A reorientation from "auto-only" to "place-based, pedestrian-friendly" design is the model that thriving retail centers are embracing across the nation. Every major intersection within the Village Center along Mequon Road should look for ways to strategically place buildings that frame outdoor spaces, introduce intentional green/landscaping (vs. left-over 9' wide parking lot islands), and allow for mixed-use buildings with residential above.



Village Center: Next Steps

(1) DEVELOP DESIGN STANDARDS FIRST.

In order to realize the vision for Germantown's Village Center, the Village should undertake the following:

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each**: The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.
2. **List the key existing conditions (constraints and opportunities) for each parcel**: Key parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).
3. **Create a phasing plan for infrastructure improvements:** Prioritize infrastructure enhancements that will better connect Main Street with the Menomonee River and Mequon Road.
4. **Document current available subsidies as well as additional subsidies the Village could pursue:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed. Additional programs and incentives should be explored with an emphasis on mixed-use redevelopment and active pedestrian spaces.
5. **Describe what the Village wants in terms of both short-term and long-term missions:** The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.
6. **Conduct one-on-one meetings with property owners to determine interest in sale or redevelopment of their land:** Create a simple, easy-to-review executive summary that can be used in emails and hard copy handouts. Staff/consultants conducting the interview should have a portfolio of additional information concerning examples and possibilities the Village would like to see.
7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or develop an overlay zoning district, that provides specific regulations and expectations for future development in this area (ex. updated design guidelines with an emphasis on pedestrian space design, prohibit uses such as gas stations that are against desired vision for the area, etc.)

Holy Hill Gateway District/ Freistadt District

The land surrounding Holy Hill Road to the north and south has been in demand for new industrial development and growth in the Village. New businesses in this area include the Gateway Corporate Park, Capstone 41 Business Park, Dielectric Manufacturing, and Illing Packaging, which are located north of Holy Hill Road and west of Goldendale Road. It is anticipated that this demand will continue, and that more development and land conversion from agricultural to industrial land use will take place as a result. However, the exact areas that should be developed as part of the emerging industrial park is in question, as well as the design of those industrial buildings themselves.

As the Village plans future land use in this area, important considerations include the existing residential development to the southeast of the industrial development, the fact that much of the area already falls within the Village's sewer service area, and the desired character of the Holy Hill and Goldendale Road corridors, both for vehicles and for cyclist and pedestrians.

Through the comprehensive planning process, the Village has determined that the land in this area should be developed as a combination of Light Industrial, Commercial Warehousing, and High Density Multi-family Residential, primarily. Commercial development, potentially including multifamily housing if it is developed alongside community amenities and with a walkable format, is also a potential use along Interstate 41. Medium Density Residential areas are envisioned as conservation subdivisions, which allow clustering of residential lots around areas of environmental areas. These districts are also deemed suitable for potential "next generation" housing opportunities provided that the Village qualifies under the Washington County's regional affordable housing ownership initiative. These subdivisions will allow a transition in development intensity between the industrial uses and the more rural and agricultural residential areas in this part of the Village.

Additionally, the area includes a vision for a regional trail network along existing environmental corridors and newly created regional stormwater corridors. This trail network will serve as an amenity to existing and future uses and serve as a physical connection for residents and businesses to the Village Center.

Community Voices

I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green space. It would make a much more desirable area for all.

INFILL
HOUSING BETWEEN INDUSTRIAL & HOUSING
THAT WAS THERE FIRST. 200' FOREST BUFFER

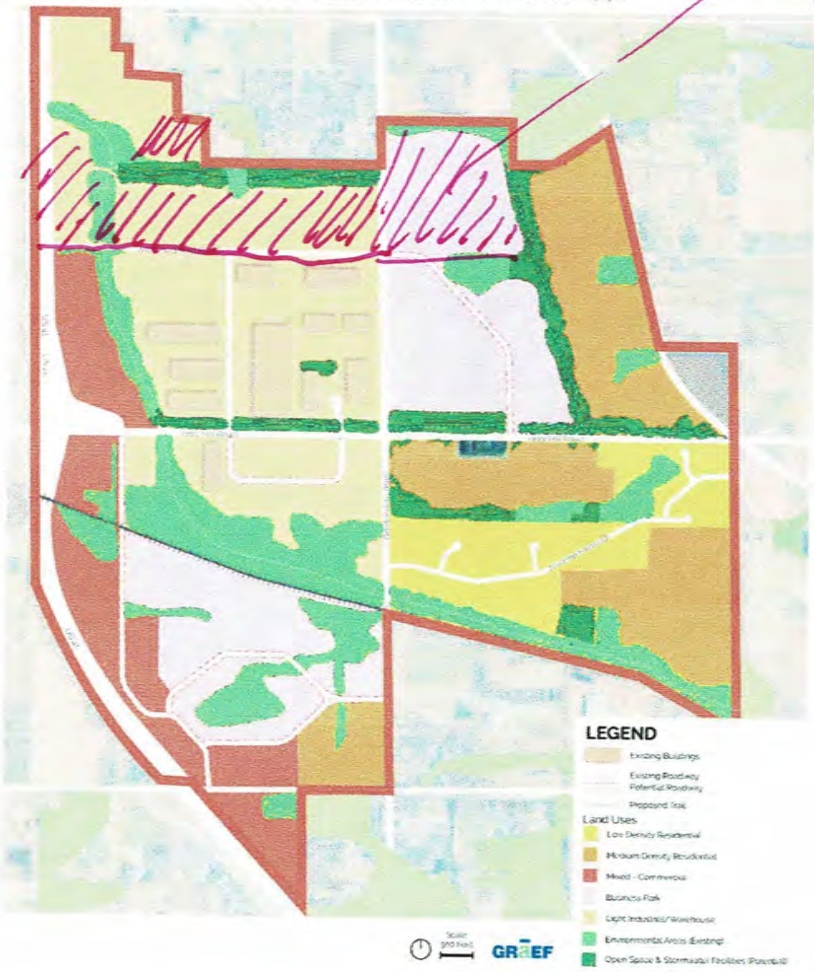
Next Steps

In order to realize the vision for this area of Germantown, the Village should undertake the following:

1. Develop a master plan for the Holy Hill/Freistadt Road area that includes the following elements:
   - Street and Block framework
   - Preferred Future Land Use
   - Regional stormwater concept plan
   - Trail and Open Space plan
   - Regulations and Design Guidelines
   - Funding & Incentives
2. Adopt the master plan as an amendment to the Comprehensive Plan.
3. Re-zone. Develop a new zoning district, or develop an overlay zoning district with design guidelines that will provide specific regulations and expectations for future development in this area, based on the master plan.
4. Engage with the development community to determine interest in the area and further refine proposed development patterns in response to specific needs of tenants.

THE ENTIRE AREAS CURRENTLY SHOWN CANNOT BE ENTIRELY INDUSTRIAL DUE TO RESIDENCES WHO WERE THERE FIRST.

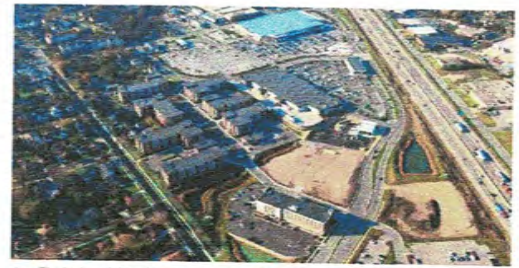
Figure 6.6 – Holy Hill Gateway & Freistadt District - Future Land Use Vision



Holy Hill & Freistadt Inspiration



▲ The Village envisions unique industrial building design that stands apart from traditional warehouse look and feel



▲ The high visibility of lands adjacent to I-41 could accommodate mixed-use commercial destinations similar to Whitestone Station in Menomonee Falls.



▲ Stormwater and Open Space: Industrial areas should be required to set aside public easements for regional trails and stormwater features should be designed as a natural amenity along with the functional purpose.





Systems

Housing

Transportation

Agricultural & Natural Resources

Utilities & Community Facilities

Housing

The Village of Germantown prides itself on its housing and neighborhoods. From leafy, historic subdivisions, to rural estates, to multifamily buildings closer to downtown, the Village has a lot to be proud of. However, Germantown's population is growing and changing. The community is affected by the same economic factors that have been impacting communities all over the country.

As of the writing of this plan, the housing market in the region is booming ~~as the COVID-19 pandemic enters its third year~~. Demand for housing along with the increasing cost of materials is driving rent and home prices higher than ever before. Some of the dynamics of the current housing market may not be captured in the data presented here.

As the cost of housing increases, ensuring that housing is accessible and affordable to current and future Germantown residents also takes on new importance. Nationally, wages have been nearly stagnant for decades, which means that young professionals and families often cannot afford the same type of housing that their parents could at their age. Workers moving to Germantown's newly created industrial jobs may have a difficult time finding housing in the Village as well. As discussed previously in this plan, more housing development in Germantown will also come at the cost of open space and agricultural land.

The Village is re-examining its future housing growth with all of these factors in mind, placing an emphasis on creating housing options that are accessible to a range of households that also blend seamlessly with Germantown's existing neighborhoods and landscape. As Germantown considers future housing development, this chapter can be used as resource of information that captures some of the complex dynamics at play in the existing housing stock, housing market, and Germantown households.

Existing Housing Conditions

Housing Units Growth Rate

Based on U.S. Census data, in 1970, there were 1,787 housing units in Germantown, increasing to 7,075 in 2000 and 8,115 housing units in 2020. About 96% of those housing units are occupied and 4% remain vacant, mostly available for sale or rent, or only used seasonally.

Housing Tenure & Types

Of all the occupied housing units in Germantown, 23% are occupied by households that rent, while 77% are owner occupied. However, 83% of Germantown residents live in housing units that they own, indicating that renters typically live in households with fewer people. The median rent in Germantown was estimated at $1,061 in 2020.

Of all of the housing units in Germantown, whether or not they are occupied, 63% are detached single family homes and 10% are attached single family homes, such as townhomes. The percentage of housing stock that consists of single family homes varies widely among the Village's peer communities. Germantown's rate of single family housing is similar to Cedarburg, Menomonee Falls, and the County as a whole, lower than Mequon and Richfield, and higher than Grafton. There is no one-size-fits-all ratio of multi-family to single-family housing. Rather, a mix of housing types can provide options to individuals and families with different incomes and preferences, which change overtime and in different stages of life.

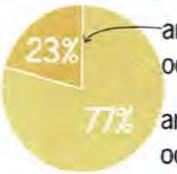
Housing Age & Price

The majority of Germantown's current housing stock was built between 1970 and 2009, with over 1/4 of the housing stock being built in the decade between 1990 and 1999. Only 8% of Germantown's housing stock was built before the 1950s.



There are 8,115 housing units in the Village of Germantown. About 96% of them are occupied, and 4% remain vacant.

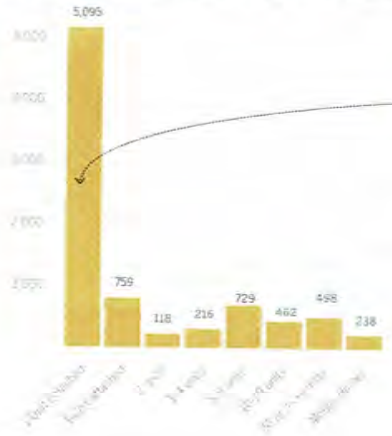
of all occupied housing units,



are renter occupied

are owner occupied

Figure 7.1 – Germantown Housing Units by Type



▲ 2020 American Community Survey 5-year estimates

63% of the total housing units are detached single family homes

Table 7.1– Village of Germantown Household Projection, SEWRPC

	2035	2050
Household Projection	10,786	12,597

▲ SEWRPC Household Projections (2013)

Rates and Demand for Residential Development

While there have been occasional high peaks in the number of permits issued the past, mainly due to large multi-family unit developments in 1988, 1991 and 1995, a general trend in permit issuance can be seen. In the early to mid 1980s, the Village averaged 106.5 permits issued per year. This was followed by a sharp increase, to an average of 250.9 permits, issued between 1987 and 1995. From 1996 to 2000, the average number of permits issued had dropped to 170.4 permits per year. Between 1980 and 2000, the Village of Germantown averaged 177 total residential building permits issued per year.

Demand for Dwellings and the Rate of Growth

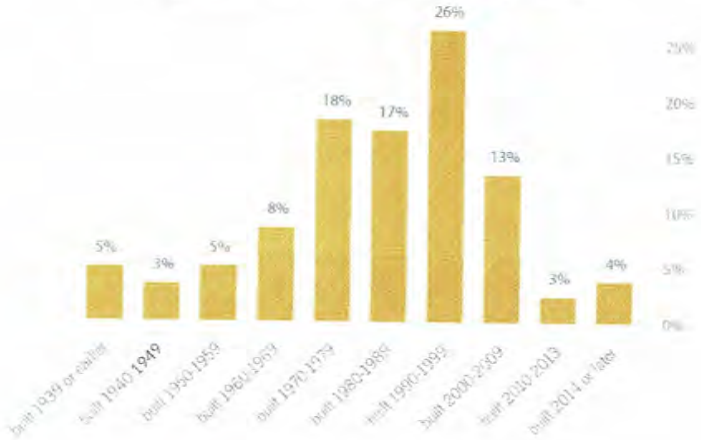
Germantown's population is expected to continue to grow over the next thirty years. By 2050, SEWRPC projects that the Village of Germantown will have added over 4,000 new households to the community. This projection is due to anticipated population growth in the Village, as well as an average household size that is trending down over time.

These projections represent the potential for housing growth in Germantown. The actual rate of housing development and growth in the Village is ultimately dependent on the amount of housing units that are developed each year and what types of units they are.

INCONSISTENT #s w/ PECULIONS CHAPTERS

170
-30
5,100

Figure 7.2 – Germantown Housing Units by Year Built



2020 American Community Survey 5-year estimates

Table 7.2 – Comparison of Housing Units by Number of Units Germantown and Peer Communities

	Germantown	Cedarburg	Grafton	Menomonee Falls	Mequon	Richfield	Washington County
Total # of housing units	8,494	5,058	5,380	15,986	9,488	4,635	56,737
1-Unit detached	63%	65%	57%	68%	76%	96%	69%
1-Unit attached	10%	7%	9%	5%	11%	2%	8%
2 units	3%	3%	3%	1%	3%	2%	5%
3-4 units	4%	4%	5%	2%	2%	0%	4%
5-9 units	7%	8%	12%	5%	1%	0%	5%
10-19 units	5%	3%	5%	4%	2%	0%	3%
20 or more units	7%	11%	9%	14%	6%	1%	5%
Mobile Homes	2%	0%	0%	0%	0%	0%	1%
Boat, RV, Van etc	0%	0%	0%	0%	0%	0%	0%

2020 American Community Survey 5-year estimates

Table 7.3 – Comparison of Occupied Housing Units Tenure of Occupants Germantown and Peer Communities

	Germantown	Cedarburg	Grafton	Menomonee Falls	Mequon	Richfield	Washington County
Total # of occupied housing units	8,104	4,847	5,227	15,314	8,993	4,488	54,302
Owner Occupied	77%	70%	66%	75%	85%	97%	78%
Renter Occupied	23%	30%	34%	25%	15%	3%	22%

2020 American Community Survey 5-year estimates

WHAT IS THE APPROPRIATE MIX W/OUT GETTING POLITICAL?

Accessible and Affordable Housing

Housing/Jobs Ratio

As outlined on page 24 of this plan, SEWRPC analyzed the relationship between anticipated job wages and housing costs in each municipality as part of the 2035 Regional Housing Plan for Southeastern Wisconsin. The report predicted that there is likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use map and expected development pattern.

This Comprehensive Plan update takes this warning to heart, and the updated Future Land Use Map for Germantown takes a more place-based approach – one that incorporates a diversity of housing in neighborhoods throughout Germantown, including moderate - cost, higher - density single family housing. The regional housing plan defines moderate-cost housing as higher-density single family housing units, usually on lots of less than 20,000 square feet.

It is important to the Germantown community, and the region as whole, that the housing available in Germantown reflects the jobs available in the community so that the people who work in Germantown can live here as well. However, considering housing affordability in Germantown is not only about planning for future residents. The Village should also closely examine affordability for current Germantown residents.

Housing Cost Burden

Housing cost burden is defined as paying more than 30% of household income on housing costs including mortgage, taxes, and utilities, or gross rent. Generally, households that spend more than 30% of their income on housing costs are considered burdened by those costs. However, housing cost burden is not always an adequate measure of affordable housing in a community. High income households may spend more than 30% of their income on housing and still have enough left over to cover all of their other expenses and savings. For lower income households, however, housing cost burden can accompany difficulty affording necessities such as food, clothing, transportation, and medical care.

47% of Germantown households that pay rent spend more than 30% of their income on rent. However, a more revealing number may be how many households whose income falls below 50% of the median income and also spend 30% or more of their income on housing costs, whether renters or owners.

Germantown's median income is $89,111; half of this is $45,556. According to 2020 American Community Survey estimates, somewhere between 11% - 15% of Germantown's households earn less than $43,781 per year and pay more than 30% of their household income towards housing costs, regardless of whether they rent or own their homes.

Table 7.4 – Germantown: Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months

Percent of gross rent spent on rent	Income in the past 12 months	# Households
	Less than $20,000	5%
	Less than 20 percent	0%
	20 to 29 percent	0%
	30 percent or more	5%
	$20,000 to $34,999	8%
	Less than 20 percent	0%
	20 to 29 percent	2%
	30 percent or more	6%
	$35,000 to $49,999	12%
	Less than 20 percent	3%
	20 to 29 percent	5%
	30 percent or more	4%
	$50,000 to $74,999	16%
	Less than 20 percent	8%
	20 to 29 percent	5%
	30 percent or more	3%
	$75,000 or more	59%
	Less than 20 percent	42%
	20 to 29 percent	15%
	30 percent or more	1%
	Zero or negative income	1%
	No cash rent	0%

▲ 2020 American Community Survey 5-year estimates

Community Voices

Modern loft/living spaces that would attract a younger ... resident. Pairing that with shops restaurants and outdoor spaces.

It would be great to see Germantown value smaller single family lots that are more welcoming to younger families over creating large expensive ... neighborhoods that create physically segregated subdivisions.

...decent sized lots, not cookie-cutter homes packed tightly together

In an effort to address the existing housing market void of high quality homes necessary to accommodate an expected 37% increase in the Washington County labor force that are affordable for young professionals seeking entry-level housing and a desire to live in the area, Washington County has created the "Next Generation Housing Initiative".

This program is intended to kick-start and support investment in the housing stock and enhance the quality of housing and neighborhoods throughout the County. An initial investment of $10 million of American Rescue Plan Act (ARPA) recovery funds allocated to Washington County for economic and community recovery purposes.

WHY IS THIS HERE?

The primary goal of the "Next Generation Housing" initiative is to provide governmental services and support to participating municipalities in the County that will foster the creation of attainable (affordable) housing options. A goal of providing 1,000 new single-family, owner-occupied housing units with 75% having a lot & home cost under $300,000 and 25% under $400,000 by the Year 2023.

The Village of Germantown is a participating municipality through Village staff involvement and membership in the Next Generation Housing (NGH) Committee. The NGH Committee is currently in the process of ranking, prioritizing and selecting three (3) pilot developments from a lengthy list of potential development sites scattered throughout the County that will be eligible to share a total of $6.75 million for funding various development costs, e.g. engineering services, surveying, environmental due diligence, land acquisition, infrastructure development and direct developer incentives for residential developments that satisfy the NGH goals.

It is intended that the Village will participate in the NGH program and seek start-up funds totaling $50,000 to complete preliminary steps toward the development of the Village's priority site(s) (to be determined).

THIS IS POLITICAL & HAS NO PLACE IN 2050 PCAN

DRAFT JUNE 25, 2022

Transportation

This section includes a profile of the streets and highways, truck routes, rail service, aviation service, transit service and pedestrian and bicycle facilities within Germantown. Goals and actions are identified in the Implementation Chapter which will guide the maintenance and improvement of existing facilities and address future opportunities for transportation facilities in the Village. These actions also reflect the need for Germantown to coordinate the use and connection of Village transportation facilities with adjacent communities and regional authorities. Such coordination will insure Village residents have safe and convenient access to the various regional destinations and that regional travelers will have access to the destinations within the Village.

Community Voices

> Consider inclusion of County-wide Bike and Trail Network corridors and side paths

> Recreate Mequon Road between Division and Pilgrim into a slow speed road with bike lanes and sidewalks, nice downtown lighting, to make it part of the downtown core.

> It would be good to see Germantown move towards a more walkable design, where businesses abut the street and parking is in the rear. Moving towards an environment that revolves around bikes and pedestrians over autos.

Street and Highway Circulation

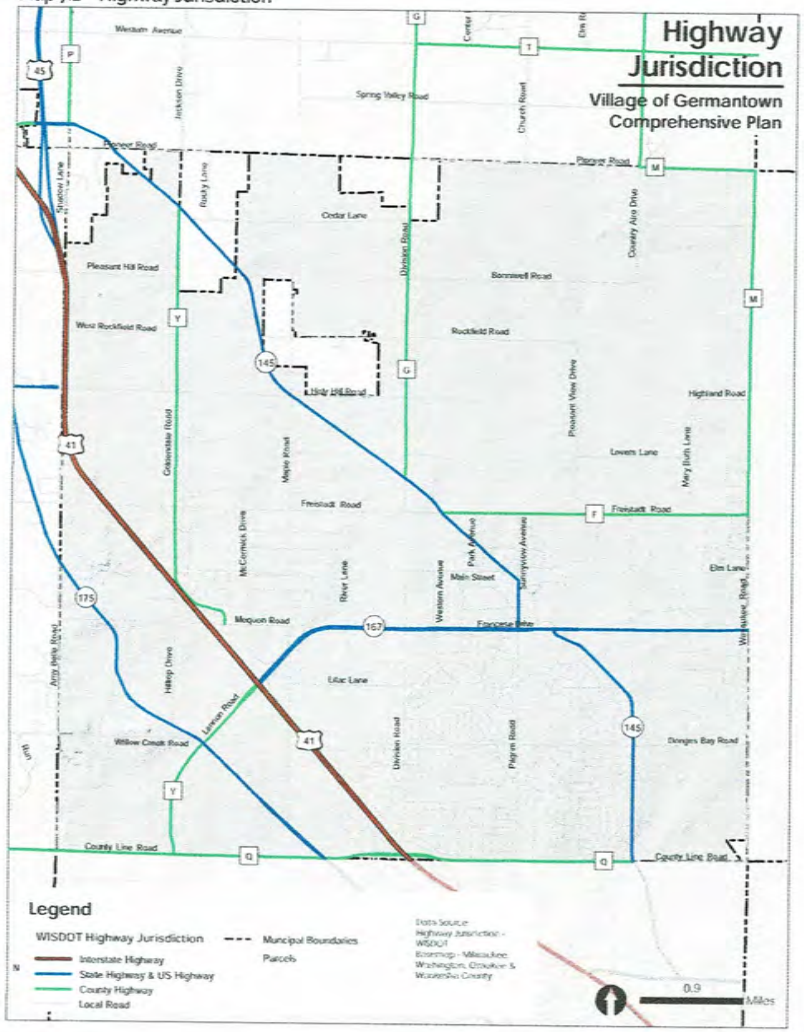
Highway Jurisdictions and Functional Street Classifications

A combination of Federal, County, State, and local roadways make up Germantown's street network system. Both the Wisconsin Department of Transportation (WisDOT) and Southeastern Wisconsin Regional Planning Commission (SEWRPC) have devised functional classification systems for roads. The SEWRPC functional classification system classifies streets and highways solely according to the function that they serve. The WisDOT functional classification system is used to assess eligibility for federal aid as well as local roadway planning. WisDOT functional classification definitions include the following:

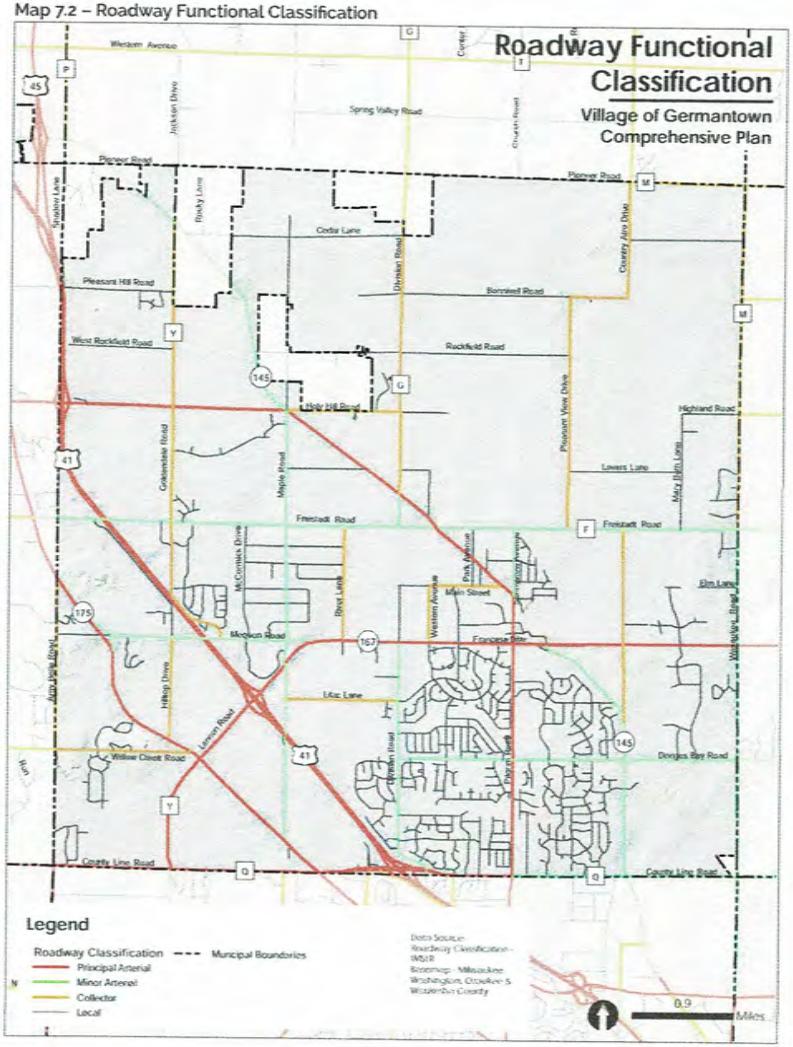
- Principal Arterial : Principal arterials serve major economic activity centers of an urban(ized) area, the highest average daily traffic (ADT) corridors, and regional and intra-urban trip length desires. Because they have the longest trip lengths, highest ADTs, and are generally extensions of the highest rural functional routes, such routes should be principal arterials.
- Minor Arterial : Urban minor arterials serve important economic activity centers, have moderate ADT, and serve intercommunity trip length desires interconnecting and augmenting the principal arterial system. In conjunction with principal arterials, minor arterials should provide an urban extension of the rural collector system to the urban(ized) area Central Business District (CBD) and connect satellite community CBD's with the main CBD.
- Collector : Collectors provide direct access to residential neighborhoods, commercial, and industrial areas, and serve moderate to low ADT and inter-neighborhood trips. As the name implies, these routes collect and distribute traffic between local streets and arterials. In the CBD and areas of similar development and traffic density, the collector system may include the street grid, which forms the logical entity for traffic circulation.
- Local Street : Urban local streets predominantly serve to access adjacent land uses. They serve the ends of most trips. All streets not classified as arterials or collectors are local function streets.

Germantown is well connected to the larger region through a series of federal, state, and county roadways. I-41 provides the most vital link to the larger region including the greater Milwaukee Metropolitan area, Fond du Lac, and the Fox River Valley area. Roads and their functional classifications that form the primary components of the roadway transportation system in the Germantown area are displayed in the maps on the following pages.

Map 7.1 – Highway Jurisdiction



Map 7.2 – Roadway Functional Classification



Traffic Volumes
Traffic volume data is one way to evaluate future roadway improvement needs. Traffic volumes also are a valuable economic development tool that assists developers understand visibility of certain sites.

Traffic counts are reported as the number of vehicles expected to pass a given location on an average day of the year. This value is called the "annual average daily traffic" or AADT and is represented on traffic count or traffic volume maps. The AADT is based on a short duration traffic count, usually 48 hours, taken at the location. This count is then adjusted for the variation in traffic volume throughout the year and the average number of axles per vehicle. Short duration counts are collected over three, six, or 10-year cycles at more than 26,000 rural and urban locations throughout the state.

The Wisconsin Department of Transportation (WisDOT) provides traffic counts via an interactive map that allows you to view counts anywhere in the state. This mapping application enables users to search, pan and zoom to areas throughout the state to view AADTs, both continuous and short durations. The data included provides users the most recent volume count as well as historical data if available. Due to the fluidity in traffic volumes, the Village should continue to reference WisDOT's interactive mapping tool to assess current traffic volumes within the Village:

Planned Street and Highway Improvements
Roads and highways within the Village of Germantown are under various jurisdictions. Federal, State, County and Village road designations are based on the function and importance of a roadway in the regional road network. These designations also indicate which agencies are responsible for the roadways and dictate the funding sources available for both maintenance and improvements.

While the U.S. Department of Transportation provides funding for all Federal roads, the maintenance and improvement of Federal roads is conducted at the State level. The Wisconsin Department of Transportation conducts transportation studies for Federal and State road expansion, provides improvements for any new or expanded Federal or State road, and provides direction to the Washington County Highway Department for maintenance along the Federal and State roadways.

In addition to the responsibility of maintaining approximately 200 miles of State and Federal highways, the Washington County Highway Department is also responsible for the maintenance and construction of approximately 200 miles of County Trunk Highways. County road construction is decided on the basis of need and roads are built with Federal aid if possible. Maintenance includes patching pavements, picking up trash within the right of way, mowing, tree cutting, shoulder repair, drainage, sign repair, guard rails, putting up snow fence, salting and plowing. The Highway Department also issues driveway permits and special land permits on County Trunk Highways.

The Village of Germantown oversees maintenance and improvements for all local roads within its boundaries. Some projects are funded completely through the Village's Capitol Improvement Program and some are funded through grants or non-local funding sources (County, State, Federal, etc.). The Village's Engineering Department communicates all planned roadway projects on the Village website. This includes projects identified as part of the Annual Road Program (5-year forecasts).

Recently completed or slated roadway improvement projects as of 2022 included the following:

- Freistadt and Maple intersection (WisDOT project with HSIP funding) – constructed in 2022
- Holy Hill Road – Village funded (redevelopment) from B St to Goldendale Rd - 2021 and 2022 construction
- CTH M (Freistadt to 2.5-miles north to Ozaukee County border) - Washington County funded. 2023 construction
- CTH M (Pioneer from Country Aire to Wasaukee) – Washington County funded. 2022 construction (likely)
- Division Road (Wendy Lane to STH 167) – looking to get funded through WisDOT Local program - 2025 or 2026 construction (if funded)

Truck Routes

The Village is currently served by several officially designated truck routes including the entire lengths of USH 41/45, STH 145, STH 175 and the segment of STH 167 from the eastern boundary of the Village to its intersection with STH 145. These designated roads appear to address the needs of trucks passing through the Village. There are no private truck stops located within the Village.

Freight Rail Service

The Village is served by freight service on the Wisconsin Central Transportation Corporation and Wisconsin & Southern Railroad Company rail lines. The potential exists for certain sites located within the Germantown Business Park to have freight service by rail. The Village supports continued freight service, which is important to a number of regional businesses.

Aviation Service

There are five airports which serve the Village. These include:

- West Bend Municipal Airport, 18 miles north of the Village.
- Lawrence J. Timmerman Field, 10 miles southeast of the Village
- Hartford Municipal Airport, 18 miles northwest of the Village
- Milwaukee's Mitchell International Airport, 30 miles southeast of the Village
- Chicago's O'Hare International Airport, 100 miles south of the Village

As indicated above, the Village meets the SEWRPC's standard of having accessibility within 60 minutes travel time of scheduled air transport at Mitchell International Airport, the primary air passenger facility in the region. There has been regional level studies conducted and there is no future plan for location of an airport within the Village of Germantown.

Transit Service

The Washington County Commuter Express Bus System (WCCE) provides rides for employees traveling between Washington and Milwaukee Counties. The WCCE is a collaborative project of Washington County employers, economic development organizations and local governments. The two routes are the Downtown Milwaukee Express and the Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express. The WCCE Downtown Milwaukee Express and Mitchell Street Express both pick up commuters at the Germantown park & ride lot located at Lannon Road & Hwy 41/45. The Washington County Shared-Ride Taxi provides service to and from the Germantown park & ride location.

The Village supports SEWRPC's VISION 2050 public transit element which recommends improved and expanded commuter bus connections from Washington County to Milwaukee and through Milwaukee to the other urban centers of Southeastern Wisconsin, and improved and expanded local transit service to commercial and industrial development in the Germantown.

Pedestrian and Bicycle Transportation

Sidewalks and Sidepaths

The existing sidewalk network in Germantown is focused within the Village Center District along Main Street and Mequon Road. Other sidewalks exist sporadically throughout the village, but lack connectivity. Since sidewalks begin and end sporadically, residents have difficulty relying on a safe and convenient walking path to various destinations within the Village.

Over the past decade, the Village has worked towards providing pedestrian and bicycle connections through the use of sidepaths. A sidepath is a bidirectional shared use path located immediately adjacent and parallel to a roadway. By definition, sidepaths are different from sidewalks as they are intended to accommodate both walking and bicycling. As such, these paths are often wider than traditional sidewalks and will be constructed with asphalt as opposed to concrete sidewalks.

As outlined in the Economic Development Chapter of this Plan, the Village seeks to better connect the existing Historic Main Street to Mequon Road through the addition of sidewalks, sidepaths, and off-street trails. All developments within the Village Center District are envisioned to be pedestrian-friendly in design, which includes, at a minimum, sidewalks. The proposed improvements to the sidewalk network are designed to connect sidewalks which currently begin and end sporadically and to improve the connections between residential and non-residential areas of the Village Center. The new sidewalk network will provide a safe and reliable method for residents to walk to the destinations, increasing the potential for more residents to utilize these facilities as a form of transportation.

Off-Street Trails

Off-street trails exist within a majority of village parks. Similar to the sidewalk network, the off-street trails lack connectivity. Proposed off-street trails are focused along arterial and collector roadways as well as environmental corridors.

One of the priority focus areas of the Village identified in the Comprehensive Outdoor Recreation Plan (CORP) is the creation of a village-wide Trail System Plan. An overview of this plan is illustrated on Map 7.3. While several parks and residential subdivisions currently have hiking or biking trails, they are small and serve only nearby residents. The proposed system of trails would link these parks promoting greater accessibility and connectivity within the Village, and potentially become a regional amenity. In a 2019 public meeting conducted for the 2021 CORP update, "expanding and improving the trail system" was the park initiative that received the most votes.

Priority Project Spotlight

Menomonee River Trail

- Off-street trail that runs adjacent to Menomonee River
- 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
- Begin conversations with land owners that touch the Menomonee River to negotiate public access easements or acquisition opportunities

Goldendale Creek Loop Trail

- This potential trail loop would act as a recreational amenity to planned industrial park users and future residential subdivisions
- 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)

Map 7.3 – Village-wide Bicycle & Pedestrian Connections Map



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
Proposed Menomonee River Trail	Proposed Goldendale Creek Loop Trail	

Agricultural & Natural Resources

This chapter identifies the existing natural features and agricultural resources located within Germantown. How agricultural land use has influenced and changed over the years is discussed and its importance to the future of Germantown is assessed. Identification of vital characteristics of these resources and methods which can be used for preservation of these attributes is discussed. Goals and actions are identified in the Implementation Chapter which address changes to Village policies and procedures and outlines the need for preservation of the most vital resources of the Village of Germantown.

While the built environment is generally the most influential characteristic that people use to identify a community, the natural characteristics of an area can be much more influential in creating the character of an area. Given the homogeneous building style created in many suburban communities, the ability to distinguish one suburb from the other cannot generally be done by looking at its buildings. Germantown is unique in understanding this failing of newer communities and has chosen to accent some of its buildings with a specific character. However, existing natural features can also greatly contribute to enhancing the unique character of the Village. Additionally, it has been found that a high percentage of residents moving to outer ring suburbs chose the communities because of the open views, 'its more green', or natural features. The Village must deal with the irony that the development which is drawn to the area by its green spaces can sometimes be responsible for destroying the very green spaces which attracted them to the area.

The combination of flora and fauna unique to the Village, the open views of farmland, rolling hills, wetlands and woodlands and the cultural characteristics which have developed in the area all contribute to the individual character which is Germantown. The loss of these characteristics threatens to transform Germantown into a generic suburb which can be found throughout the country. The Agricultural and Natural Resources element will identify various valuable resources and will provide the Village with a guide for its decision making regarding the preservation of the unique resources of Germantown.

Agricultural Land and Preservation

Agricultural Land Use

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.

As indicated in Section 5, existing agricultural uses comprise approximately 38 percent (8,300 acres) of all land use in the Village. The number of farms in the Village has also decreased to the point that there is only one dairy farm currently operating in the Village (Charlie Jones farm on north Maple Road). The Census of AgricultureTindicates that Washington County land area in farms decreased five percent from 2012 to 2017 and the market value of agricultural products sold increased 28% during that same time period. In the "Farms Under Threat: The State of the States" 2020 report, the American Farmland Trust placed the State of Wisconsin in the "medium-threat" category when it came to measuring state-level policy responses to agricultural land threats. Nearby Midwestern states such as Illinois and Indiana are considered "high-threat" while Minnesota, Michigan, and Iowa are considered "low-threat". Most of the remaining farmland in Germantown is located in the north-northeastern portion of the Village, north of Freistadt Road (CTH F). There is currently a small amount of development in this area, which is primarily single family residential. The settlements of Rockfield and Dheinsville are located in this area, however after their initial creation, very little development has occurred around these crossroads. Much of the farming activity in Germantown is focused on livestock and related activities. According to the 2017 Census of Agriculture, Washington County's crop sales accounted for 69% of the market value of agricultural products sold and livestock sales accounted for 31%. In the Village's 2020 Comprehensive Plan, the majority of the undeveloped land suitable for agricultural use is classified as "Agricultural/Conservation Residential" for purposes of protecting this land for future agricultural and hobby farm use.

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 related uses and to protect rural lands from urban development until thoughtful and informed planning indicates that the land would be better suited for some type of 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.

Preservation of Rural Character

The 2020 Plan also acknowledges that the conversion of agricultural land to other land uses in the Village will continue as the viability of farming and the provision of farming support services decreases and the value of land and demand for non-farm uses increases in and around the Village. With that in mind, the 2020 Plan created a policy of allowing non-residential development to occur in the "Agricultural/Conservation Residential" at a density of one (1) DU per five (5) acres and



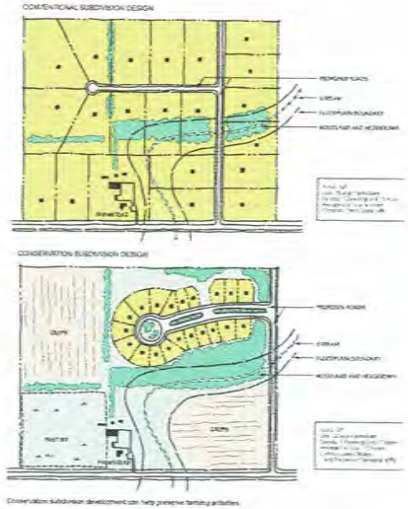
Diagram 1 - This image shows the extent of the Rural Conservation District in Germantown, Wisconsin, North of CTH-F. (Freistadt Road).

a minimum lot size of five (5) acres. The Rs-1: Single-Family District was intended to further protect agricultural land for continued farming on larger tracts of land and on smaller parcels for small-scale or hobby farms. In addition, the 2020 Plan intended to reply on the use of planned development districts (PDD) to create "conservation subdivisions" as a further land development tool to accommodate the demand for residential land use while also preserving environmental features and open space from development.

It was thought that by allowing a lower overall density of residential uses, limiting the extension of urban infrastructure into the rural area, and redirecting future residential development to other areas of the community where urban services, i.e. public water and sanitary sewer, the Village would ensure the preservation of agricultural land, open space and the overall rural character and appearance of the undeveloped land outside the urban service area in the Village.

However, as pointed out in Section 2: Community Profile, the projection of demand for residential land use is expected to effectively double through the Year 2050 with an additional 2,100 dwelling units needed to accommodate the projection of population and housing in the Village. As shown on page 26, if the Village were to continue to accommodate the demand for future residential land use with development at a low density such as the current 5-acre density allowed in the rural areas of the Village classified as "Agricultural/ Conservation Residential", the amount of land needed to meet that demand (10,500 acres) would exceed that which is currently used for agricultural use (8,300 acre) and likely result in the conversion of much of the existing agricultural land to non-farm residential uses.

Conservation subdivisions are another possible approach for preserving the Rural Preservation District, the agricultural land north of CTH F (see Diagram 1 below). A conservation subdivision, otherwise known as a cluster subdivision, maintains a significant portion of development site as open space by minimizing individual lot



▲ Diagram 2 - This image illustrates how conservation districts conserve land with varying levels of density.

sizes, while maintaining the overall density (see Diagram 2). In "Farms Under Threat", The American Farmland Trust notes that most agricultural land in the United States is being converted to either urban and high developed (UHD) or low-density residential land uses (LDR). The report states that "UHD development is closely tied to population growth, LDR expansion is not", thus linking LDR to weak and ineffective land use regulations. By utilizing conservation subdivisions, the Village can support residents' desire to live a more natural and rural setting without compromising the high-quality, existing agricultural land.

The 2050 Plan is intended to further the goal of preserving the Village's rural character and appearance outside the urban service area of the Village and accommodating the demand for future residential land use by further encouraging

(and in some circumstances requiring) the conservation subdivision and design approach for future residential development.

As detailed in the Future Land Use Table in Section 5, the "Rural Preservation District" effectively replaces the former "Agricultural/Conservation Residential" classification of lands outside the urban service area. Future non-farm residential land uses within the Rural Preservation District will be allowed at a density of one (1) DU per twenty (20) acres unless developed in a conservation subdivision at an allowable density up to one (1) DU per five (5) acres with a minimum open space area of 40-60 percent open space (to be determined through specific Zoning Code regulations).

Soil Suitability for Farming

The US Department of Agriculture, Soil Conservation Service uses a soil classification system to identify agricultural soil capability. This system was designed to implement federal policy concerning the protection and preservation of prime farmlands. Land classified as National "prime farmland" is best suited for producing food, feed, forage, fiber, and oilseed crops. Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops. Unique farmland includes the production of such crops as cranberries, apples, cherries and mint. Farmland of statewide significance is rated as not as significant as the two other categories but it is still considered important in the production of food, feed, fiber, forage and oilseed crops. In 2021, the majority of farmland in Germantown was categorized as national prime farmland (Map 7.4/"Prime Agricultural Land").

Historic And Cultural Resources

Continued preservation and enhancement of the cultural and historical resources in Germantown are priorities of many within the community. Christ Evangelical Church, the home of the Germantown Historical Society, is located at the historic "Six Corners" intersection (the intersection of Fond du Lac Avenue, Holy Hill Road, and Maple Road), which was a thriving crossroads in the mid-1800's. Commonly referred to as the Historic Dheinsville Settlement, this area also includes the historic Wolf Homestead, the Sila L. Bast Bell Museum, and a new Festhalle, home to the annual Oktoberfest Celebration. The old Germantown Mutual Insurance Company is also located to the south of the intersection.

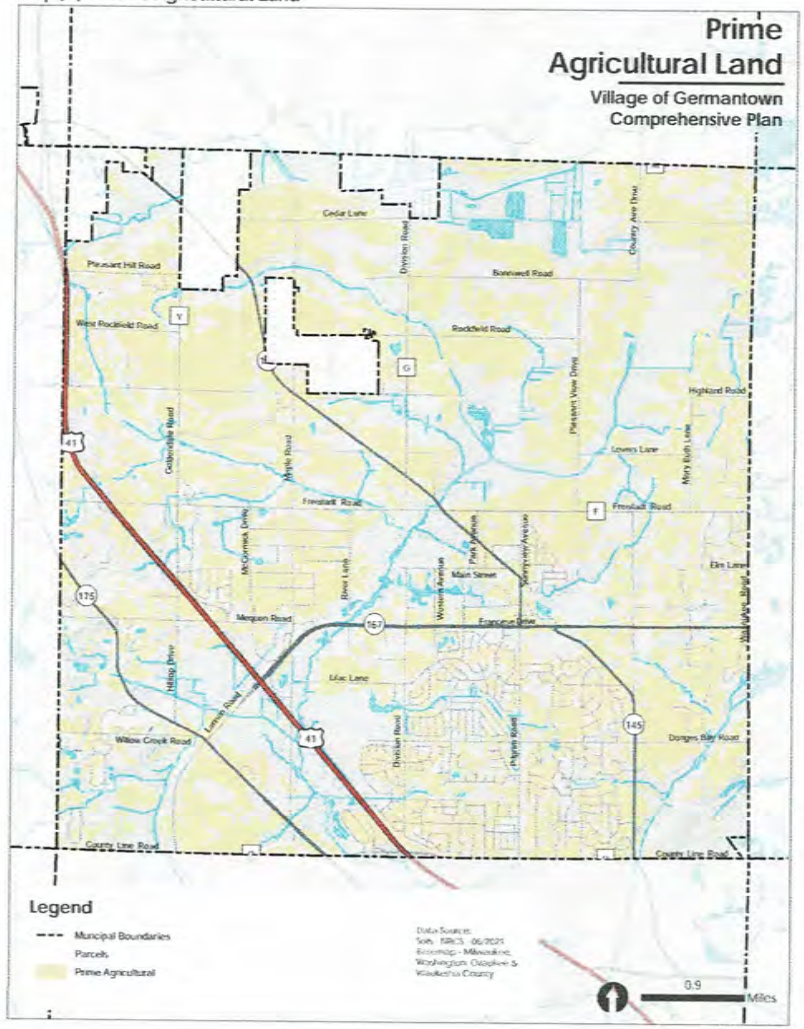
There are two structures in the Village of Germantown that are listed on the State and National Register of Historic Places:

- Christ Evangelical Church at the "Six Corners" intersection of Fond du Lac Avenue, Holy Hill Road and Maple Road.
- Jacob Schunk Farmhouse at Donges Bay Road and Pilgrim Road

The Village of Germantown Historic Preservation Commission also works to protect and enhance historic sites and districts within the village. There are currently 13 properties with historic designation by the Historic Preservation Commission. They include:

- The Robert Trinwith Homestead at N108W17760 Lilac Lane
- The Jacob Schunk Homestead at N104W15446 Donges Bay Road
- The Johann Knetzger Homestead at W188N12369 Maple Road
- The Philip Kauth Homestead at N136W16202 Bonniwell Road
- The Christ Church Parsonage at W188N12836 Maple Road
- Christ Evangelical Church at W188N12808 Fond Du Lac Avenue
- The Valentine Wolf Haus at W188N12369 Maple Road
- The Jacob Schlaefer Homestead at W156N11685 Pilgrim Road
- St. John United Church of Christ & Cemetery at N104W14181 Donges Bay Road
- The Frank Schlaefer Home at N116W15775 Main Street
- Our Savior's United Church of Christ at

Map 7.4 – Prime Agricultural Land



W172N12533 Division Road

- The Friedrich Groth House at W148N12297 Pleasant View Drive
- Braun Farm at N120W15515 Freistadt Road

Cultural resource sites significant for their historic uses include:

- Rockfield Lime Kiln ruins at the corner of Rockfield Road and Division Road
- Old School house located at W140N10393 Fond du Lac Avenue
- Germantown Mutual Insurance Building at Main Street and Park Avenue
- Old Germantown Village Hall site along Fond du Lac Avenue, north of County Line Road

The Wolf Homestead, Christ Evangelical Church, and the Old Germantown Mutual Fire Insurance Company are all clustered at the six corners intersection that was a thriving crossroads community in the mid-1800's. Together they create an informal district that is the core of Germantown's historic resources. The limestone Gothic revival church is home to the Germantown Historical Society. The Society purchased the Wolf Homestead in 1993 and has been developing it as the Dheinsville Historic Park. Structures in the park are gradually being renovated and converted into museums. The Wolf home is now the Welcome Center for the site and the barn is the Sila L Bell Museum.

Continued preservation and enhancement of these cultural and historic resources is an important goal for many in the community. Together, these sites represent and reinforce the community's German heritage in a time of sustained rapid growth that threatens the community's identity.

Natural Features

Topography and Watersheds

Map 7.5/"Principal Watershed Features" shows the principal watershed features of the Village of Germantown. The Village lies primarily within the Menomonee River watershed and partially in the Bark River and Cedar Creek watersheds. 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 west of Germantown. The topographic features consist of hills and ridges interspersed with broad undulating plains and poorly drained wetlands. Slopes range up to 17 %, and elevations range from a low of 770 feet to a high of 1,020 feet above the mean sea level. Along the eastern and western borders of Germantown, there are some areas with slopes of 12 % and greater. Slopes at this grade severely limit conventional development.

The Jackson-Germantown agricultural drainage district extends into the northern fringe of Germantown encompassing an area of approximately 1,872 acres. This special purpose unit of government is responsible for the construction, operation, and maintenance of agricultural drainage improvements. Development should be carefully planned in relation to existing soil, groundwater, and surface drainage conditions. According to the Wisconsin Department of Agriculture, Trade and Consumer Protection, the District is active but with no record of recent assessment as of the publication of this document.

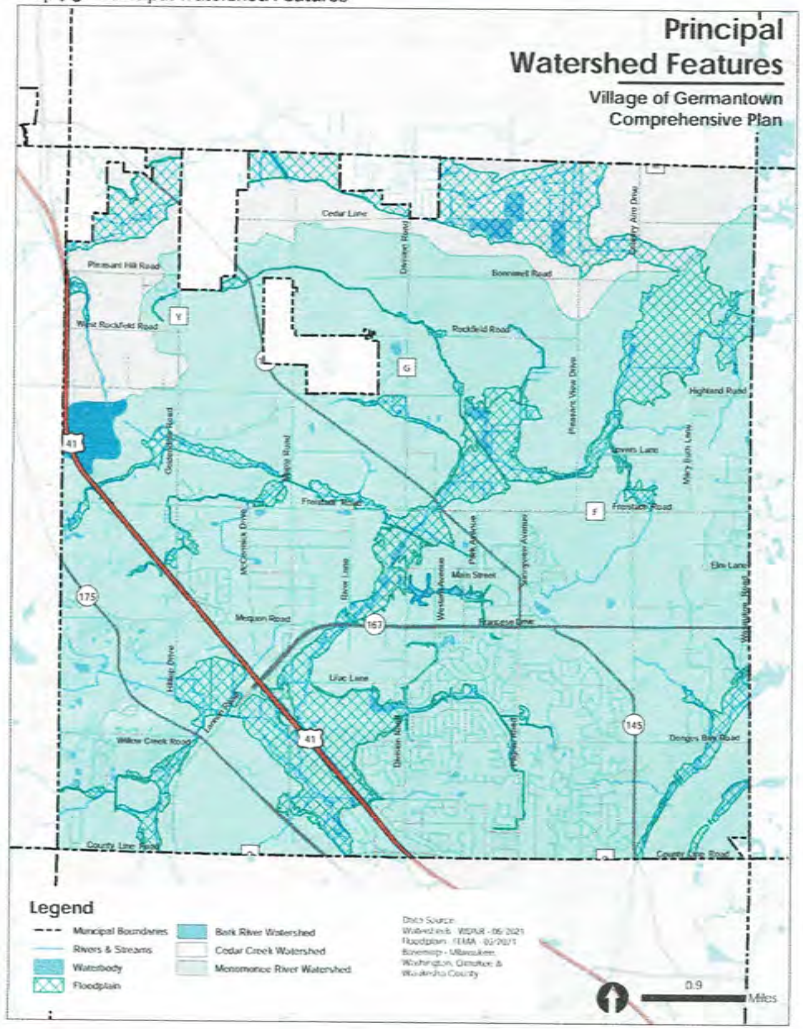
Soils

According to SEWRPC data and analysis, Germantown includes substantial areas underlain by shallow bedrock in a north-south pattern through the central portion of the Village. Areas with slopes of 12 % or more are located along the western edge of Germantown and areas containing organic soils typically lie adjacent to the Menomonee River and its tributaries and in the associated floodplains. Approximately half of Germantown is covered by soils that have very severe to severe limitations for residential development.

Surface Water

Surface water is depicted on Map 7.5/"Principal Watershed Features". 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

Map 7.5 – Principal Watershed Features



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 lakes located in the Lake Park Homes development just south of Main Street which constitute approximately 34 acres of surface area.

Rivers and streams are also depicted on Map 7.5/ "Principal Watershed Features". Rivers and streams are defined as watercourses having a perennial flow and intermittent streams significant enough to have been named. There are four watercourses that meet this definition. The most significant watercourse in the area is the Menomonee River and its north and west branches within the central and south-central portion of the Village. Cedar Creek and its southern tributary which cut across the northwestern corner of Germantown and have a combined length of 1.2 miles in the Village: Goldendale Creek, a tributary of the Menomonee River which is located in the southwestern corner of the Village and has a length of 2.0 miles in the Village; and Willow Creek which is located in the southeastern corner of the Village with a length in the Village of 2.3 miles.

Floodplains

Floodplains or floodlands are normally defined as the areas along rivers and streams that are subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity once on the average of every 100 years. 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. Legacy comprehensive watershed plans were completed for both of these watersheds by SEWRPC. These plans were also referenced in the Village's 2020 Smart Growth Plan. SEWRPC recognizes the age of these plans, but notes that "a number of recommendations flowing from these plans remain highly relevant today." Additionally, the Southeastern Wisconsin Watershed Trust, in collaboration with MMSD, published The Menomonee River Watershed Updated Implementation Plan in January of 2022. This watershed plan is further referenced in the implementation section of this Plan. This comprehensive watershed restoration plan lists community-specific recommendations to improve the quality of the Menomonee River Watershed. The 100-year floodplain shown on Map 7.5/"Principal Watershed Features", includes delineations from these watershed plans and delineations of floodplains from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency.

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.

The Village's mechanisms for protecting floodplains include consistent enforcement of the Floodplain Zoning Code, public land acquisition and recreational site development. The Floodplain Zoning Code regulates those areas designated as floodplains or A zones on the Flood Insurance Study Map with corresponding profiles in the Flood Insurance Study. The Flood Insurance Study Map is dated October 16, 2015 and it is the Official Floodplain Map for the Village with approvals by the Department of Natural Resources and the Federal Emergency Management Agency.

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.

Wetlands

Wetlands are natural areas where the groundwater lies at or above the surface of the earth. They are usually covered by organic soils, silts and marl deposits and they can be classified into seven types: pothole, fresh meadow, shallow marsh, deep marsh, shrub swamp, timber swamp and bog.

Wetlands are generally biologically productive and provide continuous wildlife range and sanctuary for native plants and animals. They help to maintain surface water quality by functioning as sediment and nutrient traps and they can have considerable aesthetic, recreational and educational value – especially in urban environments.

Map 7.6/"Wetlands & Woodlands" shows wetlands in Germantown. Wetlands are generally located within environmental corridors especially along the Menomonee River and in the northeast section of the Village north of CTH F and east of Pleasant View Drive.

Woodlands

Woodlands assist in maintaining unique natural relationships between plants and animals; reducing storm water runoff; contributing to atmospheric oxygen and water supply; and aiding in reducing soil erosion and stream sedimentation. Woodlands also add beauty and recreational value to a community. Woodlands in Germantown are shown on Map 7.6/"Wetlands & Woodlands". Nearly all wooded areas are included within environmental corridors. There are a variety of tree types in Germantown with the primary types being conifer, deciduous and aspen.

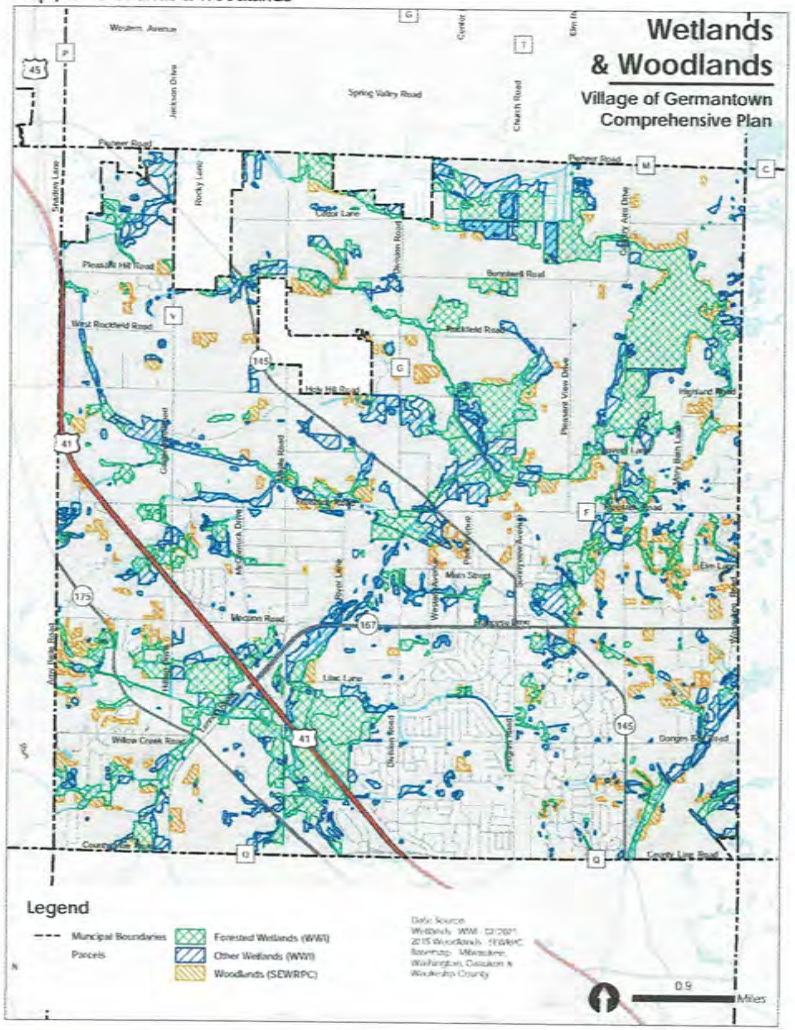
Environmental Corridors

There are seven basic elements of the natural resource base that are considered by SEWRPC to comprise environmental corridors. These elements include: lakes, rivers, and streams and their associated floodplains; wetlands; woodlands; wildlife habitat areas; rugged terrain consisting of slopes 12 % or greater; wet, poorly drained and organic soils; and significant geological formations. SEWRPC also uses four man-made, natural resource elements to delineate environmental corridors: existing outdoor recreational sites; potential outdoor recreation sites; scenic areas and vistas; and historic sites and structures. Primary

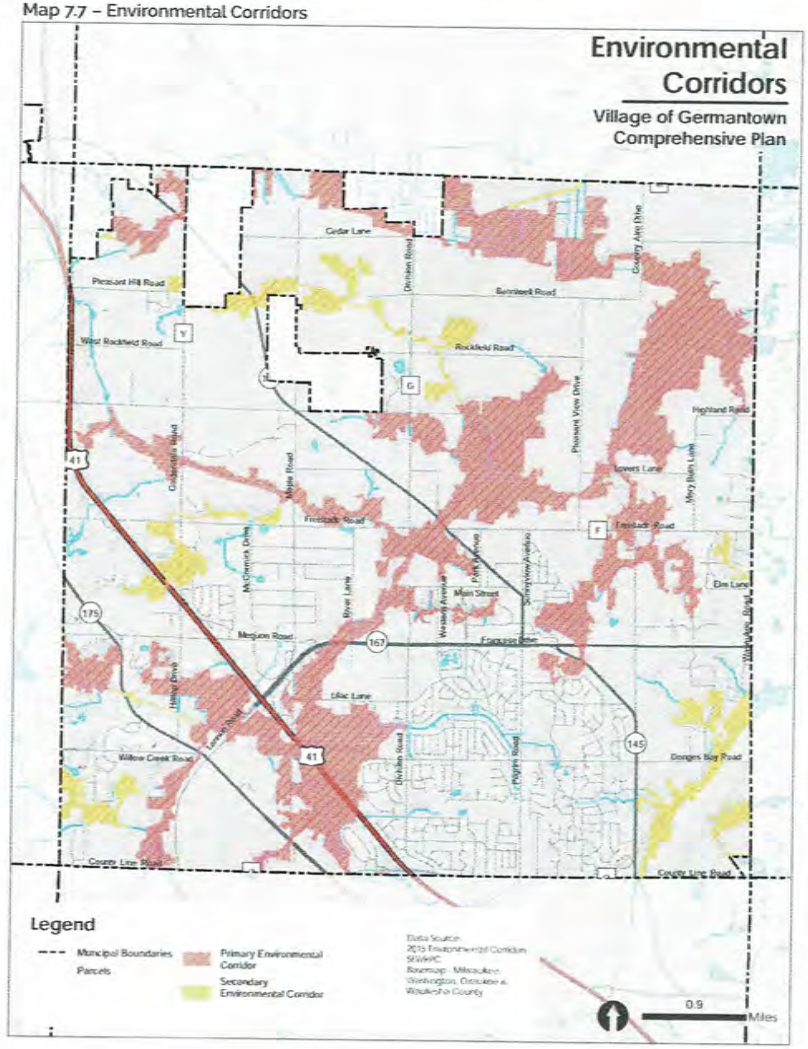
Community Voices

[Wooded area in Spassland Park] would be a nice area for wildflower or other natural areas around the park. There are cranes and other birds that like this wetland area and additional native plantings would enhance this.

Map 7.6 – Wetlands & Woodlands



Map 7.7 – Environmental Corridors



environmental corridors are defined by SEWRPC as those areas that generally encompass three or more of the above 11 natural resource elements.

Secondary environmental corridors are areas that are contiguous to primary environmental corridors and include less than three of the 11 elements.

Map 7.7/"Environmental Corridors" illustrates Germantown's primary and secondary environmental corridors as defined above. Primary environmental corridors are associated with the Menomonee River and its tributaries and secondary environmental corridors are generally associated with the upstream portions of streams that are tributary to the Menomonee River. There are other environmentally sensitive lands in the Village of Germantown that are not classified as environmental corridor lands, but that have sufficient natural resource value to warrant protection through the Village's existing Floodplain and Shoreland/Wetland Zoning Codes.

Threatened or Endangered Species

The United States Fish and Wildlife Service (USFWS), maintains a listing of all endangered and threatened species in the nation, and Wisconsin Department of Natural Resources (WDNR) maintains a similar listing for the state of Wisconsin. WDNR is in the process of identifying endangered species across the state. For an up-to-date listing, refer to www.dnr.state.wi.us. There are state and federal laws in effect for the protection of threatened and endangered species throughout the country. The Village of Germantown supports the enforcement of state and federal laws and programs that help in the protection of endangered and threatened plants and animal species.

Green Infrastructure

From the wetlands and Menomonee River to parks and agricultural land, Germantown is rich with green infrastructure. These natural resources help to maintain the Village's economic resiliency as well as its environmental health.

The United States Environmental Protection Agency refers to Section 502 of the Clean Water Act, defining green infrastructure as "...the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspirate stormwater and reduce flows to sewer systems or to surface waters." More than just stormwater management, green infrastructure is a proactive tool that can insulate residences against high temperatures and improve air and water quality.

Specifically for the Village, green infrastructure can manage concerns regarding stormwater runoff and flooding. The Village has published a Floodplain Map Panel Index to help residents identify nearby flood risks. These same floodplains are reflected in Map 7.5/"Principal Watershed Features". The floodplain of the Menomonee River and its tributaries cut [illegible] from the southeast corner [illegible] there are [illegible] CTH P. [illegible] area [illegible] ucture can improve resiliency [illegible] as well as in already existing municipal buildings and parks. Development [illegible] gives the Village the opportunity to engage stakeholders in the private sector—as well as partners in the nonprofit, government, and academic sectors—to maximize financial opportunities while implementing green infrastructure practices that is customized to Germantown [illegible] in the developed southern portion of Germantown.



Above photos show commercial and private residential bioswale and rain garden interventions





▲ Above photos show examples of permeable pavers in on-street and off-street applications

Utilities & Community Facilities

This Chapter identifies the existing utilities provided, the location of existing community facilities and assess the level of service in the Village compared to various standards. Goals and actions for utilities and community facilities are included in the Implementation Chapter. The Utilities and Community Facilities element provides the Village with a general guide for its decision making regarding utility extensions, and the provision and location of new community facilities, in addition to any improvement to the existing facilities.

Utilities

Addressing the availability and future needs of utilities and facilities for a community is a primary component for a thoroughly comprehensive plan. Utilities can be particularly influential when determining the location and extent of future urban land uses. The intensity of urban uses generally necessitates the use of a public sanitary sewer system. The close proximity of urban uses to each other makes the use of private wells difficult and thus a public water distribution system is required. As a result of the increase in impermeable surfaces created by urban uses, a sound storm water management system is required to both prevent future flooding and protect the natural environment from pollutants. Since social responsibility is one aspect of smart growth, the appropriate utilities should be provided prior to allowing the development of more intensive urban land uses. The extent to which utilities are made available to non-urban land relates directly to the extent by which urban land uses may be developed in those areas.

It has been Village policy to deny new land use developments which do not provide the necessary utilities. The following utilities analysis and proposed policies will relate directly to the future land use of the Village and therefore, have been developed in concert with the land use analysis element of the comprehensive plan.

Sanitary Sewer System

The Village of Germantown owns and maintains the existing sanitary sewers within the Village boundary. The Milwaukee Metropolitan Sewer District (MMSD) has two wastewater treatment facilities for the region and provides treatment of the Village's wastewater. The MMSD has a Sanitary Sewer Master Plan and delineates a sewer service area boundary within the Village of Germantown. The Village of Germantown has a policy of cooperation with the MMSD and maintains regular communication as part of all future sewer service area needs arise.

Stormwater Management

The Village's current Stormwater Management Plan is an implementation tool for the Village's stormwater management policy. The MMSD has developed a Conservation Plan that addresses stormwater management policies and practices that should be adhered to in the Menomonee River Priority and the Milwaukee River Watersheds, the watersheds in which the Village is located. The Village intends to work with the MMSD to use the Conservation Plan as a guide for stormwater management and controlling nonpoint source pollution in the Village.

Water Supply, Treatment and Distribution System

The Village of Germantown Water Utility provides local water service to Germantown. The Village draws water through a series of wells from the Upper Dolomite and Sandstone aquifers. The Water Utility operates three elevated storage tanks with a fourth under construction off Rockfield Road in the Holy Hill Gateway District. There are no ground storage reservoirs. Water treatment consists solely of the use of fluoride and chlorine in all of the Village wells. Additionally, two wells also use filter media removal to remove radium from the water.

Solid Waste Disposal and Recycling

Waste Management is the Village's solid waste disposal service company offering weekly curbside pick-up to the residents of the Village. In addition, they offer large item pick-up for residents and businesses throughout the Village. The Village of Germantown also offers limited recycling at the Village Recycling Center for residents. Commercial enterprises and contractors are prohibited. As part of the Village Public Works Facility Planning Project underway in 2022, the existing Village Recycling Center on Main Street is planned to be relocated in order to open up the existing site for more suitable uses for the Village Center District.

Telecommunications

Several companies provide various telecommunications utilities to the residents and businesses of Germantown. Antennas providing wireless cell phone service were inventoried by SEWRPC in 2005 as part of the regional telecommunications plan. The locations of wireless communication towers and wireless telecommunication sites in Washington County were updated in 2017. There are a total of 9 sites in Germantown (8 for cellular communication) and 100 sites in the County, of which 76 are for cellular communication.

Both the wireless communications and Internet service provider business segments are changing at a very rapid pace. As service is provided, newer technology becomes available. As a result, the schedule to provide one type of service is changed as companies merge and new consumer demands are created. The Village remains committed to providing access to the most current Internet and telecommunications technologies.

Power Plants and Transmission Lines

WE Energies provides natural gas and electrical service to the Village of Germantown. Transmission lines are owned and maintained by American Transmission Company (ATC). These companies have a long history of supplying safe and reasonably priced service to the residents. Germantown has a WE Energies natural gas power plant located at N96 W19298 County Line Road. Several large transmission lines extend from this back-up plant facility. In addition, there are several smaller sub-stations established to serve the Germantown Industrial Park and the north half of the Village. Neither WE Energies, nor ATC, see any foreseeable problems in continuing to provide natural gas and electricity service to the Village of Germantown in the future.

Community Voices

Move the Recycle Center to the same land area that the new DPW will be on. Combine the Recycling with the DPW at the new location. Use this extremely valuable land along the best attribute that Germantown has - the RIVER - and make it part of the NEW Germantown downtown.

Recreation Facilities

Parks, Open Spaces, and Recreational Facilities

As part of a regular 5-year update, the Village completed a Comprehensive Outdoor Recreation Plan (CORP) in 2021. The 2021 CORP included the following elements:

- An up-to-date inventory and evaluation of Germantown's existing parks, recent park improvements, and recreational trails.
- Benchmarked facilities and services against standards from the County as well as other communities around the country.
- Identified the needs of all community members related to active and passive outdoor recreational opportunities.
- Provided a list of recommendations to the Village to assist with its Capital Improvement Planning (CIP) efforts related to parks and open space.

The 2021 CORP includes 12 goals. More detailed descriptions regarding these goals can be found in the 2021 CORP Update.

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.
2. Acquire and maintain an adequate amount of active and passive recreational lands to meet future recreational needs.
3. Provide adequate facilities at all parks within the Village's park system to meet the diverse needs and interests of Germantown's residents.
4. Coordinate development efforts and the use of recreational facilities between the Village of Germantown, local schools, places of worship, and Washington County.
5. Encourage the preservation and acquisition of environmentally sensitive and historically significant areas.
6. Provide residents with safe and accessible facilities and recreation equipment throughout the Village's park system.
7. Use all available financial tools to further enhance the quality of the Village park system.
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.
9. Continue a village-wide urban forestry program which replaces unsafe or diseased trees and improves the aesthetic nature of existing public lands.
10. Create a village-wide Trail System Plan that identifies location, facility type, and priorities for trails.
11. Ensure that operations and maintenance of the park, open space and trail system is supported through appropriate levels of staffing and funding.
12. Transform Village of Germantown parks into sustainable public spaces using environmental design and management practices.

One priority focus area of the Village identified in the CORP is the creation of a youth outdoor sports complex. As part of the engagement process, Sports Organization stakeholders emphasized that a destination game and 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 for the Village.

The 2021 CORP update shows that there is still demand for improvements to both passive and active outdoor recreational opportunities. Namely, capital improvement projects on all parks are needed to improve draining issues on sports fields and on trails within parks.

Overview of Existing Park System

The Village of Germantown park system consists of twelve different sites. Most parks receive German names to reflect the German heritage. 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.

Developed Park Lands

The Village of Germantown park and open space inventory contains twelve sites as seen on Map 7.8.

- Alt Bauer Park
- Dheinsville Historical Park
- Firemen's Park
- Friedenfeld Park
- Haupt Strasse Park
- Homestead Hollow County Park
- Kinderberg Park
- Little League Park
- Schoen Laufen Park
- Spassland Park
- Wiedenbach Park
- Wilderness Park

These parks are the social and daily recreation centers for residents, and all residents should have direct access to a park. The 2021 CORP Update highlights the amenities, summary, and the existing conditions of each of the 12 sites as well as individual capital improvements and objectives.

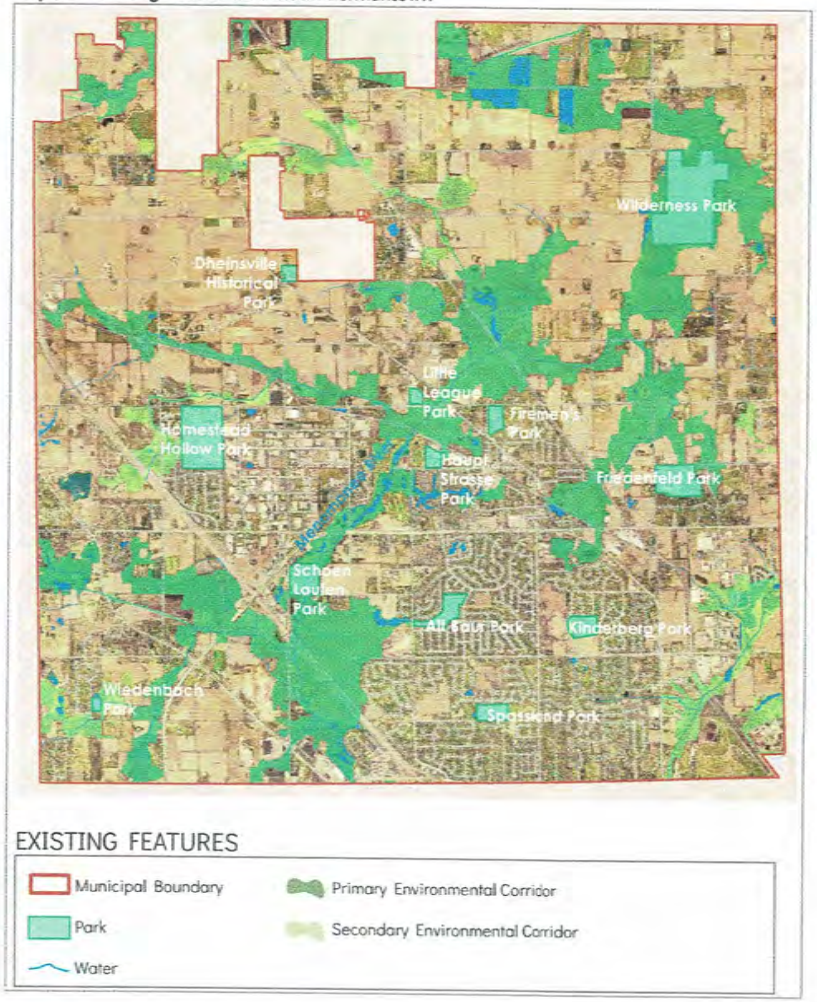
Community Voices

Build a sports complex next to the Schoen Laufen Park. State of the art turf baseball fields for tournaments, soccer fields, football field, etc. With a great sports complex there, tournaments will regularly be there and after games, all of the teams will spill over to eat/shop in Germantown.

Community Voices

Really enjoy the open space at Friedenfeld and that it provides a space for sporting and entertainment events. It is a beautiful park that needs to be preserved as is with no corridor or invitation to truck traffic.

Map 7.8 – Existing Public Parks within Germantown



Regional Facilities within the Village

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.

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.

School District 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.

Indoor Recreation and Community Centers

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





▲ Germantown Senior Center (above); Firemen's Park multi-use shelter (below)

Village Community Facilities

Village Administration

The Village Hall, located on Mequon Road in the community's municipal center, was completed in 1999 and provides 16,000 sq. ft. of space. The Village Hall is the primary meeting space for the Village's boards, commissions, and committees and also provides office space for staff in several Village departments including Administration, Clerk Treasurer, Community Development, Public Works, Engineering, and Park and Recreation.

Public Works Facility

As of 2022, Germantown is consolidating its public works, water and wastewater utility departments, and its yard waste recycling operations to one site in the southwest corner of Donges Bay Road and Wasaukee Road in the southeast corner of the Village. The new site is approximately 25 acres and will house a new 125,000 square foot DPW building, salt shed, fueling facility, pole barn, yard waste recycling center, and stormwater features. The stormwater features are expected to contain a wide variety of treatments and offer educational and training opportunities for the DPW staff and residents. The new building is expected to be completed sometime between late 2023 and early 2024. The vacated facility in the southeast corner of the Fond du Lac Avenue and Division Road intersection could potentially house a future park or be sold to offset expenses related to the new DPW facility. The new DPW site is part of a larger 70-acre development, which includes a proposed 35-40-acre Tax Increment District (proposed TID No. 9), which is immediately adjacent to the intersection. The access road to the area within proposed TID No. 9 is expected to be completed in the fall of 2022, allowing access to the new DPW site for winter 2022/2023 building construction.

Libraries

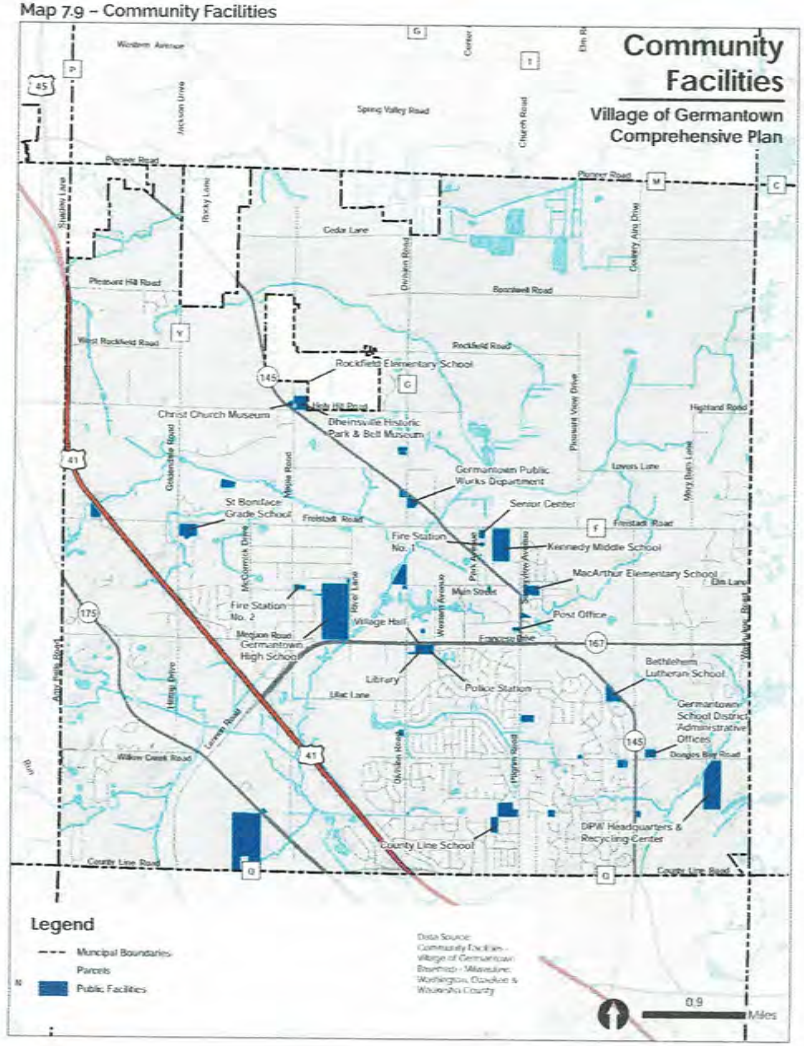
The Germantown Community Library opened in Summer 2002 and is located across from the Village's Municipal Center on Mequon Road. This library building replaced the Duerrwaechter Memorial Library, built in 1962. The current building totals 26,900 sq. ft. and serves residents in the municipalities of Germantown, Richfield and Jackson. The building has over 150,000 physical items in circulation and also provides access to a collection of digital material and a mobile library collection. The current building includes infrastructure to support construction of a mezzanine level with an additional 15,000 sq. ft. of space. The additional space is needed to support the population growth, lessen noise level challenges and provide space for community meetings, individual and group study and programming.

While it is important to continue to provide the same level of service and quality the residents of the Village have experienced in the past, both population growth rate and changes in library services must be considered when determining the types of community facility improvements and expansions needed for Germantown. In addition to physical and digital material, the library provides residents with access to information and resources through Internet and computer use, Wi-Fi and other technology services. The library also offers programming and activities as well as special events for kids, teens and adult of all ages and opportunities for people to make connections. While these is increased access to the Internet and other information sources, library use continues to increase and services continue to be an important part in the lives of Village residents at all stages of life.

The growth in the number of library users is a better indication of how many residents are taking advantage of the facilities offered. Increased access to the Internet and other information sources may result in the library use rate not increasing at the same rate as the population growth rate.

A Strategic Plan for the library was conducted in 2022. Due to the changing needs of the residents, the Village and library should conduct an analysis of community facilities usage every five years to insure that the level of service provided to residents does not diminish.

Map 7.9 – Community Facilities



Child Care Facilities

Many working parents in need of childcare facilities seek locations either close by their residence or place of work. The Village of Germantown has several childcare facilities including Willow Creek Child Care Center on Squire Drive, Germantown Learning Center & Care on Deppert Road, Momentum Early Learning on Stonewood Drive, KinderCare on Mequon Road and Children of Christ Day Care on Bel Aire Lane. There are also licensed in-home daycares available. Due to the changing needs of residents, the Village should conduct a periodic analysis of the facilities' usage to ensure that childcare needs of the community are being met.

Cemeteries

The Village of Germantown has several cemeteries located throughout the Village. Most facilities are small in size and located adjacent to existing churches. The largest existing cemetery is located at Boniface Catholic Church. Others Churches within the Village with cemeteries include St. John's United Church of Christ and Our Savior's United Church of Christ. Due to the increasing population of the Village, and the lack of existing lands devoted to this use, there most likely will be a need for additional lands devoted to cemetery use in the future. If lands are not set aside and reserved for this use, residents in the community will need to find space in cemeteries outside the Village boundaries.

Public Safety Facilities

Police Department

The Police Department is located on Western Avenue, just south of Mequon Road. The Police Department occupies an 8,000 sq. ft. office space, built in 1962, and a 5,500 sq. ft. (15-stall) garage, built in 2000. After the current library was built in 2002, the Police Department expanded its offices to the 8,800 sq. ft. former library building. These facilities continue to serve 45 department employees, including the Police Chief, 33 sworn officers, 8 dispatchers, and 3 support personnel today. As the Police Department continues to grow and outgrow its current facility, conversations are beginning regarding a new building to meet the needs of the department.

Fire Department

The Germantown Fire Station is located in the Germantown Industrial Park at the corner of Maple Road and Edison Drive. All personnel and equipment report out of this 11,000-sq. ft. facility built in 2002. The former Fire Station (known as Fire Station #1) located in Firemen's Park is now used by the Germantown Park and Recreation Department. As of 2022, the Fire Department employs a total of 35 people, including 14 full-time Firefighters/Paramedic EMTs, 16 part-time Firefighters/Paramedic EMTs, 4 Paid on Call Firefighters/MPO's and 1 full-time Administrative Manager. The department's vehicle fleet includes 3 ambulances,2 engines, 1 ladder truck, 1 brush truck, 1 Fire Chief Incident Command Unit, 1 Battalion Chief Incident Command Unit, and 1 tender.

Medical Services

Germantown is also served by large regional networks of medical providers including Froedtert & Medical College of Wisconsin, Aurora Health Care, Ascension Healthcare, and Children's Wisconsin. There are currently three outpatient clinics in the village: Aurora Health Center on River Lane, Froedtert Germantown Health Center on Western Avenue, and Ascension Columbia St. Mary's Ozaukee -Germantown on Mequon Road. The Germantown Fire Department also provides emergency medical services. The department has three ambulances and 28 certified emergency medical technicians (EMT).

Educational Facilities

Public Schools

The Germantown School District boundary is shown on Map 7.10. The district includes all of the Village of Germantown, all of the Town of Germantown, the eastern third of the Town of Richfield, the southeast corner of the Town of Polk, and the southern third of the Town of Jackson. According to the National Center for Education Statistics, district enrollment

for the 2020-2021 school year was 3,796 students.

There are currently four elementary schools, one middle school, and one high school in the Germantown School District. County Line Elementary serves the students in south central area of the Village. MacArthur Elementary serves students in the southeastern portion of the village. Rockfield Elementary (located in the Town of Germantown) serves the students in the northern portion of the village and Amy Belle Elementary (located in the Village of Richfield) serves students in the southwestern area of the Village. Kennedy Middle School and Germantown High School both serve the entire district.

In 2016, voters in the Germantown School District approved an $84 million referendum that allowed for upgrades and improvements at all district buildings. In Fall 2022, the Germantown School District will begin providing half-day 4-year-old kindergarten (4K). The impacts of the additional students on enrollment and/or capacity has yet to be determined. The Village of Germantown and the Germantown School District will need coordinate future residential development with school district capacity and future facility improvements.

Private Schools

There are two private schools within Germantown:

- Bethlehem Evangelical Lutheran School on Bel Aire Lane, and
- St. Boniface School on Goldendale Road.

Other private schools in the area include:

- Bethlehem Evangelical Lutheran School in Menomonee Falls
- Calvary Baptist School in Menomonee Falls
- Christ Alone Lutheran School in Thiensville
- Crown of Life Lutheran School in Hubertus
- David's Star Lutheran School in Jackson
- Grace Evangelical Lutheran School in Menomonee Falls
- Kettle Moraine Lutheran High School in Jackson
- Lumen Christi Catholic School in Mequon



Germantown High School



Amy Belle Elementary School

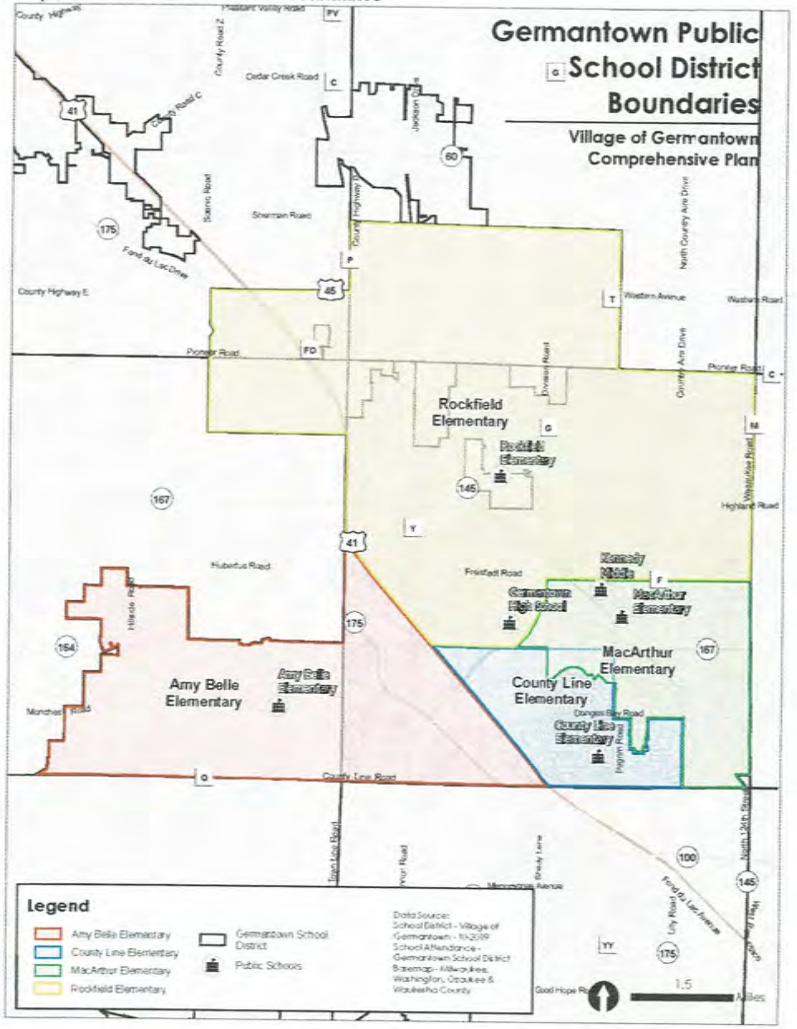


County Line Elementary School



MacArthur Elementary School

Map 7.10 – Public School District Boundaries



- St. Gabriel Catholic School in Hubertus
- St. Mary School in Menomonee Falls
- Trinity Lutheran School in Mequon
- Crown of Life Lutheran School in Hubertus

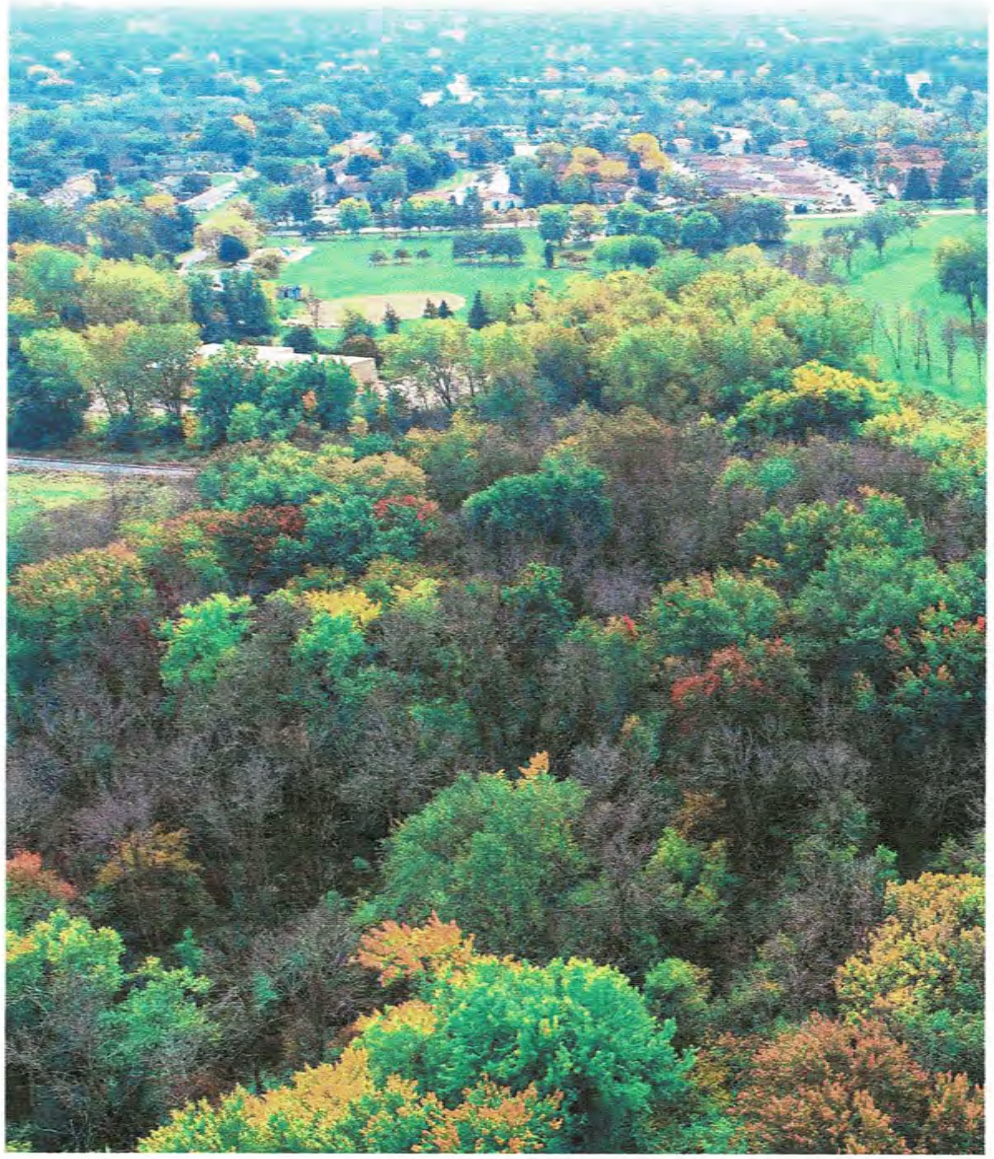
Religious Facilities

There are numerous established churches in the Village of Germantown including:

- St. Boniface Catholic Church, located at W204N11940 Goldendale Road.
- Crossway Church located at W156N10041 Pilgrim Road.
- Bethlehem Evangelical Lutheran Church, located at N108 W14290 Bel Aire Lane.
- Faith Lutheran Church, located at W172 N11187 Division Road.
- Lutheran Church of the Living Christ, located at W156 N10660 Pilgrim Road.
- Berean Family Worship Center, located at N112 W17655 Mequon Road.
- Our Savior's United Church of Christ, located at W172 N12533 Division Road.
- St. John United Church of Christ, located at W204 N14181 Donges Bay Road.
- Life Church, located at W164N11325 Squire Drive.



7/10/2022



Implementation Plan

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

Germantown's Implementation Plan includes an overarching goal for each section of the plan. Each section includes a summary of why the goal is important, key leaders responsible for carrying out the goals, and a series of objectives. Each objective in the implementation plan also includes a priority time frame and potential action steps.

The following page includes a descriptive summary and explanation of the format of each Implementation Plan Section.

Plan Review and Amendment

The Comprehensive Plan is intended to be reviewed frequently by Village staff to assess its reflection of current goals.

Periodic amendments are appropriate to the Comprehensive Plan and may be suggested by Village staff, officials, and residents. Changes should be consistent with the plan's vision.

Plan amendments must follow the processes required by State Statutes.

Comprehensive Plan Goals, Objectives, and Action Steps

- HOUSING
- TRANSPORTATION
- AGRICULTURAL, CULTURAL, AND NATURAL RESOURCES
- UTILITIES AND COMMUNITY FACILITIES
- ECONOMIC DEVELOPMENT
- LAND USE

INTERGOVERNMENTAL COOPERATION

MUCH OF WHAT IS LISTED IN THE FOLLOWING PAGES ARE POLICY STATEMENTS & SHOULD BE SEPARATED FROM STRATEGIC GOALS & TACTICS.

How to read the Implementation Plan

Section Headline and Description:

Each section is titled with a headline and description introducing the relevant Implementation Plan category. The categories included are:

Housing

Transportation

Agricultural & Natural Resources

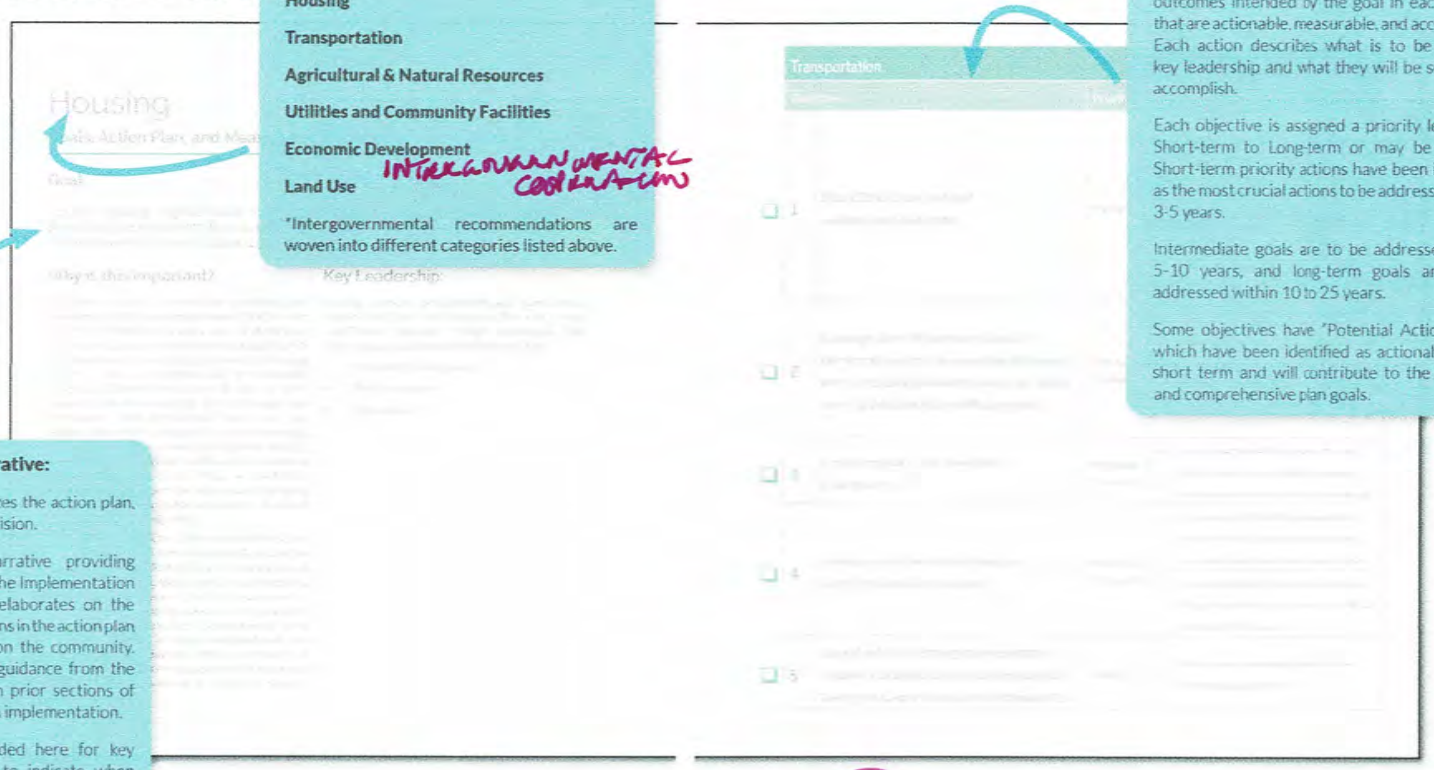
Utilities and Community Facilities

Economic Development

Land Use

INTERGOVERNMENTAL COORDINATION

*Intergovernmental recommendations are woven into different categories listed above.



Objectives, Priority Level, and Potential Action Steps:

The Implementation Plan includes distinct outcomes intended by the goal in each section that are actionable, measurable, and accountable. Each action describes what is to be done by key leadership and what they will be seeking to accomplish.

Each objective is assigned a priority level from Short-term to Long-term or may be ongoing. Short-term priority actions have been identified as the most crucial actions to be addressed within 3-5 years.

Intermediate goals are to be addressed within 5-10 years, and long-term goals are to be addressed within 10 to 25 years.

Some objectives have "Potential Action Steps" which have been identified as actionable in the short term and will contribute to the outcome and comprehensive plan goals.

Goal Statement and Narrative:

The goal statement summarizes the action plan, its purpose, and overarching vision.

Below each goal is a narrative providing additional details relevant to the Implementation Plan section. The narrative elaborates on the importance of each of the actions in the action plan and their intended impacts on the community. It may also reference other guidance from the 2050 Comprehensive Plan in prior sections of the document relevant to plan implementation.

Helpful information is included here for key leadership and village staff to indicate when and where certain actions may be implemented, why these actions were included in the plan, and how success can be gauged during and following implementation.

SCORE CARD ?

HOW IS PROGRESS MEASURED & REPORTED ?

DRAFT JUNE 25, 2022

Housing

Goals, Action Plan, and Measures of Success

Goal:

Nurture existing neighborhoods and develop a variety of new housing types that are accessible and welcoming to a diversity of residents. New housing should contribute to Germantown's community character and build on the Village's assets.

Why is this important?

This goal is meant to affirm that developing and maintaining residential neighborhoods that are safe, attractive, and instill pride and a sense of identity and place in residents is an important part of quality of life in Germantown. Developing a diversity of housing choices is also an important part of community resiliency, allowing residents of all ages to grow up and stay in the community through all life's stages and encouraging inter-generational interaction and support. Diverse housing choices are also important for Germantown's economic development, allowing the workers that earn their livelihood in Germantown the opportunity to live in the village as well. Finally, a diverse housing stock can help ensure that living in Germantown is accessible to residents of various income levels and family sizes.

Preserving the character of the community and the close-knit community feel is also important, and the way that housing is designed and developed plays a key role in preserving these qualities and expanding the sense of what it means to live in Germantown. For instance, many community members have expressed their desire to maintain Germantown's rural character, especially in certain neighborhoods and parts of the village. However, others have expressed that developing smaller housing on smaller lots would make living in Germantown accessible to younger people and families.

Key Leadership:

Keeping housing development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- G.S.D

Housing

	Objectives	Priority	Potential Action Step(s)
☐ 1	Ensure the compatibility of residential infill development with the scale and character of the surrounding landscapes.	Ongoing	A. Require new developments to follow the density guidelines in the 2050 Comprehensive Plan. B. Use the zoning ordinance to maintain the character of existing residential neighborhoods and periodically review for compatibility in the changing housing market.
☐ 2	Maintain a balanced housing mix and concentrate new multifamily development in walkable Village Center areas or other NDCs that provide connections to the regional transportation network (see NDC Table for areas supporting multi-family development).	Short term (3-5 years)	C. Amend appropriate zoning districts to allow for mixed-use commercial/residential buildings within Village Center, Freistadt District, Holy Hill Gateway and other NDCs that support mixed-use development. D. Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.
☐ 3	Pursue a range of housing types, including smaller lot sizes, mixed use, and walkable Traditional Neighborhood Developments when reviewing new developments so that new homes are more affordable, and so that undeveloped and natural resource land is conserved.	Ongoing	E. Ensure that adequate review is being given to natural resource protection and that diverse housing types are encouraged at initial review of development and subdivision proposals. F. Conduct a Housing Affordability Analysis pursuant to Ch. 66.10013 of the Wisconsin State Statutes. G. Adopt a Traditional Neighborhood Development Ordinance pursuant to Ch. 66.1027 of the Wisconsin State Statutes.
☐ 4	Encourage ~~and/or require~~ the use of conservation subdivisions throughout the Village to preserve agricultural land and natural resources.	Short term (3-5 years)	H. Create a conservation subdivision ordinance to guide this type of residential development.
☐ 5	Ensure adequate access, drainage, open space, building layout, and community amenities at the time of development by requiring developers and landowners to master plan residential developments.	Short term (3-5 years)	I. Create an ordinance requiring applicants for residential subdivisions and minor land divisions to submit a sketch master plan illustrating the ultimate development of the property.
☐ 6	Ensure that there is market demand for newly created residential and mixed use lots and units.	Intermediate (5-10 years)	J. Require residential market studies as needed to ensure there is not an excessive amount of vacant or undeveloped residential housing units. K. Review housing trends and identify any opportunities to meet the needs of a changing housing market.
☐ 7	Ensure that existing housing stock remains attractive and functional by encouraging the rehabilitation of older housing stock, including the multifamily housing near the Village Center.	Intermediate (5-10 years)	L. Create an inventory of existing housing stock age and determine "priority areas" for targeted rehab. M. Identify new funding, regulatory, and organizational ways to facilitate housing rehab. N. Enforce the Property Maintenance Section of the Village Code.
☐ 8	Support regional housing initiatives that impact Germantown, including Washington County Next Generation Housing Initiative.	Ongoing	O. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Transportation

Goals, Objectives, and Potential Action Steps

Goal:

Ensure a safe, reliable, and accessible transportation system for all residents and visitors in Germantown. Transportation investments should be coordinated regionally, and new investments should consider a range of transportation choices. New development in Germantown should consider appropriate modes of transportation during the planning and approval process.

Why is this important?

Transportation systems are the foundation of our ability to access jobs, family, medical services, recreation, and more. It is important to maintain a balance of comprehensive road and transit systems and efficient use of these systems to maximize benefits to residents. There are benefits to planning transportation systems to meet the need of the population. Active transportation such as walking and biking are an important part of this system to keep people healthy, safe, and have the added benefit of helping reduce unnecessary congestion on roads.

These systems connect us to other places, so coordination with regional roads and highways is important to ensure compatibility of the overall transportation network beyond Germantown.

Streets make up the majority of public space, and so having streets that meet the needs of all residents is key to planning a strong community.

Key Leadership:

Keeping transportation development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Public Works
- Streets and Highways
- Parks and Recreation
- Community Development
- Plan Commission
- Village Board

Transportation			
	Objectives	Priority	Potential Action Step(s)
☐	1 Ensure State, County, and local roadways meet travel needs.	Ongoing	A. Annually review, revise, and adopt a five-year transportation improvement program that is consistent with this Plan. B. Make necessary roadway improvements according to five-year transportation improvement program. C. Update the Village's ultimate right-of-way map. D. Create and update a future road extension and ultimate lane improvements map for public streets and highways.
☐	2 Encourage active transportation options for Germantown residents by connecting destinations with non-motorized pathways to encourage healthy active lifestyles and reduce traffic congestion.	Short term (3-5 years)	E. Complete a Village-wide Trail Master Plan to identify priority corridors. F. Prioritize trails along Menomonee River, Goldendale Creek, and connections to other existing regional trails.
☐	3 Promote regional transit connections to Germantown.	Intermediate (5-10 years)	G. Coordinate with the WisDOT, The Southeastern Wisconsin Regional Planning Commission (SEWRPC), and WCHD to secure opportunities for commuter service to/from the Village. H. Coordinating with WisDOT and Washington County Health Department (WCHD) to access current best practices and make streets more effective, attractive, and safe for all users.
☐	4 Develop commercial and downtown areas using Complete Streets principles.	Intermediate (5-10 years)	I. Prioritize and implement recommendations connecting Saxony Village - Historic Main Street connectivity plan by U.S. EPA Land Revitalization Technical Assistance.
☐	5 Support and implement regional transportation initiatives that impact Germantown, including the Washington County Bikeway and Trail Network Plan.	Ongoing	J. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

DRAFT JUNE 25, 2022

Agricultural, Cultural, & Natural Resources

Goals, Objectives, and Potential Action Steps

MEASUREMENT?

Goal:

Guarantee Germantown's history and identity are preserved for the future through the protection of its most valuable resources. Germantown's community should make use of natural areas to appreciate their value without contributing to their degradation. Open space and environmental corridors must be managed and protected.

Why is this important?

Natural and cultural resources are some of the most valuable resources in many communities over the long term, but they may take some planning and protection to preserve. Short-sighted development plans can sometimes threaten the protection of natural and cultural resources. Prime agricultural land is sensitive to nutrient depletion, pollution, or complete removal through development. Environmental areas such as woodlands contain habitat for native species that make up a large part of the wildlife and tourism economy and contribute to the biodiversity of our ecosystems and food systems. Even our cultural heritage is a resource that can be preserved through historic preservation and cultural activities, but may be threatened by redevelopment that isn't sensitive to local history. This Comprehensive Plan is one way of declaring these resources as valued and worth protecting.

Key Leadership:

Keeping natural and cultural resources aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- G.S.D.

NEW/REARRANGE

THIS IS NOT EMPHASIZED ENOUGH IN PLAN

WHAT ARE THESE? NEEDS DISCUSSION

Agricultural & Natural Resources			
	Objectives	Priority	Potential Action Step(s)
☐ 1	Enhance protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques.	Short term (3-5 years)	A. Provide incentives and bonuses to developers for submitting natural resource protection plans including the retention of trees, wetlands, and water courses, and contiguous open spaces. B. Use zoning to protect environmentally sensitive areas from urban development. HOW? LEGALLY?
☐ 2	Implement green infrastructure projects to improve water quality and enhance the function and capacity of stormwater management in the Village. NEED A MAP OF THIS	Short term (3-5 years)	C. Use available street reconstruction capital improvement plans to identify near-term GI opportunities identified in the Menomonee River Watershed Updated Implementation Plan (2022). D. Identify, evaluate, and prioritize Germantown specific projects listed in the Menomonee River Watershed Updated Implementation Plan to see more Germantown-specific projects.
☐ 3	Support environmental and habitat restoration and capacity of stormwater management in the Village.	Intermediate (5-10 years)	E. Coordinate efforts to restore habitat, remove invasives, and eliminate environmental contamination with private, nonprofit, and governmental organizations; do so in areas such as along the Menomonee River and its tributaries.
☐ 4	Plan for long-term agricultural uses in Germantown which can adapt to future economic conditions by researching the efforts of, and coordinating with, agricultural planning experts.	Long-term (10-20 years)	NO MANDATES F. Encourage and mandate when necessary the usage of agricultural conservation easements.
☐ 5	Promote and celebrate the unique history of Germantown through the preservation of its historic sites, their context, and their stories.	POLICY Ongoing	G. Support the preservation and conservation efforts by promoting heritage tourism in coordination with the Chamber of Commerce and other private and non-profit entities.

SCORECARD

NEED TO DO MORE TO ENCOURAGE ACTUAL PRESERVATION MISSING GOALS HERE

Utilities & Community Facilities

Goals, Objectives, and Potential Action Steps

MEASUREMENT

Goal:

Provide Germantown residents and businesses with safe, reliable, and adequate utilities and facilities to meet current and future needs.

Why is this important?

Utility infrastructure has to be constantly planned and monitored for its capacity to support a changing residential and commercial population. Developing new neighborhoods, adding density to existing ones, or bringing new businesses and industries may change the adequacy of utility infrastructure. This Comprehensive Plan projects the future population, households, and jobs in Germantown to give some predictability to utility providers to they can anticipate future need and allocate resources effectively. It is important to make efficient use of utility infrastructure and have a plan for who is going to expand it when necessary, what type it will be, and what capacity it will have.

Utilities and community facilities in Germantown include stormwater and sewer infrastructure, electricity, natural gas, telecommunications, parks and schools, and more.

Key Leadership:

Keeping development and maintenance of utilities aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Fire and Police
- Germantown School District
- Library
- Parks and Recreation
- Historic Preservation Commission
- Parks and Recreation
- Public Works
- Garbage and Recycling
- Senior Center
- Village Board

Utilities & Community Facilities

	Objectives	Priority	Potential Action Step(s)
☐	1 Plan for future growth by identifying when current facilities can no longer support projected growth.	Short term (3-5 years)	A. Develop a 5-year capital improvement program, which most efficiently meets the future needs of the sanitary sewer service area expansion area.
☐	2 Ensure active and passive recreation opportunities are accessible to existing neighborhoods and districts.	POLICY Short term (3-5 years)	B. Update and implement the Village Comprehensive Outdoor Recreation Plan every five years. C. Conduct individual park master plans that support long-term visions for community facilities within parks.
☐	3 Work with the MMSD and other public and private organizations to coordinate acquisition of sites identified as targets for protection from development in the MMSD Conservation Plan.	POLICY Short term (3-5 years)	D. Maintain regular contact with MMSD and help facilitate the acquisition of properties suited for preservation.
☐	4 Integrate regional water, sewer, and land use planning	POLICY Ongoing	E. Coordinate with Milwaukee Metropolitan Sewerage District, the Germantown School District, the Washington County Health Department, and other relevant jurisdictions for future utility and facility expansions. F. Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.
☐	5 Facilitate resident access to a wide variety of services by assisting local private and nonprofit organizations that provide services to Village residents with their capital improvement objectives.	Intermediate (5-10 years)	G. Explore grant program models and opportunities to assist local organizations. H. Conduct a needs assessment to identify opportunities for partnerships.
☐	6 Increase energy efficiency and explore alternative energy sources to reduce peak energy demand, lower costs, and/or reduce environmental impacts. Plan for long-term reduction of energy dependence from fossil fuels.	Intermediate (5-10 years)	HOW IS THIS A VILLAGE ACTIVITY ? I. Research public best practices for guides/toolkits that support a resilient and clean energy network.
	7 Improve coordination between the Village of Germantown and the Germantown School District related to future residential development, school district capacity, and necessary improvements to facilities.	Ongoing	J. ~~Consider creating~~ an advisory position on the Village Plan Commission for a representative of the School District.

SCORECARD

Economic Development

Goals, Objectives, and Potential Action Steps

Goal:

Promote economic, social, and environmental benefits through business and commercial activity in Germantown with a cohesive and unifying vision that inspires investment, tourism, and local pride.

Why is this important?

The economy is constantly changing. Over the past few decades, the Upper Midwest has seen a shift from a manufacturing based economy to a diversification to include more tourism and services. Germantown has maintained and continued to attract manufacturing jobs and still maintains a sizeable agricultural base in addition to its retail and service sector. Strengthening each of these parts of the economy while staying able to take advantage of new opportunities requires a variety of strategies for economic development.

Enhancing the attractiveness of commercial areas, both retail and industrial, will help to attract residents, employers, and a workforce that enjoys working in Germantown. This includes enhancing the attractiveness of buildings but also the streets and districts that bring them all together. Similarly, developing a unique character and visitor experience by promoting Germantown's natural and cultural resources will help to continue attracting visitors and tourists to support the local economy.

Key Leadership:

Keeping economic development aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Chamber of Commerce
- Community Development
- Economic Development Commission
- Plan Commission
- Public Works
- Village Board

Economic Development			
Objectives		Priority	Potential Action Step(s)
☐	1 Develop a Master Plan for the Holy Hill Gateway District to ensure compatible industrial expansion in Germantown by providing aesthetically appealing development along highly visible thoroughfares to ensure industrial expansion that is compatible with non-industrial surrounding land uses.	Short term (3-5 years)	A. Carry out the "Next Steps" identified in the Opportunity Areas section of this Plan (p.135)
☐	2 Develop the Village Center District, including a Master Plan, to enhance Main Street and Mequon Road as complementary mixed-use economic zones with a unique cultural identity.	Short term (3-5 years)	B. Engage with stakeholders along commercial streets to determine a vision for the district. C. Carry out the "Village Center: Next Steps" identified in the Opportunity Areas section of the Plan (p.133) D. Develop a specific set of design guidelines that define an acceptable Germanic architectural identity.
☐	3 Incentivize well-designed buildings, entry features, and public infrastructure in business parks and industrial districts through the development approval process.	Intermediate (5-10 years)	E. Develop a set of desired building design guidelines for business parks and industrial districts based on the context of surrounding buildings, landscapes, and architecture.
☐	4 Promote and support the development of industrial and commercial areas in Germantown using financing incentives and regulatory tools, including but not limited to Tax Increment Financing.	Ongoing	F. Continually monitor TID capacity within the Village and prioritize areas for desired improvements. G. Explore Business Grant types based upon examples from comparable communities or regional/State entities.
☐	5 Protect and promote the economic and aesthetic value of natural resources in Germantown for agriculture, recreation, and tourism.	Ongoing Intermediate (5-10 years)	H. Continue to update the Comprehensive Outdoor Recreation Plan every 5 years with information on the location and quality of natural resources for protection. I. Create zoning code regulations that support and accommodate agritourism and agricultural business uses.
☐	6 Support regional economic development initiatives that impact Germantown.	Ongoing Short term (3-5 years)	J. Leverage the resources and programs of Economic Development Corporation of Washington County and SEWRPC. K. Evaluate the need for an Economic Development Coordinator position in the Community Development Department.

Land Use

Goals, Objectives, and Potential Action Steps

Goal:

Pursue a land use pattern of neighborhoods, districts, and corridors that facilitates the siting and compatibility of new and existing uses in a manner that promotes the efficient use of existing and future public utilities and facilities while protecting natural and environmental resources and preserving our rural character and quality of life.

Why is this important?

This Comprehensive Plan introduced a system of Neighborhoods, Districts, and Corridors for the land use plan to determine a desirable mix of land uses within places in Germantown. These neighborhoods, districts, and corridors already existed for the most part, but are defined more formally in this plan for the purposes of consistency and appropriateness in planning. Land use planning is forward thinking, accounting for multiple decades in the future to inform decision-making for day-to-day decisions about what is desirable or acceptable in new development proposals.

The approach focuses on a desired mix for an entire area, rather than for individual parcels, to allow for a degree of flexibility to changing future circumstances. The goals for land use ensure that areas develop with a consistent vision and give a level of assuredness of residents and property owners about the future of the areas they live and work in. New development should be guided to not impede on the agricultural resource base of the Village nor to disrupt the neighborhood patterns developed over history. Changes to the zoning ordinance should reflect the long term vision of the Comprehensive Plan, including the creation of new districts such as a mixed-use district to allow for a more vibrant Village Center District.

Key Leadership:

Keeping land development aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board

Land Use

	Objectives	Priority		Potential Action Step(s)
☐ 1	Encourage new development to adhere to desired uses wherever possible in neighborhoods, districts, and corridors by sharing the desired uses listed during the development approval process.	Short term (3-5 years)	A.	Conduct a staff review of the development approval process for assessing compatibility with the Comprehensive Plan.
			B.	Establish a planning task force that meets regularly to review necessary policies, guidelines, and ordinances for each Neighborhood, District, and Corridor to ensure the character of each place is preserved.
☐ 2	Review and amend the Zoning Code, subdivision code, and other development regulations to implement the future Land Use policies reflected in the 2050 Comprehensive Plan.	Short term (3-5 years)	C.	Create conservation subdivision ~~regulations~~ guidelines.
			D.	Conduct working sessions with Plan Commission and other stakeholders to identify necessary code revisions.
			E.	Develop a new Village Center Zoning District to guide future development and redevelopment including higher density, multi-family residential, Next Generation Housing, and mixed-use commercial/residential uses.
☐ 3	Establish appropriate land use transitions to ensure compatibility between existing and new land uses.	~~Short term (3-5 years)~~	F.	Develop zoning regulations to implement compatibility requirements and density policy for new uses adjacent to existing uses (ex. Lot size, bufferyards, building design, existing natural features, etc.)
		~~Short term (3-5 years)~~	G.	Develop buffer requirements for the Holy Hill Gateway District and other mixed used and industrial districts that are adjacent to neighborhoods and/or rural/open space districts.
☐ 4	Support regional land use initiatives that impact Germantown.	Ongoing	H.	Maintain regular contact with regional agencies such as Washington County and SEWRPC.
☐ 5	Develop and adopt detailed Land Use Plans for each neighborhood, district, and corridor (NDC)	Short term (3-5 years)	I.	Prioritize and develop program to complete detailed plans for each NDC.

DRAFT 2050 COMPREHENSIVE PLAN

8/8/22 Plan Commission Meeting

Village Staff Report **Germantown, Wisconsin**

In preparation for the July 25 public hearing and joint meeting with the Village Board, the following items were provided:

1. July 25 agenda
2. Village of Germantown DRAFT 2050 Comprehensive Plan (accessible at the link below)
    a. link: https://www.germantownwi.gov/DocumentCenter/View/6612/2022-06-24-Germantown-2050-Plan---DRAFT?bidId=
3. Plan Commission DRAFT Resolution No. 02-2022
4. Compilation of Public Comments received during the 2050 Planning process including:
    a. Germantown2050.com Social Pinpoint website - Map Comments
    b. Germantown2050.com Social Pinpoint website – Visual Preference Survey Results
    c. 2019 Community Survey Results – Summary
    d. 2019 Community Survey Results – Raw Data
    e. Public Workshop Poll Results
    f. Public Workshop Written Comments/Feedback Forms
    g. Rural Preservation Workshop Map Exercise Comments (Summary & Map images)
    h. Public Comments emailed to “Plan2050” & “Comments” email addresses
    i. Citizen Melanie Smythe comments (summary email & document mark-up)

In addition to the items above (included again in the August 8 packet) we are including those additional written public comments that were given to you at the July 25 public hearing.

As previously discussed, and simply stated, the process for adopting a comprehensive plan includes:

1. at least one public hearing;
2. Plan Commission adoption of a resolution (see draft Resolution No. 02-2022 attached) recommending that the Village Board adopt the comprehensive plan; and
3. Village Board adopting an ordinance that adopts the comprehensive plan

At explained at the July 25 public hearing, at this point both the PC and VB need to consider the comments received at the hearing along with comments received at various steps in the planning process (listed above and included in the packet) before taking action to adopt a 2050 Comprehensive Plan.

As part of their deliberations, the PC needs to decide what 2050 Plan they will recommend that the VB should adopt. The DRAFT 2050 Plan document that has been available for inspection since late June and subject of the July 25 hearing is what I would refer to as the “staff-recommended” 2050 Plan. The PC needs to decide collectively if they want to make any revisions to the staff-recommended 2050 Plan that, in turn, would become the PC-

recommended 2050 Plan for the VB to consider. Any revisions that the PC wants to make to the DRAFT 2050 Plan will need to be listed in an attachment to the resolution adopted by the PC.

Once the PC has adopted their resolution recommending that the VB adopt a 2050 Plan, with or without any recommended revisions, the VB will need to consider whether to adopt the PC's recommended 2050 Plan, with the same revisions, different revisions and/or additional revisions. Once the VB has decided on a particular version of the 2050 Plan to adopt, they will act on an ordinance adopting the 2050 Plan as the Village's comprehensive plan.

Now, as discussed, Staff is putting together a summary document of potential revisions that the PC & VB should consider based on relevant comments received at the public hearing and during the 2050 planning process. It was anticipated that this summary list of potential revisions including both "minor" revisions, e.g. clerical stuff like formatting, data accuracy and fact-check, as well as "major" policy decisions, would be available on or before August 1 and in preparation for the regularly scheduled August 8 PC meeting.

Unfortunately, Staff is still pulling together all the comments and working on the potential revision list. We hope to have that list finished and available for distribution at the meeting on August 8.

Since the August 8 meeting has other regular application and approval items to discuss and take action, we are already planning to have a special Plan Commission meeting on August 22 to discuss and possibly take action a resolution to adopt the 2050 Comprehensive Plan (Res. No. 02-2022).

Action by the VB to adopt a 2050 Plan is contingent upon adoption of Resolution No. 02-2022 by the PC. Therefore, it remains to be seen what meeting date the VB will/could act on an ordinance to adopt a 2050 Plan, but it could be as early as August 15 if the PC adopts their resolution on August 8 or September 19 if the PC adopts their resolution on August 22 (unless a special meeting of the Village Board is held on August 29 since the 1st Monday in September is Labor Day and that meeting has already been cancelled).

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

Resident: Jan Miller W151N10297 Windsong Circle, West – PUBLIC HEARING

Congratulations! We made it to the PUBLIC HEARING for the 2050 Plan.

I personally read the entire 2050 Plan, (195 pages) The 2050 Plan needs to be corrected and it is incomplete. My advice are two Four letter words – **SLOW DOWN**. There is no rush to getting the 30-year plan correct. We waited for 2 years for COVID and just started working on the 2050 Plan again in April 2022. That is not enough time to be inclusive of all Village Departments, Facilities, Residents, Schools, and Business Shareholders input tabulated and get it right.

I am a **resident** – as such, I am your **EMPLOYER**. This is what I want to see in the 2050 Plan as your employer – THE RESIDENT:

Village Board Goals for the next 5 years – adapt a Strategic Plan like the one the library will complete in the next 45 days using an outside third party.

Tie the Village Strategic Plan/Goals to the 2050 Plan with a **Score Card** to coincide with the VB Goals. This is a perfect measurement tool for Village Admin. which then trickles down to Staff. All Staff is then accountable the Goals in the Score Card so that the Village Board and residents can measure progress against the Goals.

School District – Get input and outline on the School Districts 5-year Goals and collaboratively work with the SD in the same **Smart Growth** direction so the community can accommodate new students in classrooms for our future growth. P 172 P 174-178

Germantown Community Library – The Library an especially important facility in Germantown was glossed over in this 2050 Plan. The Library Board announce in its last meeting that it has about 45 more days to complete their 5-year Strategic Plan. GCL asked for ARPA Funds for the EXPANSION of the library, as published in the Northwest News. Trisha Smith made at least two presentations to the VB regarding Extra Space and Quiet Areas that are needed with the internal EXPANSION of the GCL. The library's creative unique programs assisted hundreds of Germantown families survive the pandemic. Mr. Kreklow???

The Budget must be included in the 2050 Plan. You cannot grow by TID's or TIF's alone as the Implementation Plan suggests (page 193). It is not a Smart Growth solution. Also, I confirmed that, we did not plant a Money Tree on Arbor Day in the Village.

TID's and TIF's – a complete inventory/tabulation of all TID's and TIF's needs to be include in the 2050 Plan. The Village financial health is measured on the how many TID's and TIF's are outstanding. Checks and balances. TID And TIF activity needs to be included in the 2050 Plan. No more overspending.

Environmental Design-Development Study – p154 "The combination of flora and fauna unique to the Village, the open farmland, rolling hills, wetlands, and woodlands and the cultural characteristics which have developed in the area all contribute to the individual character which is Germantown. The loss of these characteristics threatens to transform Germantown into a generic suburb which can be found throughout the country. The Agricultural and Natural Resources element will identify various valuable resources and will provide the Village with a guide to its decision making regarding the preservation of the unique resources of Germantown."

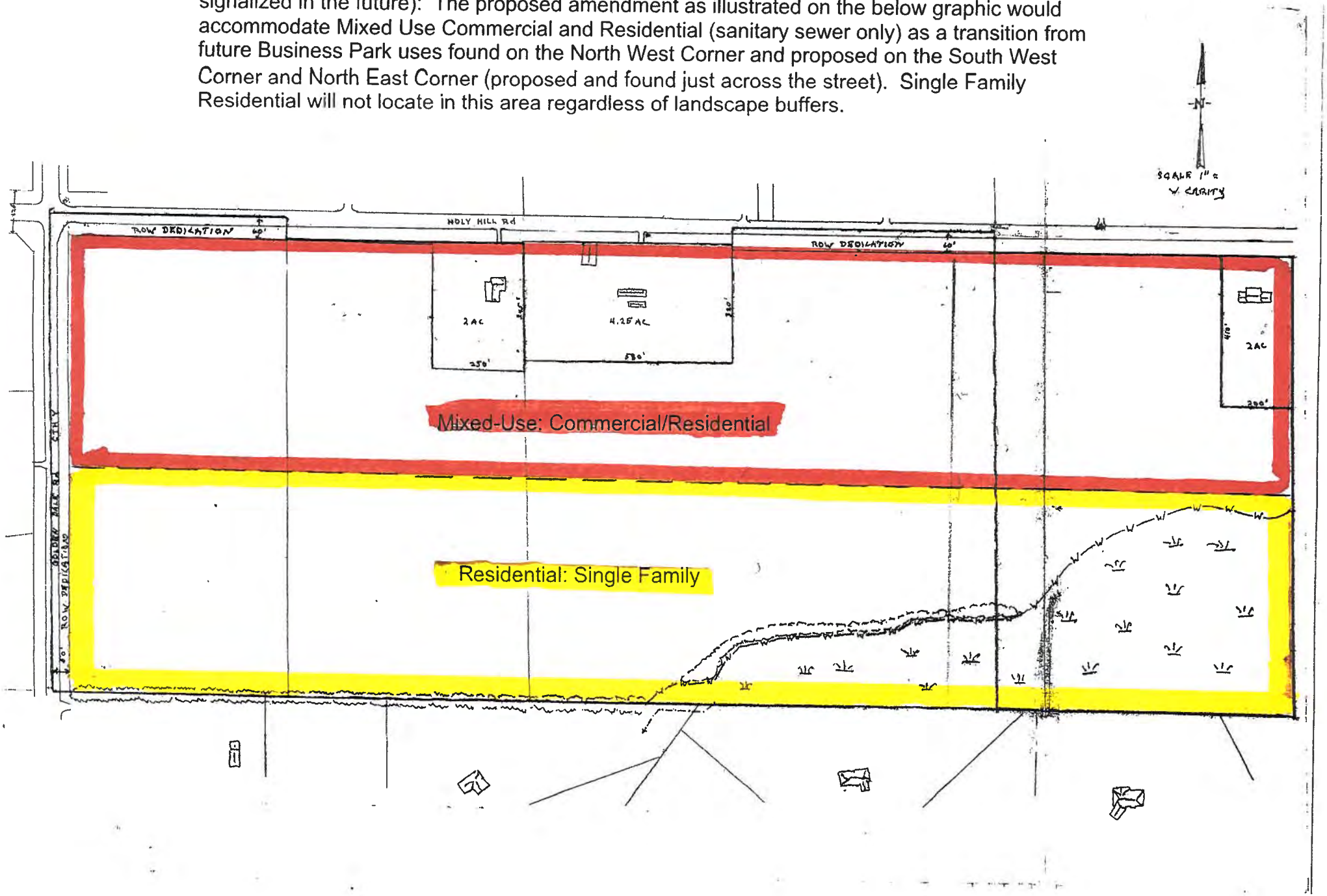
Let us invest in an Environmental Design Development Study for the future planning. This way we can save these unique resources of Germantown by environmental Growth and **not** be at the MERCY of DEVELOPERS.

MORE Parks and OPEN SPACES – Be keenly aware of the environment before building anymore industrial warehouses.

MORE PUBLIC Meetings with Residents and Business owner's input. Let us have the Shareholders of Germantown – residents our employers and Business Owners give input, have at least two additional workshops to give input into all neighborhoods. These should have scribes, tabulate results and presented so that shareholders are the drivers of our future **not the developers**.

MISSION, VISION, GUIDING PRINCIPLES – p 28 "Germantown's ethnic heritage, high-quality of life based on its rural suburban character, and desirable location in the greater metropolitan area create our competitive advantage. We will work together, with respect for each other, maintain that character and ensure Germantown's future as a neighborly and safe place to live, work and play."

Proposed Amendment to North 1/2 of approximately 100 acres located in the Isabelle Farms Neighborhood found on the South East corner of Goldendale Rd and Holy Hill Road (likely to be signalized in the future): The proposed amendment as illustrated on the below graphic would accommodate Mixed Use Commercial and Residential (sanitary sewer only) as a transition from future Business Park uses found on the North West Corner and proposed on the South West Corner and North East Corner (proposed and found just across the street). Single Family Residential will not locate in this area regardless of landscape buffers.



2023 Budget Outlook

Assumptions

- TID-In Additional Levy = $200,000
- TID-Out Additional Levy = $157,000
- Pay Adjustment of 3% = $293,000
- Gas & Oil Increase = $100,000
- Police Officer/Mechanic =$150,000
- All other Expenses/Revenues hold constant

Category	2023 Budget Est (TID IN)	2023 Budget Est (TID OUT)
Taxes	$ 11,933,273	$ 11,890,967
Special Assessments	$ 4,685	$ 4,685
Intergovernmental Revenues	$ 2,878,191	$ 2,878,191
Licenses, Permits & Fees	$ 1,164,509	$ 1,164,509
Fines, Forfeitures, & Penalties	$ 168,500	$ 168,500
Public Charges For Services	$ 1,989,961	$ 1,989,961
Miscellaneous Revenues	$ 173,788	$ 173,788
Other Revenues	$ 4,000	$ 4,000
Other Financing Sources	$ 107,000	$ 107,000
TOTAL REVENUES	**$ 18,423,907**	**$ 18,381,601**

Category	2023 Budget Expenses (EST)	2023 Budget Expense (EST)
Salaries & Wages	$ 8,815,865	$ 8,815,865
Fringe Benefits	$ 3,063,312	$ 3,063,312
Operating Supplies and Expenses	$ 6,887,779	$ 6,887,779
Capital Items	$ 198,400	$ 198,400
Other Financing Uses	$ -	$ -
TOTAL EXPENDITURES	**$ 18,965,357**	**$ 18,965,357**
Revenues Less Expenses	**$ (541,450)**	**$ (583,756)**

Wisconsin Department of Revenue

2021 Tax Incremental District (TID) Certification – Municipality/County

County	CoMun	TVC	Municipality	TID #	Base Year	Current Value	Base Value	Increment	Subtotal	% of CO	
WASHINGTON	66131	VILLAGE OF	GERMANTOWN	006	2014	$ 33,460,500.00	$ 2,796,400.00	$ 30,664,100.00			
WASHINGTON	66131	VILLAGE OF	GERMANTOWN	007	2018	$ 13,656,100.00	$ 9,329,900.00	$ 4,326,200.00			
WASHINGTON	66131	VILLAGE OF	GERMANTOWN	008	2018	$ 103,199,700.00	$ 640,700.00	$ 102,559,000.00	$ 137,549,300.00	0.233248	#9 add in
WASHINGTON	66236	CITY OF	HARTFORD	006	2008	$ 1,891,300.00	$ 1,100,000.00	$ 791,300.00			
WASHINGTON	66236	CITY OF	HARTFORD	007	2011	$ 2,676,800.00	$ 3,600.00	$ 2,673,200.00			
WASHINGTON	66236	CITY OF	HARTFORD	008	2013	$ 12,672,500.00	$ 6,047,400.00	$ 6,625,100.00			
WASHINGTON	66236	CITY OF	HARTFORD	010	2017	$ 22,524,700.00	$ 4,791,600.00	$ 17,733,100.00			
WASHINGTON	66236	CITY OF	HARTFORD	011	2017	$ 18,728,300.00	$ 11,588,700.00	$ 7,139,600.00	$ 34,962,300.00	0.059287	
WASHINGTON	66141	VILLAGE OF	JACKSON	004	1995	$ 50,199,500.00	$ 645,700.00	$ 49,553,800.00			
WASHINGTON	66141	VILLAGE OF	JACKSON	005	2014	$ 7,288,700.00	$ 933,100.00	$ 6,355,600.00			
WASHINGTON	66141	VILLAGE OF	JACKSON	006	2018	$ 9,102,400.00	$ 474,900.00	$ 8,627,500.00			
WASHINGTON	66141	VILLAGE OF	JACKSON	007	2019	$ 5,694,000.00	$ 6,460,400.00	$ (766,400.00)	$ 63,770,500.00	0.108138	
WASHINGTON	66142	VILLAGE OF	KEWASKUM	002	2005	$ 32,664,600.00	$ 2,868,700.00	$ 29,795,900.00	$ 29,795,900.00	0.050526	
WASHINGTON	66181	VILLAGE OF	SLINGER	004	2015	$ 18,705,500.00	$ 3,546,200.00	$ 15,159,300.00			
WASHINGTON	66181	VILLAGE OF	SLINGER	005	2016	$ 5,548,400.00	$ 784,400.00	$ 4,764,000.00	$ 19,923,300.00	0.033785	
WASHINGTON	66291	CITY OF	WEST BEND	003	1995	$ 36,297,400.00	$ 4,817,700.00	$ 31,479,700.00			
WASHINGTON	66291	CITY OF	WEST BEND	004	1997	$ 83,000,700.00	$ 829,900.00	$ 82,170,800.00			
WASHINGTON	66291	CITY OF	WEST BEND	005	1998	$ 16,659,200.00	$ 1,793,400.00	$ 14,865,800.00			
WASHINGTON	66291	CITY OF	WEST BEND	006	1999	$ 67,735,600.00	$ 4,303,400.00	$ 63,432,200.00			
WASHINGTON	66291	CITY OF	WEST BEND	007	1999	$ 32,155,400.00	$ 20,976,800.00	$ 11,178,600.00			
WASHINGTON	66291	CITY OF	WEST BEND	008	1999	$ 1,432,700.00	$ 66,200.00	$ 1,366,500.00			
WASHINGTON	66291	CITY OF	WEST BEND	009	2003	$ 5,824,500.00	$ 4,144,200.00	$ 1,680,300.00			
WASHINGTON	66291	CITY OF	WEST BEND	010	2004	$ 46,356,500.00	$ 6,593,500.00	$ 39,763,000.00			
WASHINGTON	66291	CITY OF	WEST BEND	011	2005	$ 29,854,300.00	$ 9,623,000.00	$ 20,231,300.00			
WASHINGTON	66291	CITY OF	WEST BEND	012	2008	$ 43,800,700.00	$ 11,804,500.00	$ 31,996,200.00			
WASHINGTON	66291	CITY OF	WEST BEND	013	2011	$ 5,515,000.00	$ 3,634,200.00	$ 1,880,800.00			
WASHINGTON	66291	CITY OF	WEST BEND	014	2020	$ 3,688,600.00	$ 21,800.00	$ 3,666,800.00	$ 303,712,000.00	0.515016	
						$ 710,333,600.00	**$ 120,620,300.00**	**$ 589,713,300.00**			

Compilation of Public Comments received during the 2050 Planning process:
(click to jump to each item)

a. **Germantown2050.com** Social Pinpoint website - Map Comments
b. **Germantown2050.com** Social Pinpoint website – Visual Preference Survey Results
c. 2019 Community Survey Results – Summary
d. 2019 Community Survey Results – Raw Data
e. Public Workshop Poll Results
f. Public Workshop Written Comments/Feedback Forms
g. Rural Preservation Workshop Map Exercise Comments (Summary & Map images)
h. Public Comments emailed to “Plan2050” & “Comments” email addresses
i. Citizen Melanie Smythe comments (summary email & document mark-up)

Village-wide Comments

Trails

	Comment	Up Votes	Down Votes
1	It would be great to have all of the Village Parks connected by Trail System. In addition, we should connect with the Interurban trail and the Ice Age Trail to other communities. If you build it they will bike to your Village! Need to have a destination.	22	0
2	Thought needs to be given to a bike trail through Germantown from north to south connecting with Washington county trails.	0	0
3	Will the plan account for better pedestrian and bicycle access to business in the County Line Road access or other business areas and account for better transitions to existing trails, such as Bug Line and Interurban.	1	0
4	Is there a way to better connect our neighborhoods with the Bug Line bike trail?	9	0

Sustainability

	Comment	Up Votes	Down Votes
1	Save our water. Do not sell our assets.	1	0
2	Give Richfield the water! Allow more on the water and sewer systems to spread out the burden of maintaining the system. Allow them to pay the premium on sewer rates to help keep Germantown sewer rates down after the atrocious water rate increase due to many years of inaction from Germantown Village Board. Allow them to pick up the cost of brining in service thus allowing less of a burden on Germantown taxpayers to add service around the same area by just paying for the upsizing required.	11	3

Future Land Use

	Comment	Up Votes	Down Votes
1	Annex the land into the Village. It does not make sense for us to completely surround them and have access to the benefits the residents pay for. Time to pay their share also. (Referencing the Town of Germantown)	27	5

Neighborhood Comments

Sunberry-Tree Tops

	Comment	Up Votes	Down Votes
1	The name of the neighborhood should be Windsong - TreeTops. Windsong was the first subdivision on the south side of DB. These subdivisions have the future look for neighborhoods with planned common area - open space within the neighborhood.	1	0
2	Please note that this is Private Property...not a Village Park. It is owned and maintained by the Windsong HOA. Perhaps it should be called - Windsong HOA - Common Area. (Referencing "Windsong Park")	3	0
3	Again...this is not the Village land. It is owned by the TreeTops HOA. It should be named Tree Tops HOA - Common Area. (Referencing "Tree Tops Park")	9	0
4	Remove the water towers. At least maintain them better. They are an eyesore.	4	3
5	This is a heavily used road and needs more speed enforcement and possibly widening as it is a main artery to our city. (referencing Pilgrim Road)	2	1
6	Potential Commercial Node - County Line Road & Pilgrim Road	7	19

Spassland

	Comment	Up Votes	Down Votes
1	Side by side / duplex. Not enough rental opportunities. (Referencing Heritage Park North area)	4	12
2	Is there a place here to add an ice rink and/or hockey area in winter? (Referencing open area north of County Line Elementary)	5	1
3	I'd rather see single family homes here, not rentals. Either that or a nature preserve. (Referencing Heritage Park North area)	8	1
4	A noise barrier is needed by the freeway. When our home was built HWY 41 was 2 lanes. (Referencing between Wendy Lane and I-41)	3	2
5	This would be a nice area for wildflower or other natural areas around the park. There are cranes and other birds that like this wetland area and additional native plantings would enhance this. (Referencing west end of Spassland Park)	13	0
6	This area is full of thistles. This would be a wonderful area for native gardens/wildflowers. There is a nice walking path mowed through that has a variety of trees and birds but is at risk for becoming overgrown (already is). (Referencing Outlot 2 of Meadow Creek Crossing Subdivision)	8	0
7	This area has started to show signs of invasive plant growth. It would be an amazing nature preserve type area of buckthorn is removed, etc. (Referencing Outlot 5 of Meadow Creek Crossing Subdivision)	9	1

Neighborhood Comments

Spassland

	Comment	Up Votes	Down Votes
8	The current sidewalk network in this area is discontinuous and requires crossing division multiple times and using the neighborhood to access the CTH Q sidewalk system. Would like to see the remainder of the sidewalk along Division connected in the future.	35	1
9	It would be awesome if this path and the path around the park could be plowed for walking in winter. (Referencing Spassland Park)	13	0
10	Extend this sidewalk to the sidewalk that begins again south of Wendy Lane (referening Division Road, south of Dotty Way)	5	0
11	Add a bike lane to Donges Bay and/or widen the existing sidewalks to be bike trails also.	4	0
12	The continuation of the sidewalk would make sense. It's almost impossible to walk a dog or stroller or ride a bike along this stretch. (referening Division Road, south of Dotty Way)	3	0

Alt Bauer

	Comment	Up Votes	Down Votes
1	This road was clearly not milled when they worked on it a year, two years ago? I'm not sure what the proposed work was, but it appears like it was a waste of time and money when the road looks the same or worse a couple years later. (Referencing Pilgrim Road)	19	1
2	Future sidewalk/trail connection between Division & Schoenlaufen Park along Lilac Ln. The current roadway lacks adequate shoulder width (less than 2' aggregate). Lilac Ln is traveled regularly by both pedestrians and bikes, which can be dangerous without proper accommodations.	18	0
3	Add a bike lane to division and/or widen the existing sidewalks to be bike trails also.	3	0

Kinderberg

	Comment	Up Votes	Down Votes
1	Create a new park on the two large lots undeveloped here. Preserve this natural land rather than simply adding more homes. This open land is a welcome respite from all of the housing developments on both Pilgrim and Donges Bay Roads. (Referencing NE corner of Pilgrim & Donges Bay)	14	1
2	This park needs more trees/shade. The splashpad is great but no where to get out of the sun. (Referencing Kinderberg Park)	13	1

Neighborhood Comments

South Country Aire

	Comment	Up Votes	Down Votes
1	Retire this rail line. Turn it into a bike / walking trail.	2	3

Prairie Glen

	Comment	Up Votes	Down Votes
1	Trail/Bike path to connect to the Interurban that goes through Thiensville Mequon and eventually got through to Main Street Germantown.	13	0

Friedenfeld

	Comment	Up Votes	Down Votes
1	This should be used for industrial or residential multifamily purposes. (Referencing farmland in NW corner of Mequon Road and Wasaukee Road intersection)	5	13
2	Would love more areas for outdoor recreation. Is there space here for mountain bike trails? Even something small would get used. (Referencing wooded area of Forest Heights North Subdivision)	6	2
3	Really enjoy the open space at Friedenfeld Park and that it provides a space for sporting and entertainment events. It is a beautiful park that needs to be preserved as is with no corridor or invitation to truck traffic.	15	0
4	For the safety of kids at Friedenfeld Park, please restrict Country Aire Drive as "No Trucking". It should be just like Fireman's Park on Park Ave. There are way too many dumptrucks going past Friedenfeld. The weight from these dumptrucks has worsened the already bumpy condition of the road.	10	4
5	Please resurface Elm Road as it is filled with pot holes and it is also vary narrow.	3	1

Woodland Ponds - Harvest Hills

	Comment	Up Votes	Down Votes
	(No Comments)		

Country Aire

	Comment	Up Votes	Down Votes
1	Going to need to add a stoplight here, turning lane, etc. The amount of traffic density in this area will be substantial with the new subdivision. (Referencing intersection of Country Aire Drive and Wrenwood Drive)	0	7
2	Townhouse apartments or condos. (Referencing area east of Country Aire Drive, between Friedenfeld Park and Freistadt Road)	2	20
3	Build an alternative WI 145 to alleviate traffic on Fond du Lac in downtown. Connect it from Freistadt Rd to Mequon Rd. around here. (Referencing Freistadt Road approximately 1/4 mile east of Pilgrim Road)	3	6

Neighborhood Comments

MacArthur - Kennedy

	Comment	Up Votes	Down Votes
	(No Comments)		

Blackstone Creek

	Comment	Up Votes	Down Votes
	(No Comments)		

Goldenthal - Homestead Hollow

	Comment	Up Votes	Down Votes
1	This could be rehabilitated wetland. It is designated wetland however there is debris and it could use some restoration to add value to the neighborhood, maybe a eco-playground? (Referencing NE corner of Dalebrook Drive and Josephine Drive)	15	0
2	PLEASE erect a noise barrier wall along this side of the freeway!! (Referencing west side of Goldendale Road)	8	13
3	Freeway was there before you moved in. If you don't like the noise move.	13	6
4	Prefer less people walking the neighborhood that don't live here. (Referencing are north of Woodland Drive between Jamestree Road and Shadow Wood Drive)	7	7
5	Trail to Isabella farms start (Referencing north end of Patricia Lane)	19	1
6	Connect trails to neighborhood	10	6
7	Future sidewalk/trail connection for Shadow Wood subdivision to Germantown High School and destinations along Lannon/Mequon (i.e. Pick N Save, restaurants, etc.). I see bicyclists and pedestrians using the shoulder along Old Mequon Road now, which makes me nervous as a driver. I also have children that will soon be at the age where they will want to ride their bikes into town and a safe path/sidewalk would be much appreciated. Roundabout at Maple Road and Old Mequon Road would be great too. (Referencing north side of Mequon Road)	7	3
8	Need some kind of connection, bike trail etc to the village center from the homestead hollow neighborhood	5	1
9	Can a frontage road be put in here or can Goldendale continue along the freeway? (Referencing north side of I-41 between Goldendale Road and Freistadt Road)	13	8

Neighborhood Comments

Amy Belle

	Comment	Up Votes	Down Votes
1	Would like to see all of the land use west of Lannon Rd to be rural residential, similar to our subdivision. No more commercial or industrial use, which brings noise and light pollution to ruin the reason we moved out here 29 years ago. (Referencing Happy Hollow Estates Subdivision)	14	1
2	No more truck traffic to our neighborhoods! Respect the residents and stop bringing large noisy traffice through our area. (Referencing County Line Road @ Lannon Road)	53	2
3	Great park for the neighborhood! (Referencing Weidenbach Park)	13	1
4	Retain Rural residential west of Lannon road	7	0
5	Preserve this wetland area and remove the existing commercial/industrial land use on the nw corner of lannon and county line	18	1
6	Potential Commercial Node - County Line Road and Lannon Road	4	35

Willow Creek - Weidenbach

	Comment	Up Votes	Down Votes
1	Any developments similar to TLC Landscape need to be far outside residential areas. The conditional use permit this business has been allowed to move forward with causes too much dump truck traffic, dirt and air pollution due to the nature of the business and noise pollution. The road is consistently covered in dirt, mud and rocks and the wear and tear of the new road design including the turn lane has been bad. Preserve neighborhoods. Don't do this to Germantown community members.	16	10

Meeker Hill

	Comment	Up Votes	Down Votes
1	Redevelop the quarry. Make a swimming quarry like Lannon quarry. Give the residents places in the Village to go in summer and enjoy themselves.	19	18
2	Great area for Multifamily. Sewer is already at the Mobile home park. (Referencing farmland south of the Freistadt Road @ Hilltop Drive)	26	16
3	Condos overlooking the water would be a very nice development. (Referencing area north of the quarry)	26	12

Neighborhood Comments

Woodside

Comment		Up Votes	Down Votes
1	Fix the roads out here!	15	0
2	Bonniwell Road is a disaster! It is so broken up that when they paint the white stripe on the side, it is painted on gravel. The road is dangerous to walk along. It is full of potholes. The subdivision to the south is even worse. This area is very neglected. Don't these people pay their taxes?	8	0

Isabelle Farms

Comment		Up Votes	Down Votes
1	Consider inclusion of County-wide BIke and Trail Network corridors and side paths in implementation of this area (and all areas) (Referencing west side of Goldendale Road)	24	4
2	The proposed conservation subdivision in this area is too dense. Developing at 3 units/acre next to a subdivision with a density of greater than 1 unit/ 5 acres makes no sense. In the case of the recent Kinderberg development, residents were outraged about a much smaller disparity in density and the Village Board listened. (Refrencing area north of Isabelle Farms Subdivision and south of Holy Hill Road)	52	6

Lovers Lane

Comment		Up Votes	Down Votes
1	Roundabout (Referencing Fond du Lac Avenue @ Division Road)	7	4
2	Have sidewalks/paved bike trails up Pilgrim to Freistadt that connects to the Bug Line trail	22	0

Neighborhood Comments

Dheinsville

	Comment	Up Votes	Down Votes
1	The concept map lists this area as apartments. We do not need more apartments in Germantown. We need more owner-occupied homes and businesses. People who own their property care more about their property and maintain it. They also care more about their community because they are invested in the area they live in. (Referencing area north of Holy Hill Road and west of Fond du Lac Avenue)	12	4
2	Residential with 1-2 acre lots. Keeps it feeling open while allowing for expansion. I do not like the cluster subdivisions. Loose all the benefits with the increased costs. (Referencing Area west of Fond du Lac Avenue, north of Holy Hill Road)	7	0
3	It would be interesting to have a thoughtful, inclusive and professionally supported discussion of the importance of this settlement to the origins of Germantown and how to turn this into something everyone can be proud of in future generations through buildings, exhibits and amenities. (Referencing Dheinsville Settlement Area)	0	0
4	Maybe a trail in Dheinsville Park or even to Rockfield schools on some of the property lines to connect the two.	13	0
5	Something needs to be done with this intersection. Too many accidents. ? Roundabout ? Stop lights? (Referencing Maple Road/Fond du Lac Avenue/Holy Hill Road intersection)	7	1
6	Please resurface Maple Rd. Between Holy Hill and Rockfield. Stop filling the pot holes.	14	0
7	Very unsafe and inefficient intersection. Terrible sight lines. Lots of confusion when multiple vehicles are stopped. Many of the Rockfield elementary families and school buses are using this intersection. It is a terrible accident waiting to happen. The section of Maple Road north of Fond du Lac Ave is in awful condition. The small pothole/maintenance fixes aren't enough. I know it would be a lot to ask but widening the lanes a bit would also help. (Referencing Maple Road/Fond du Lac Avenue/Holy Hill Road intersection)	20	0

District Comments

Village Center

	Comment	Up Votes	Down Votes
1	The village should use TIF funding to design and build something the residents desire in the Mainstreet District. Instead of using TIF funding to build unoccupied industrial buildings, the Village should hire a planner/developer and acquire the land and resources necessary to build something similar to the Mequon town center including trails to and from the area.	40	4
2	Agree with the comment to the left. The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? Right now there is no heart of Germantown. Main street is currently not it. Mequon Rd. is not it. It would take a major investment and some planning to turn those streets around.	31	3
3	Agree with these comments. A city center would add value and make the community actually feel like a community rather than strip malls with industrial parks.	7	1
4	Have little shops or some sort of market. Have a "downtown" to walk and shop, eat something more then bars and a factory.	32	0
5	If this golf course is going to be covered with more apartments/condos, that is a total misuse of this space. Everyone is always talking about needing some sort of recreation/gathering area. Why not make use of the natural water features? Restaurants along the water, small shops, kayak rental (if feasible), paths for biking/walking around the waterways. This could be a beautiful area for the village of Germantown residents to enjoy.	11	1
6	If we want Germantown to be the next up and coming place for people to o we need to follow suit like the Falls and Mequon and put places in for people to go. It needs to be local focused to help support local business and it needs to be on Mequon road and downtown. This will drive more business to the city vs people always leaving to go do things. I would always rather support local companies vs chain companies where we can. But need to invest in the places people want to be.	16	0
7	Agree with the comment to the left, wherever the downtown area is needs to be safely & easily accessible by foot or bike, i.e, sidewalks, paved bike paths	14	0
8	Relocate Gehl's to near 41/45, redevelop this area as the Village center. Could be like a German beer hall or Oktoberfest area. Could also be an attractive tie to Fireman's Park for Fourth of July celebrations. Could be attractive to craft brewers, using similar tanks and other equipment.	13	2

District Comments

Village Center

	Comment	Up Votes	Down Votes
9	Move the Recycle Center to the same land area that the new DPW will be on. Combine the Recycling with the DPW at the new location - TBD. Use this Extremely Valuable land along the best attribute that Germantown has - the RIVER - and make it part of the NEW Germantown downtown. Riverwalk, shopping, Restaurants and we already have a park! Connect the NEW Downtown with trails/ bike trails to all the other Parks in Germantown. Make Germantown a destination like Thiensville and Menomonee Falls!!	24	3
10	The Village should buy back all of the historical buildings and restore them. Like the historic railroad center, the historic insurance building and the historic bank building.	12	1
11	Expand the businesses on Main street like the beer garden all the way back to the railroad tracks	9	1
12	Redevelop this area on Divison with high end condos that overlook the golf course (Referencing to the north end of Division Road, near Main Street)	15	9
13	Get rid of that old hideous corner building that is constantly being leased out because nothing survives in there. (Referencing to the NE corner of Mequon Road and Pilgrim Road)	21	0
14	What can be done about these apartment buildings? This is a main drag of Germantown and they are dilapidated and should be torn down and replaced with newer apartments (Referencing east of Pilgrim Road and north of Francese Drive)	19	0
15	YES, please either tear these disgusting apartments down, or tell the owners that they HAVE to renovate them!! They are awful! (Referencing east of Pilgrim Road and north of Francese Drive)	12	0
16	Outdoor music is too loud on a regular basis and the expanded bier garden and smaller parking lot leads to issues with parking.	8	25
17	The road should continue along R/R tracks for parking and entertainment . If possible connect with Pilgrim road. (Referencing Gehl's Foods parking lot on southside of Main Street)	0	0
18	This could be a wonderful commercial development with small shops in a real German downtown feel. (Referencing Pilgrim Plaza on east side of Pilgrim Road)	8	0
19	Less industrial, more focus on Germantown's residential and community development. This monstrosity smack dab in the middle of our 'downtown area' (and continuing to build on) does not serve to attract growing families or small businesses in the surrounding area. We need to preserve and invest in our community and not sacrifice so much that it destroys the integrity of our town and family life here. (Referencing Gehl's Foods on Main Street)	27	4
20	This was already taken over by MORE apartments which between that and huge industrial buildings seem to be the only things the Village wants to put in Germantown. (Referencing Saxony Village area)	4	0

District Comments

Village Center

	Comment	Up Votes	Down Votes
21	End the strip mall feel! Move buildings out on the road like the West side of Mequon. Put green space in the middle. This area is such an eyesore. (Referening north side of Mequon Road between Pilgrim Road and Squire Drive)	9	0
22	Need to provide updated map so folks can see what is already on site	2	0
23	Define an area to have and develop a town/village center; or an entertainment/living complex; ie Tosa center; ie Brookfield	0	3
24	What about a great trail in the Village Center?	23	0
25	Trail to Main Street start (Referencing east side of Robert's Frozen Custard)	13	0
26	Trail to Main Street end (Referencing Main Street near Gehl's Foods)	19	0
27	Connect Fondulac ave from Mequon Rd where it ends to pilgrim and fondulac where it begins again (referencing Fond du Lac Avenue on the southside of Mequon Road and the intersection of Pilgrim Road and Fond du Lac Avenue near MacArthur Elementary)	20	5
28	Please fix this road this has to be one of the worst roads in the village!! (Referencing Sylvan Circle)	2	0
29	This stretch of Fond Du Lac has a speed limit of 30 (20 during school commuting time), but Gehl's trucks and other heavy traffic are racing on this stretch. Make it a smaller footprint, connected to Main and Park with the same feel, sidewalks, bike path and a speed limit of 15. Build an alternative WI-145 further east for the heavy traffic. (Referencing Fond du Lac Avenue between Main Street and Park Avenue)	1	1
30	This idea is bigger than this Village but can't we use the railways to get a chu chu from Germantown to Milwaukee?	1	6
31	Extend Division Road north to Freistadt Road.	17	8
32	Create a roundabout here. Traffic on Freistadt is starting to get backed up at rush hour and the intersection itself is dangerous.	6	3
33	Create a sidewalk on the east side of this stretch of Park Ave and move the crosswalk on Fond Du Lac from the west to the east side of Park Ave, so middle school students will use it. (Referencing Park Avenue between Main Street and Fond du Lac Avenue)	3	0
34	Recreate Mequon Road between Division and Pilgrim into a slow speed road with bike lanes and sidewalks, nice downtown lighting to make it part of the downtown core. Divert 'through traffic' via Maple, Freistadt and the new Fond Du Lac (further east, see my other remark), to make Mequon a cozy street with Germany inspired (look and feel) stores and businesses.	4	4
35	Noisy, dirty, and loud. Heavy trucks. Move this out of a now residential area to an area more suitable. (Referencing Stonecast Products)	4	3

District Comments

County Line Road

	Comment	Up Votes	Down Votes
1	Encourage a cell tower in this area (Referencing Rivers Bend Golf Course area)	4	4
2	Can we designate this area as a nature conservancy? It's a flood plane making development difficult and since the golf course closed it has become habitat to more animals (Referencing Rivers Bend Golf Course area)	0	0
3	Why are these all empty and continue to remain that way? Each year the occupancy dwindles. Is the Village doing anything to redevelop these abandoned strip malls? (Referencing Germantown Plaza on north side of County Line Road)	32	0

Freistadt

	Comment	Up Votes	Down Votes
1	Great location for an apartment home complex. Only options germantown has are either old over priced units, or new units that cost as much as a mortgage. S the units could look similar to the ones near where 145 connects to country aire. (Referencing area on west side of I-41, north of Freistad Road)	24	14
2	A frontage road should be built here to lessen the amount of industrial traffic passing by residential neighborhoods. (Referencing the east side of I-41)	34	3
3	On ramp and off ramp to Freistadt Rd. (Referencing I-41)	21	23

District Comments

Willow Creek Business Park

	Comment	Up Votes	Down Votes
1	Upscale apartment homes. There is such little opportunity for young families to afford our $400,00-$750,000 new homes, but they don't want to live in an apartment from 1970 either. There needs to be more high density. (Referencing NE corner of County Line Road and Lannon Road intersection)	11	27
2	Nice Townhouse style condos with attached garages. Allow them to be non-owner occupied so the owner could rent it out year to year. (Referencing NE corner of County Line Road and Lannon Road intersection)	11	24
4	Say no to developers asking for industrial among residential! We do not want this! Residents want the quiet rural feel we have come to enjoy about Germantown. No to apartments, no to industrial. Don't continue adding hodge-lodge at the whim and suggestion of developers that don't live here. (Referencing NE corner of County Line Road and Lannon Road intersection)	13	5
5	There should be more discussion aimed at using this "transition" area for smaller single family homes - especially along Country Line Road and Lannon Road. Industrial is good for the village too, but it belongs where it already is, and where there is little or no residential: between Appleton and 41 south of Lannon Road. (Referencing NE corner of County Line Road and Lannon Road intersection)	10	2
6	Less large industrial development, PLEASE!	0	0
7	This is not the right place for industrial. This should be more mixed uses. (Referencing NE corner of County Line Road and Lannon Road intersection)	2	1
8	We are against any devlopment in this area. Traffic is relentless as it is and so noisy now. I live directly accross from the proposed development.I am worried that all I will see are car lights shining in my house ALL NIGHT LONG! This area is now pegged as Industial. Why? What happened to the Multi family housing units? PLEASE tell me the gas station is off the table. When can I see the NEW proposed map? Has the Developers presented there new concept? I need answers. (Referencing NE corner of County Line Road and Lannon Road intersection)	4	1

District Comments

Germantown Business Park

	Comment	Up Votes	Down Votes
1	This business park was not intended for heavy industrial. It is noisy and surrounded by residential. The noise rules need to be followed and they are not. The village needs to fix that immediately and then ensure that it doesn't continue.	4	2
2	Remove the water towers or maintain them better. There has to be a better way now than have water towers all over. They are an eyesore.	2	4
3	Business Park	1	0
4	Need a walking / bike path all along mequon road into downtown.	3	0

Germantown Industrial Park

	Comment	Up Votes	Down Votes
1	Possible trail to homestead hollow. Currently a utility easement? (Referencing east end of Dalebrook Drive)	25	0
2	Unsafe and inefficient intersection. The multiple lanes in north and south directions cause lots of confusion and I've seen near-accidents here a lot. There are large trucks using this four-way stop all the time as well and these trucks can hinder visibility. Should look into constructing a small roundabout. (Referencing 4-way stop on Maple Road at Mequon Road, north of Lannon Road)	7	3

Holy Hill Gateway

	Comment	Up Votes	Down Votes
1	Please don't put any more industrial next to residential. We moved here for the rural environment.	64	1
2	Better consider the proximity and impact of new industrial developments to existing neighborhoods here and throughout Germantown. I understand these developments need to happen to provide vital tax and job benefits to the community. But to-date the light pollution, year-long road closures, lack of landscaping, and proximity to the easement have left those that live in the area feeling forgotten. The rural feel of our community is quickly disappearing.	49	3
3	With property tax increases over the past couple years & these eye-sore TIF districts popping up, Germantown would benefit in re-investing money back into the community to not only improve roads, but also build trails, parks, & gathering areas that build a sense of community. 20 years from now Germantown will either be seen as an extension of Milwaukee, or an outlying community that is a destination for many & offers a unique experience to both residents and non-residents alike	48	3
4	The land east and west of Goldendale should be residential with lots of at least 3 acres. Stop turning Germantown into Butler and other industrial areas. People will certainly start leaving and heading for quieter areas of southeastern WI.	35	2

District Comments

Holy Hill Gateway

	Comment	Up Votes	Down Votes
5	Future home of Gehl's, to get them off of Main Street and open Main Street up for a gathering place. (Referencing south side of Holy Hill Road)	14	8
6	Either leave this agricultural or low-density residential - at least 3 acre lots. (Referencing farmland between east of Goldendale Road)	15	1
7	Either leave this agricultural or low-density residential - at least 3 acre lots.(Referencing farmland between Rockfield Road and Bonniwell Road)	13	0
8	The concept map lists this area as commercial. The residents here do not want restaurants, stores, traffic and crime in their backyards.(Referencing farmland between Rockfield Road and Bonniwell Road)	11	0
9	There are few choices other than high quality industrial to add strong tax base, which keeps the residential taxes from going up to pay for services the community wants, like schools, police and fire. Locating the new industrial in close proximity to the freeway helps keep trucks from travelling through the main part of the Village. Not desirable by the immediate residents, but overall seems the best balance for the Village as a whole, as long as the buildings are well done.	5	5
10	Make this low density residential. Possibly homes for senior living. No apartments. No more industrial. (Referencing farmland between east of Goldendale Road)	13	2
11	Buildings in this area are too large of scale and not set back far enough in the easement. Lighting is way too bright at night and should be directed downward (like at the JW Speaker campus). More landscaping with a mix of evergreen and deciduous trees with natural appearing undulating berms to block out the institutional look of the buildings. Please no more like the development like Briggs and Stratton/ Illing. We have lost the night sky and rural feeling in the area.	61	4
12	Industrial should stop at Goldendale Rd. Everything east of Goldendale should be residential with minimum density of 1 unit/ acre.	71	1
13	Agree 100% with the other "less like this" comment on this industrial park. In addition, the bright colors on the buildings are a giant eyesore. Bright whites, bright red on the Briggs building, bright blue on the Dielectric building, etc. Not a good look.	37	8
14	This area is quite a distance from the village proper with the people choosing a rural area. It should not be target for revenue generation because the density of village citizens is low enough to be able to ignore the wishes of the property owners. This development will wreck the neighborhood and rural housing. A nighttime star lit sky will change to a never-ending yellow glow. Keep Industrial development south of Rockfield Rd.	39	0

District Comments

Holy Hill Gateway

	Comment	Up Votes	Down Votes
15	Industrial zoning should not extend north of Rockfield or east of Goldendale. People moved to this area for the more rural feel and to be away from the noise/light. The board has repeatedly ignored the wishes of the residents in this area and now there are huge, ugly buildings in what was previously beautiful and quiet farmland. Now there are trucks beeping at all hours. Nobody wants a giant warehouse literally next to their backyard.	43	2
16	This is the "Gateway to Germantown?" How hideous! This is such an ugly, monstrous development! What was our board thinking - again? This is not beneficial to our community now, nor will it be in the future. No one comes to Germantown to enjoy our industrial parks. We have way too many TIFs - enough already!! Let's make Germantown more attractive to visitors, and have them spend their money in our community instead of passing through to go to Menomonee Falls and other local communities.	43	6
17	Leave the area alone! No commercial node needed. Residents are tired of commercial, industrial throughout Germantown. Our area is turning into Hartford and Butler where there are warehouse, commercial industrial buildings throughout residential. Leave it alone.	42	3
18	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.	19	2
19	Do no extend industrial or add commercial or high density residential to the Northwest corner of Germantown. Why does every piece of open land need to be developed. You are going to chase people further away from Germantown.	16	3
20	Make the water tower as short as possible. The last thing residents in the ares who moved here for the rural, quiet feel well before the giant industrial buildings want is an eyesore tower that will be rusty in 10 years like the others in the village.	8	7
21	It's so nice to have a porn shop in Germantown! This is next to the "Gateway to Germantown." How wonderful! Who let this in??? I think this business should be moved to a new location - in the backyard of the Village Planner or perhaps the Village Administrator!!	9	4
22	Please do not put any more warehouses in our backyards! They are too close as it is with too much noise, traffic, light, and hideous buildings. Leave this either open space or low-density residential. The people who favor these industrial buildings clearly don't live anywhere near them. We moved out of the center of town many years ago just to get away from this sort of thing.	12	2
23	No commercial or industrial next to residential! That's terrible planning. How would you like that next to the quiet home you once had?	11	2

District Comments

Holy Hill Gateway

Comment		Up Votes	Down Votes
24	Not a fan of having people walk/bike through my back yard. (Referencing area south of Woodside Neighbhorhood)	8	6
25	The people who agree with putting a trail back here probably do not live here. Sadly, we no longer live in times where it is safe to put a public trail along private property where little children play outside in back yards. (Referencing area south of Woodside Neighbhorhood)	1	0
26	No more building out here. These on/off ramps are soooo dangerous as it is. All of the new truck traffic from these massive industrial sites/Speaker Corp. is only adding to the congestion. Wisconsin DOT will "look" at this, but the budget for fixing this problem will probably prohibit any changes for many years to come, if at all.	3	0
27	Potential Commercial Node at Holy Hill Road & US Highway 45	3	0

Omega Hills Industrial

Comment		Up Votes	Down Votes
1	Is it possible to create a ski hill on these mounds? I know it was discussed years ago, but can that. be revisited?	9	0
2	Turn this into a hiking area, mountain bike, sledding/tubing area.	6	0

Rural Preservation

Comment		Up Votes	Down Votes
1	I like the preservation but having 1 unit per 2.5 acres neighborhoods in the north would be good.	10	22
2	Finally, something left rural!	33	5
3	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.	140	22
4	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.	27	4
5	Keep preserving the rural areas, please!	16	3
6	It would be lovely to have some sort of trail through this area. It's mainly wetlands so a boardwalk system would most likely need to be in place. No park, just a trail. There are so many people who walk/run along the surrounding roads and the traffic here can be dangerous. (Referencing Wilderness Park Area)	5	0
7	This road needs to be re-paved and the shoulder widened (Referencing Pleasant View Drive)	0	0

District Comments

Schoen Laufen - Menomonee River

	Comment	Up Votes	Down Votes
1	Location for future town center. Mix use area. Trails, park connection, shops, restaurants, residential. (Referencing area south of Lannon Road, north of Lilac Lane, and west of River Lane)	15	14
2	Make this a preserved area with no new development. Keep it natural. No more industrial/commercial. (Referencing area extending north and west of Lannon Road)	18	12
3	Build a sports complex next to the park. State of the art turf baseball fields for tournaments, soccer fields, football field, etc. With a great sports complex there, tournaments will regularly be there and after games, all of the teams will spill over to eat/shop in Germantown (North of Lilac Lane, east of Schoen Laufen Park)	15	19
4	I thought there was a pond back here somewhere? Behind Wendland Nursery? Does Wendland own all of this? Can something be developed back here along the freeway? Perhaps put in a frontage road with businesses?	7	10
5	I like the trails in Schoen Laufen Park	35	0
6	Can a frontage road be put in here stemming off Maple? We all know Maple road needs to be redone anyways with the extensive flooding it has every year. (Referencing east side of Maple Road extending south along east side of I-41)	10	5

Corridor Comments

Lannon - Mequon Road

	Comment	Up Votes	Down Votes
1	I would like to avoid having any more 4 lane roads with paved center turning lane like this one. It is too much pavement. It looks bad and it is way too expensive to maintain and replace. There are much better ways to make roads. I realize this is a county road. Germantown should not follow in the county's footsteps by making more roads like this and should do all it can to prevent the county from repeating this design in Germantown. (Referencing Lannon Road)	7	5
2	This area should be developed with a chain restaurant or retail stores, or a gas station that is easily accessible from the freeway, not like Kwik Trip (Referencing area around I-41/Lannon Road interchange)	10	15
3	The view of Germantown from the freeway is very discouraging. The worn down buildings on the frontage road are an eye sore, and all you can see are old rental trucks by Germantown truck rental. It looks very trashy. It would be great it we could mirror what you see when you drive past Menomonee Falls new developments. (The WAC, Olive Garden, etc)	26	1

Corridor Comments

Victory Center Corridor

	Comment	Up Votes	Down Votes
1	Perhaps a New location for the DPW or Recycle Center. If not this site then along Hwy 145. (Referencing area south of Donges Bay, north of Spaten Court, and east of Fond du Lac Avenue)	6	1
2	Would like to see this corridor become a new center/gateway for the village, based on previous institutions (Etzel's Country Inn) and new developments.	4	3
3	Make this residential. 1/2 acre lot minimums. (Referencing farmland in the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	6	2
4	Gateway development with commercial corridor and higher density development needed in Germantown for housing. Buffer between Industrial-tracks to the east and single family residential west of STH 145. (Referencing the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	5	0
5	Continuation of higher density development, similar to buildings to the north. Use should be established as higher density residential buffering from the single family to the west and STH 145 to the east. (Referencing farmland on the west side of Fond du Lac Ave, north of Knollcrest Circle)	7	0
6	Secondary Fire Station. (Referencing area south of Donges Bay, north of Spaten Court, and east of Fond du Lac Avenue)	3	0
7	Do not allow the business park to expand here. It's already noisy. This should be residential in the future and the business park noise regulations SHOULD BE ENFORCED! (Referencing farmland in the NE corner of the Fond du Lac Avenue and Donges Bay Road intersection)	4	0
8	Ideal spot for a bike trail along creek south to old R/R right of way west to Bug line and north along R/R line to Washington County trails. (Referencing natural areas on east side of Fond du Lac Avenue followign the stream)	2	0
9	I agree only with a walking trail from south to north.	0	0

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

Images 1-9: To what extent do you feel that this type of development is a good fit for Germantown's Village Center / Mequon Road Area? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 1

Number of Responses: 75

Average Rating: 3.4



Image 2

Number of Responses: 79

Average Rating: 2.6



Image 3

Number of Responses: 79

Average Rating: 3.2



Image 4

Number of Responses: 76

Average Rating: 2.3



Image 5

Number of Responses: 78

Average Rating: 1.9

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022



Image 6

Number of Responses: 78

Average Rating: 3.4



Image 7

Number of Responses: 79

Average Rating: 3.1



Image 8

Number of Responses: 78

Average Rating: 3.2



Image 9

Number of Responses: 77

Average Rating: 3.4

What development types or uses would you like to see in the Village Center /Mequon Road area?

- Less strip mall & parking lots, more walking paths & landscaping. Would love more restaurants (with outdoor dining) & coffee shops
- Restaurants
- Single family homes
- Restaurants and shops
- Farmers we need more farm fields not less stop bringing in more and be content with what we have
- Small shops and condos. No apartments.
- No more apartments!
- Mixed-use, moderate density, variety of styles
- We are always driving to Menomonee Falls or Mequon for good restaurants/breweries, biking and boutique shopping. It would be great to have these types of amenities for Germantown. No more fast food.
- Not chains! Antique stores, coffee shops, farm to table restaurants, green space, art/sculpture/ museum or other things unique to downtown environments
- It would be good to see Germantown move towards a more walkable design, where businesses abut the street and parking is in the rear. Moving towards an environment that revolves around bikes and pedestrians over autos.
- The pictures create more questions than answers. There is a big difference between living in the area and having parking for commuters to the area. Your pictures do not allow you to pick a preference.
- coffee shops, restaurants, boutique retail
- Modern loft/living spaces that would attract a younger, but not necessarily lower income, resident. Pairing that with shops restaurants and outdoor spaces.

Images 10-16: To what extent do you feel that this type of development is a good fit for Germantown's Holy Hill Industrial Park Area? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 10

Number of Responses: 74

Average Rating: 2.4



Image 11

Number of Responses: 76

Average Rating: 2.3



Image 12

Number of Responses: 74

Average Rating: 3.2



Image 13

Number of Responses: 75

Average Rating: 2.7



Image 14

Number of Responses: 74

Average Rating: 3.0



Image 15

Number of Responses: 74

Average Rating: 2.6



Image 16

Number of Responses: 73

Average Rating: 2.5

What development types or uses would you like to see in the Holy Hill Gateway area?

- High quality industrial seems the best fit, with some mixed use that is supportive, and accepting office if desired
- Businesses with clean well kept buildings. Nothing that is going to bring environmental or sound pollution. Nothing that is going to include lots of empty buildings or leave other industrial parks in Germantown with empty crumbling building that businesses abandon to move to something nicer.
- I would like it to remain rural forested or prairie fields. Re-develop land already used or better yet keep this in the inner city of Milwaukee where the jobs are needed.
- I think the current building are imposing. I hope they are well maintained. I wish they weren't there at all.
- High density residential
- Grocery store, sit down restaurants
- Single-family homes
- Farmers again!
- No more! It appears Germantown has a big problem with industrial and commercial space. There's been so much empty space on Cty Q and it's not a good sight. Our Men. Falls neighbors are not happy with us about it. Gtown has become over built with industrial and commercial space. Leave well-enough alone!! If we want that, we would move to Butler or Hartford for it. No more in Germantown, please!
- Do not develop at all north of Rockfield Road - leave this agricultural. South of there small, low profile, non-commercial buildings that don't use much water.
- Agriculture
- No more huge, ugly buildings!
- Retail, residential, agricultural
- Nothing additional! losing the community / small town feel
- Mix or residential and small retail
- Best to have a mix of creativity and well kept properties, I prefer manufacturing close to major highways. Trucks should not be forced to drive through business districts to get to their customers.
- I don't want to see it overly developed. I like the farmscape, and would love to see businesses come in that embrace that rather than erase it.
- Keep any and all industrial development west of Goldendale Road. East of Goldendale has residential communities that would be negatively impacted by industrial development. Also, the current industrial development on the north side of Holy Hill Road is a giant eyesore. Big blocky concrete looking buildings, a mish-mash of bright colors (red, blue, white), and way too many lights on the buildings at night. Seriously, it's a giant eyesore. Please take more care to ensure future development betters fits with the natural landscape.
- I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green space. It would make a much more desirable area for all.

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

Images 17-20: To what extent do you feel that this type of development is a good fit for Germantown's northeast Rural Preservation District? Rate from 1 to 5 (1 = this is not a good fit; 5 = this is a very good fit)



Image 17

Number of Responses: 70

Average Rating: 2.3



Image 18

Number of Responses: 72

Average Rating: 3.8



Image 19

Number of Responses: 72

Average Rating: 4.0



Image 20

Number of Responses: 73

Average Rating: 2.5

Visual Preference Survey Results— Posted on Social Pinpoint Website from March 22, 2021 to June 24, 2022

What development types or uses would you like to see in Germantown's northeast Rural Preservation District?

- None. Remain rural. Surrounded by development already.
- Shopping district
- Love to see walking/bike paths, trees, lakes incorporated
- I prefer it remain forested or prairie fields. Limit development to areas that need re-development.
- low density housing
- Agriculture and parks, stop adding subdivisions.
- Keep it RURAL as in Rural Preservation
- Maybe 2.5 acre requirement, would hate to see houses piled on top of each other
- Large spaces. Can cluster houses but the green space must be 10X the housing space.
- 1 acre lot size
- Germantown Wi.
- leave it open for farmers
- homes with space between (at least 2 acre lots)
- Germantown
- The northeast Rural Preservation District should have the larger lot sizes. Within this area.... I could see including a planned small town center concept surrounded by houses like in image 20. This could be a nice concept if done in ONE area in the northeast corridor. Maybe do something like that in the southwest corner of the district....for an alternative lifestyle choice.
- Mountain bike park
- Large lots, large/high value homes are best. No small lots, no low value homes, no crowding of cheap properties.
- Single family homes with large yards
- Preserving the natural footprints we have not building on all the green space
- None! Leave them as preserved green space.
- Leave it what it is called, "Rural Preservation." Preserve it as is!
- Very low density housing or agricultural.
- Agricultural, mixed density residential
- With the need for housing and the increased desire for individuals to move to Germantown, we need to maximize space to offer more housing that is affordable to middle class families. If people are interested in large pieces of land with their home they should look towards Colgate or Richfield. Accessible parks near housing development with trails for hiking/biking with access for dogs would be ideal.
- Nothing additional needed; losing small town feel
- It would be great to see Germantown value smaller single family lots that are more welcoming to younger families over creating large expensive elitist neighborhoods that create physically segregated subdivisions.
- RURAL! -- Hobby farms, large plots of land
- Residential-- decent sized lots, not cookie-cutter homes packed tightly together

2019 Community Survey Results

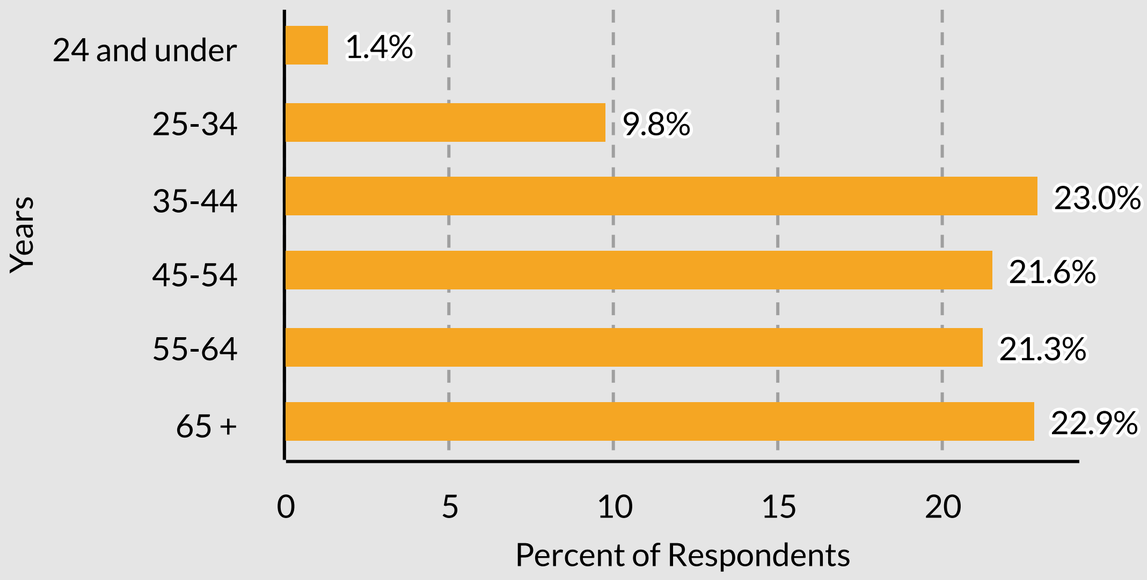
Survey Timeline:
September 9, 2019-
November 1, 2019

TOTAL SURVEY RESPONDENTS
1,819

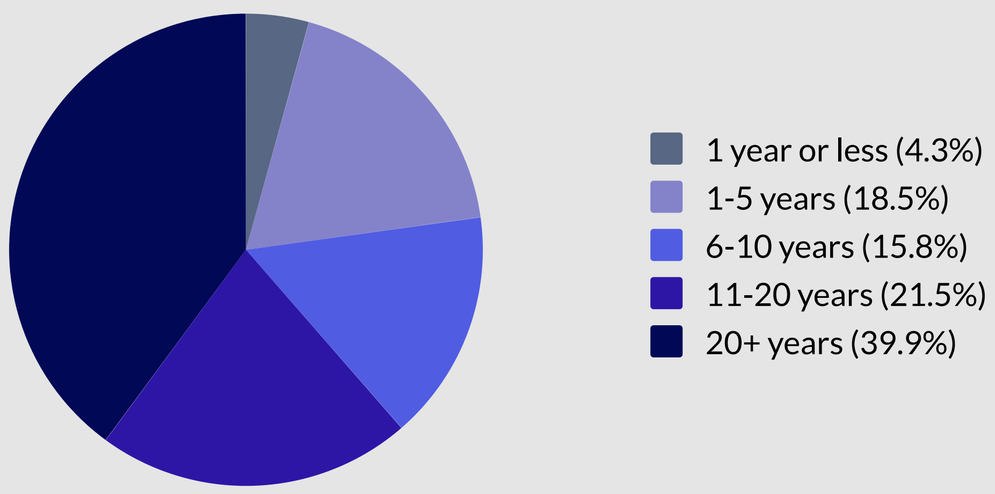
AVERAGE RESPONSES PER QUESTION
1,633

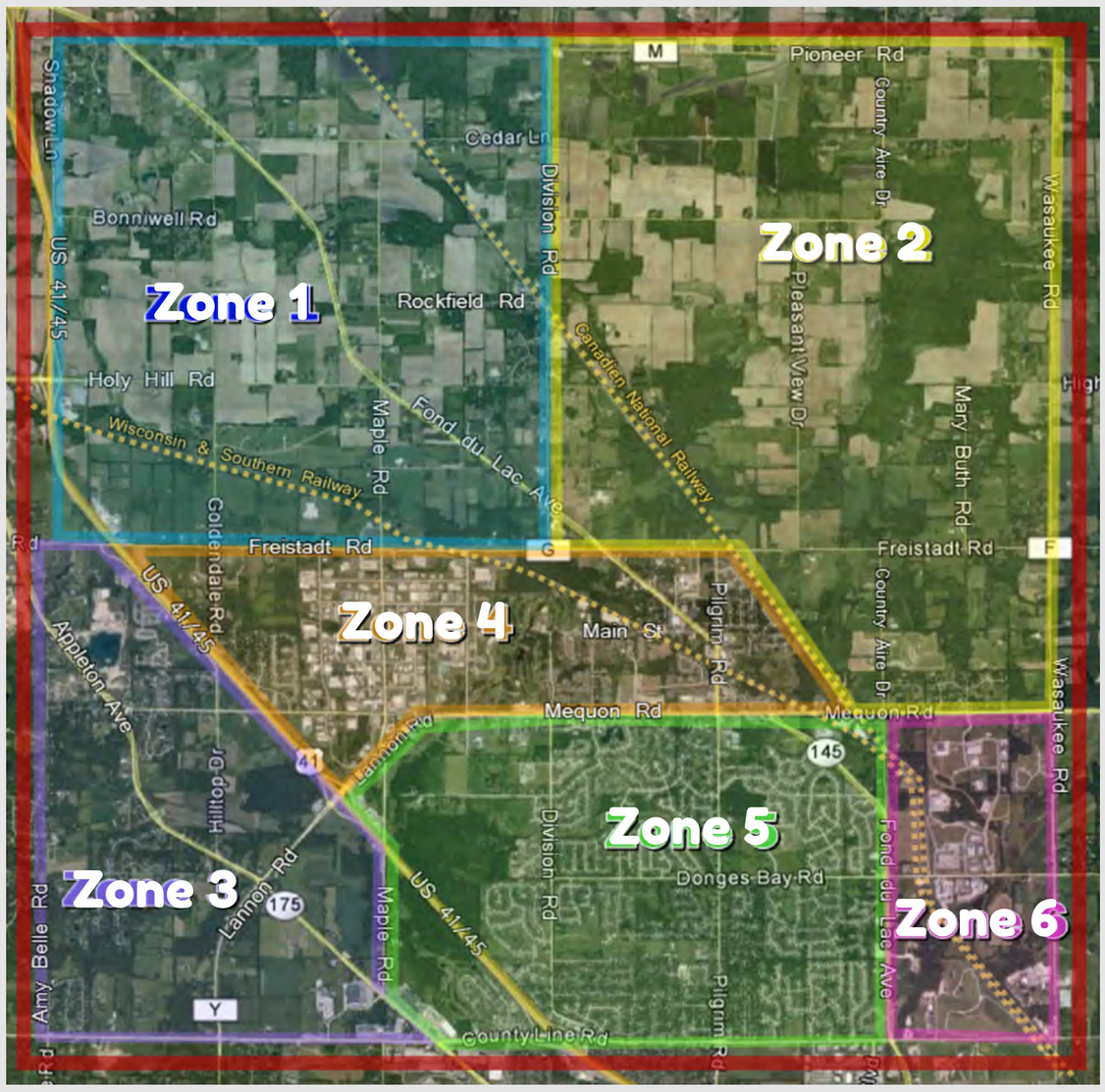
BACKGROUND

What is your age?

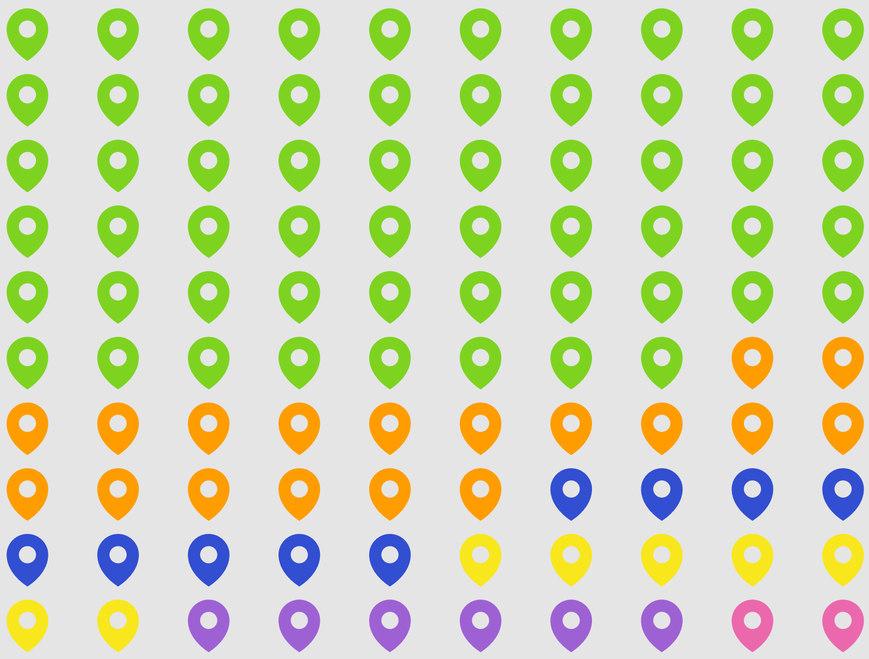


How long have you lived, worked, or owned property in the Village of Germantown?





Where in the Village do you live, work, or own property?



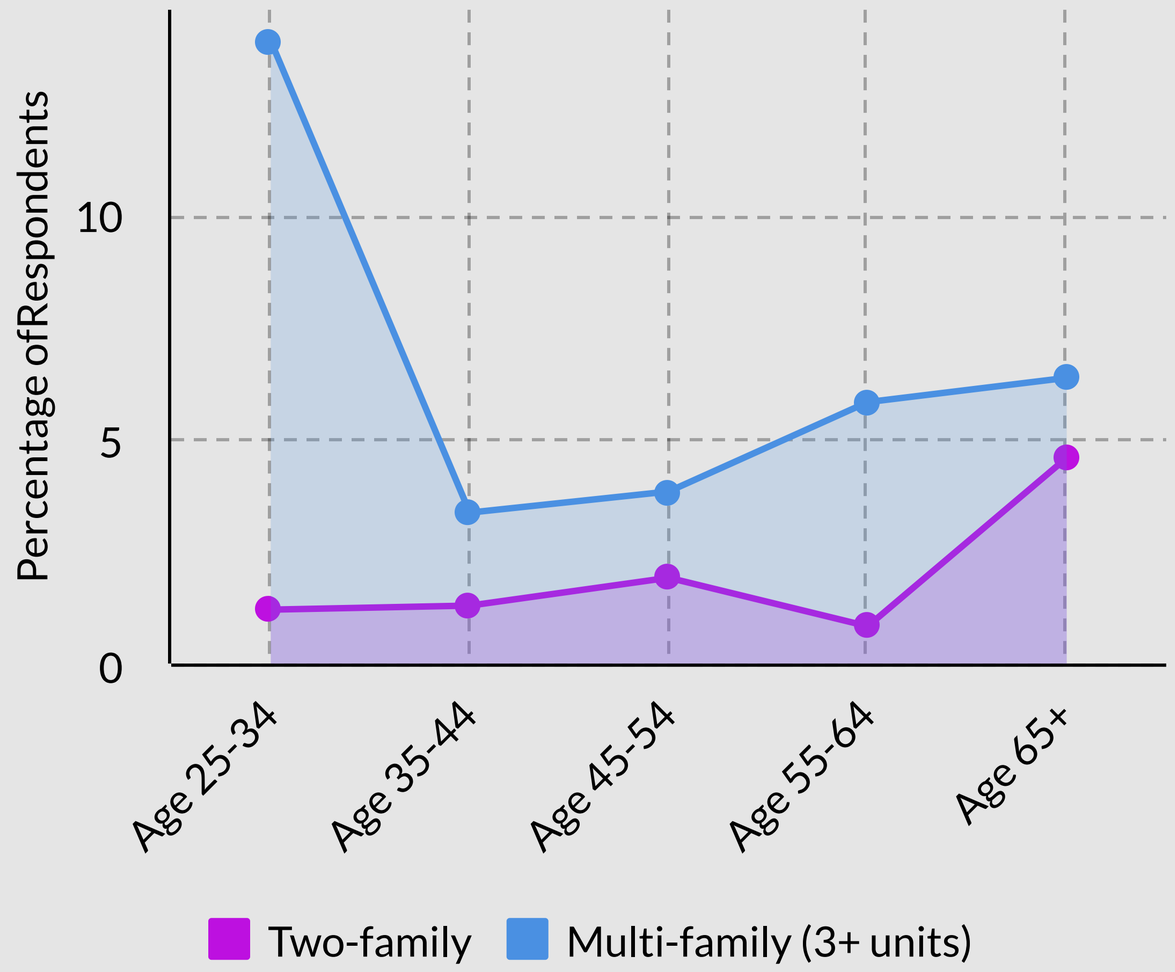
Zone 5 (Green) (57.9%)
Zone 4 (Orange) (18.3%)
Zone 1 (Blue) (9.2%)
Zone 2 (Yellow) (7.3%)
Zone 3 (Purple) (5.8%)
Zone 6 (Pink) (1.5%)

BACKGROUND

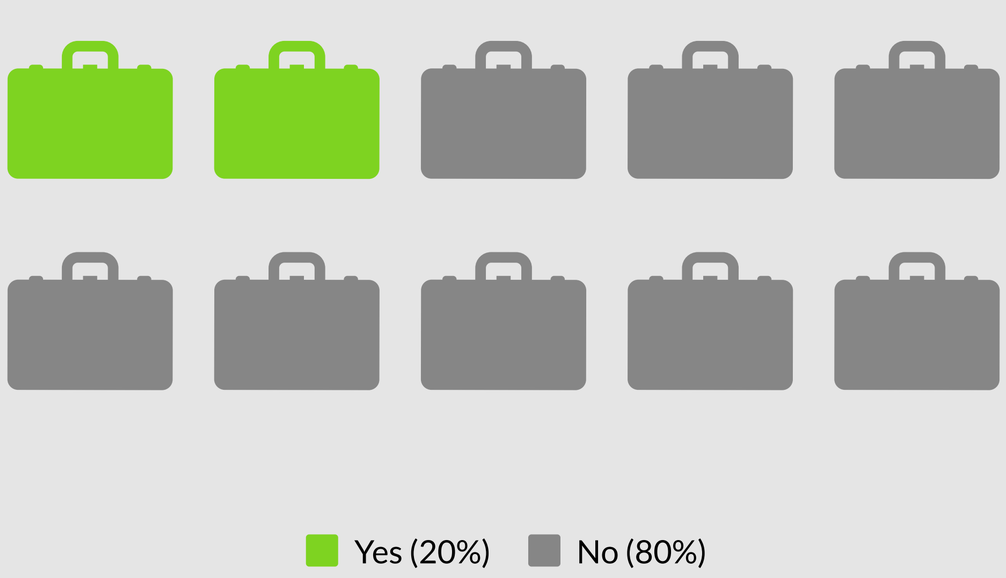
In which residential building type do you live?



Age and Multi-family Housing Type



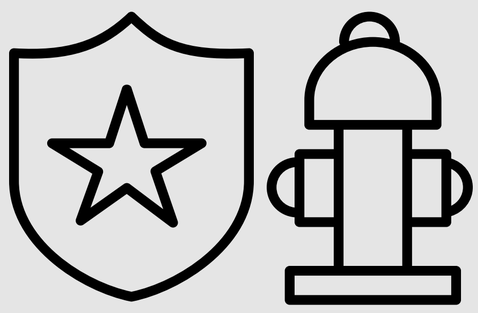
Do you work in Germantown?



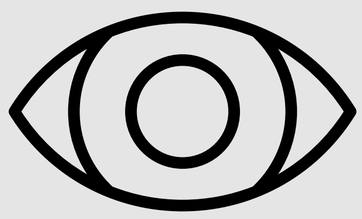
44% of respondents have children under 18 living in their household.

QUALITY OF LIFE

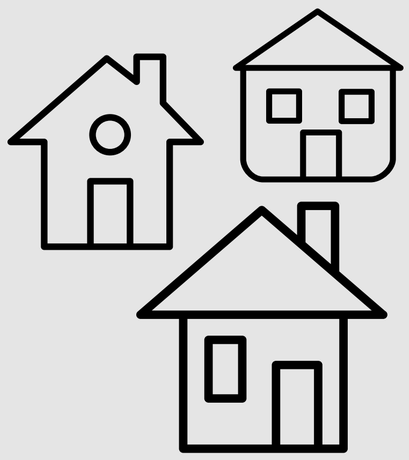
Three Most Important Factors on Quality of Life



Public Services (Police/Fire)



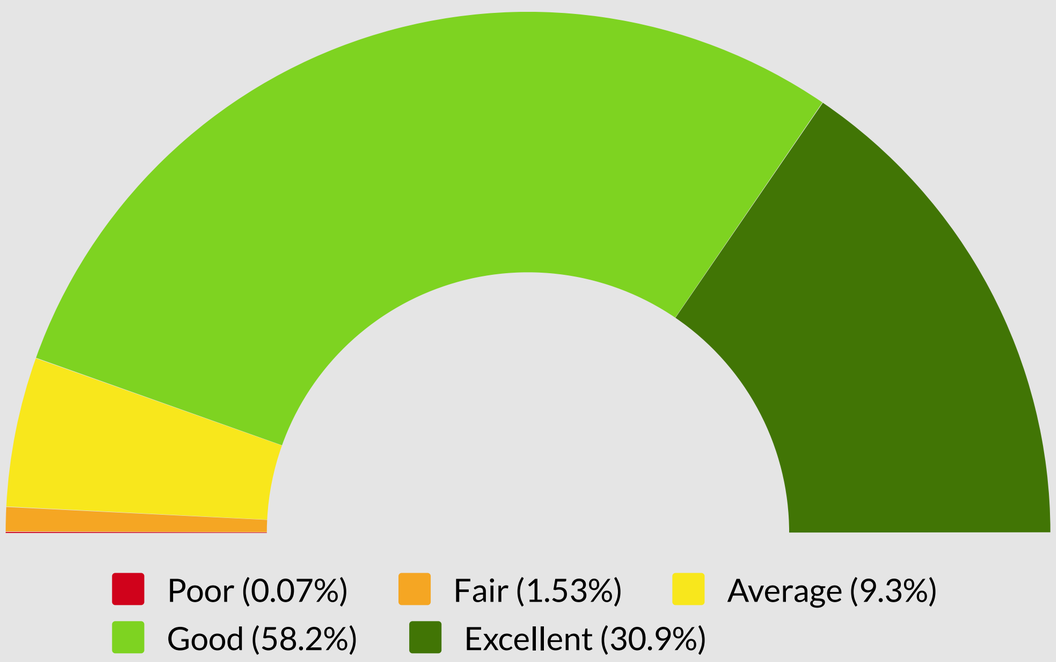
Low Crime



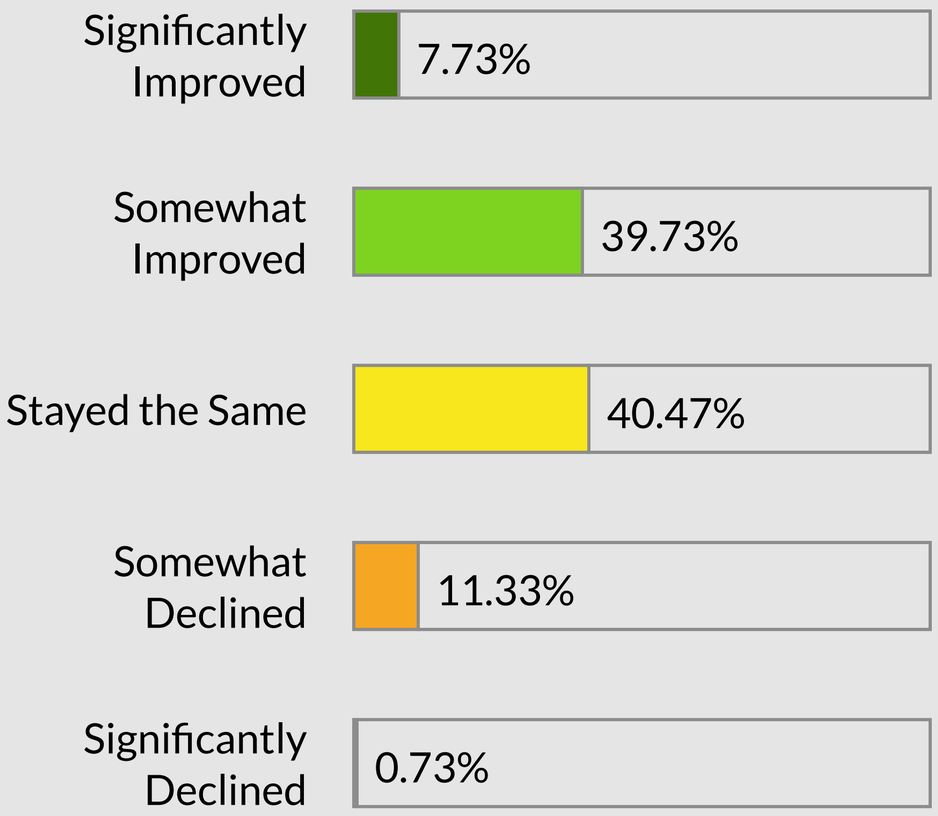
Good Neighbors

2015 RESULTS

Quality of Life in Germantown 2015



How has the quality of life changed over your time in the Village?



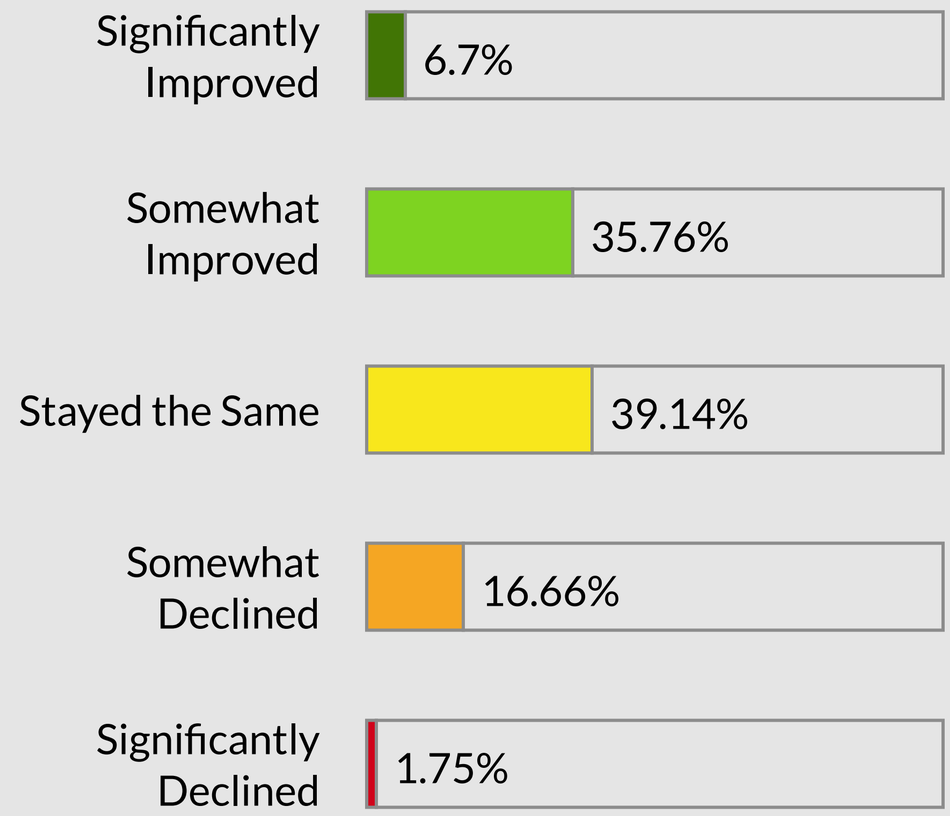
VS.

2019 RESULTS

Quality of Life in Germantown 2019



How has the quality of life changed over your time in the Village?



FUTURE DEVELOPMENT

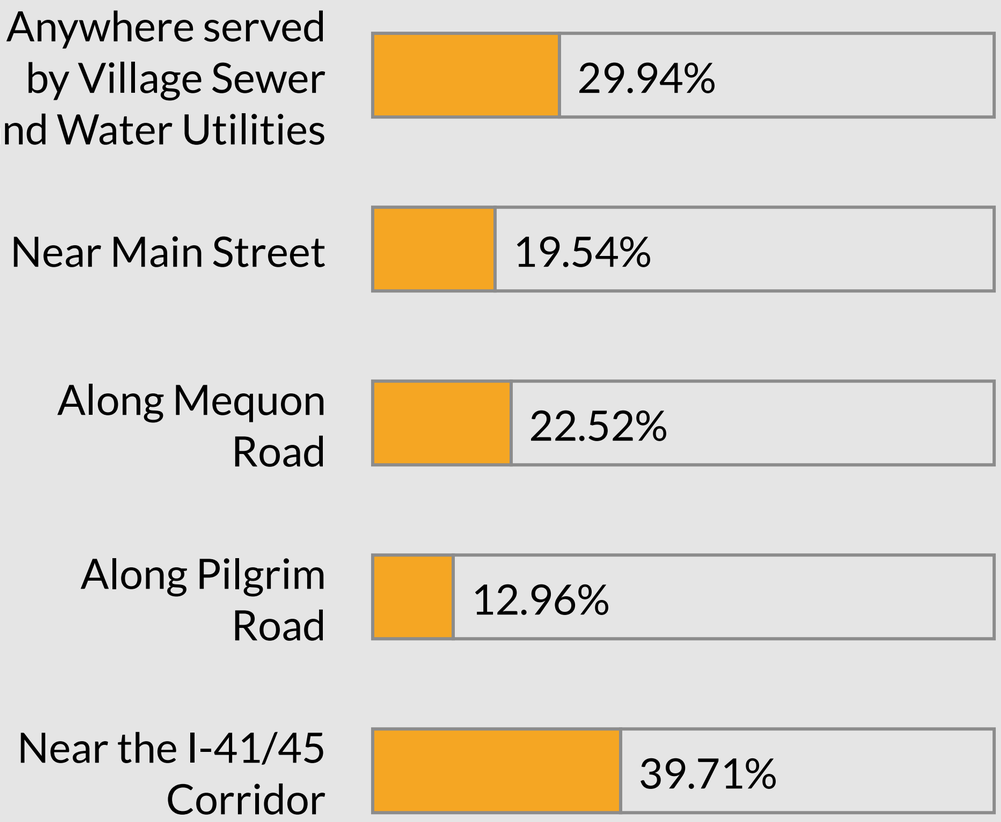
85%

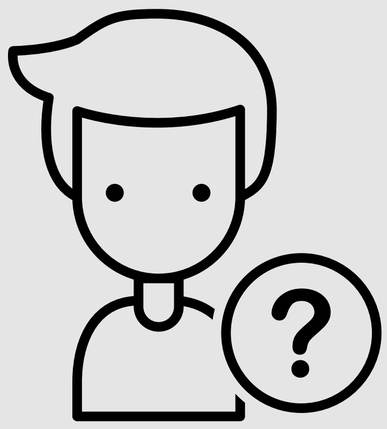
of respondents agree that there is a need for additional Sit-down & Family Restaurants in Germantown.

61%

of respondents agree there is a need for additional Entertainment and Attractions in Germantown.

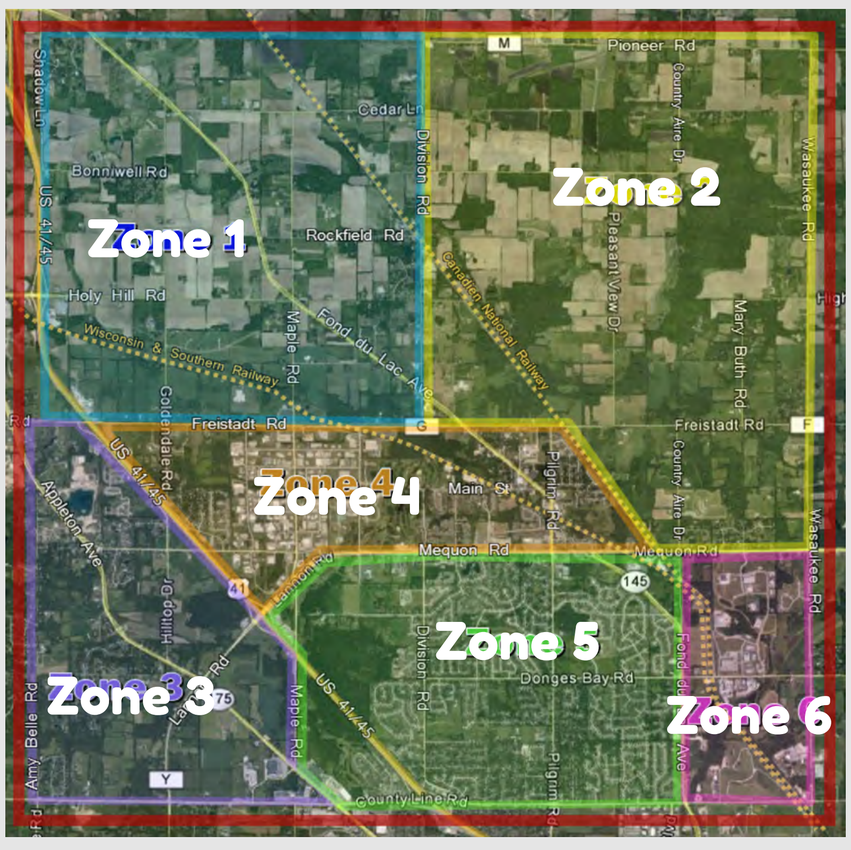
Which areas of the Village are the most appropriate for multi-family development?





"How were these results influenced by where a respondent lives in the Village?"

Most appropriate areas for multi-family housing by location in Village



	Anywhere served by sewer and water	Near Main Street	Along Mequon Road	Along Pilgrim Road	Near the 1-41/I-45 Corridor
Zone 1 (Blue) Northwest	26.12%	**32.09%**	**32.09%**	28.36%	19.40%
Zone 2 (Yellow) Northeast	26.17%	15.89%	29.91%	14.02%	**48.60%**
Zone 3 (Purple) Southwest	**35.62%**	20.55%	19.18%	26.03%	20.55%
Zone 4 (Orange) Central	33.46%	17.47%	18.59%	14.87%	**41.64%**
Zone 5 (Green) South Central	29.68%	18.71%	21.69%	8.58%	**42.55%**
Zone 6 (Pink) Southeast	19.05%	14.29%	19.05%	14.29%	**52.38%**

FUTURE RESIDENTIAL DEVELOPMENT

What type of residential housing do you think the Village should allow to develop?

Single-family Detached

75% of respondents agree Single-family detached homes should be encouraged to develop.

Manufactured Homes

65% of respondents disagree that additional manufactured homes should be developed.

Multi-family Condominium

45% of respondents 65 years and older agree multi-family condominiums should be developed.

Conventional Subdivisions

10% of respondents believe that only more conventional subdivisions should be encouraged to develop.

Conservation Subdivisions

47% of respondents believe that more Conservation Subdivisions should be encouraged to develop.



FUTURE RURAL DEVELOPMENT

What type of land uses should be allowed in the undeveloped rural areas outside of the "Urban Service Area"?

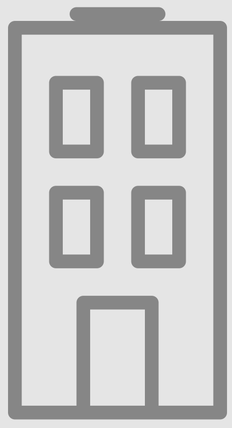
Hobby Farms (10+ acres)

66% agree Hobby Farms should be allowed to develop ouside the "Urban Service Area".



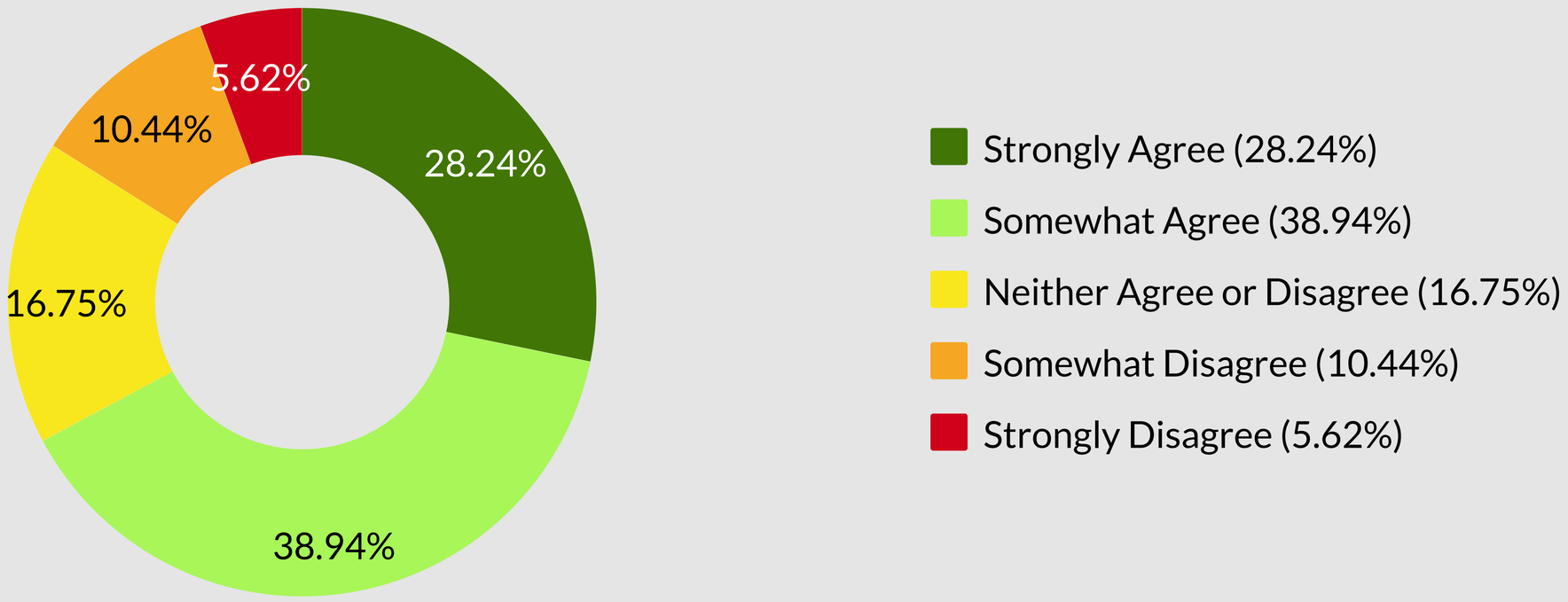
Multi-family Residential

71% disagree that multi-family residential development should be developed outside the "Urban Service Area".

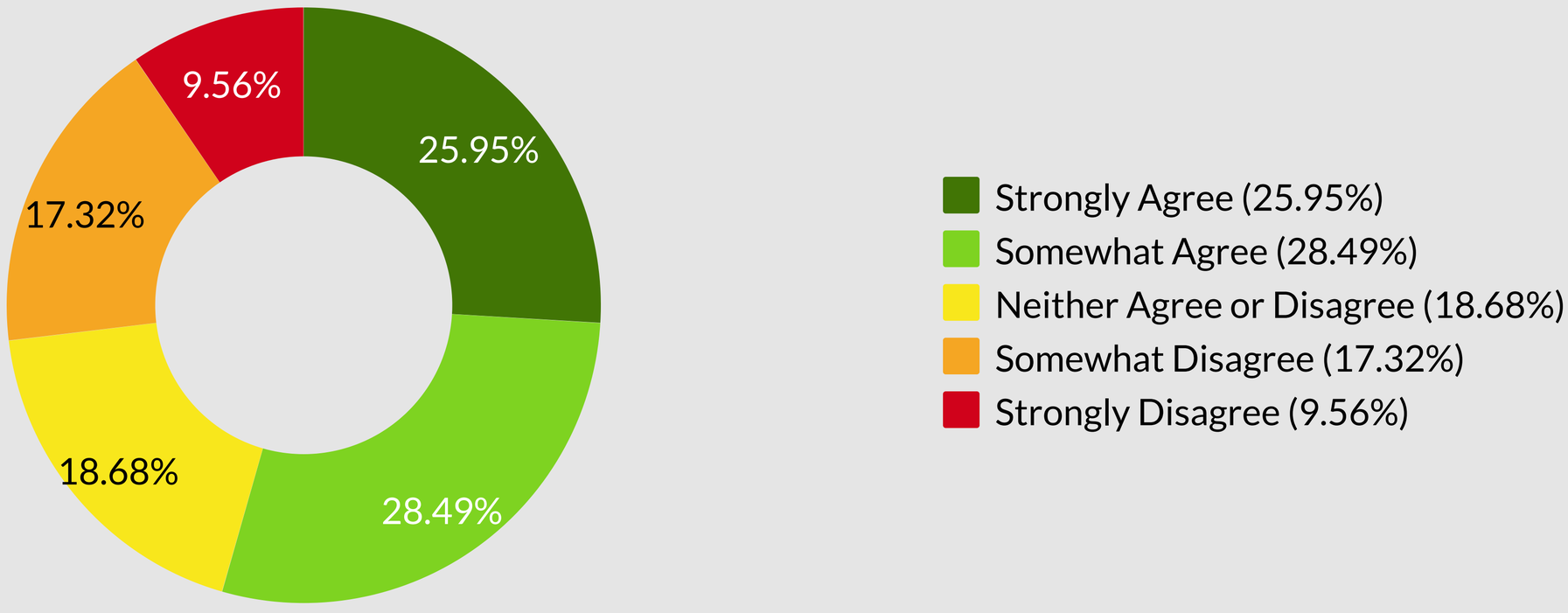


ATTITUDES TOWARD FUTURE RURAL DEVELOPMENT

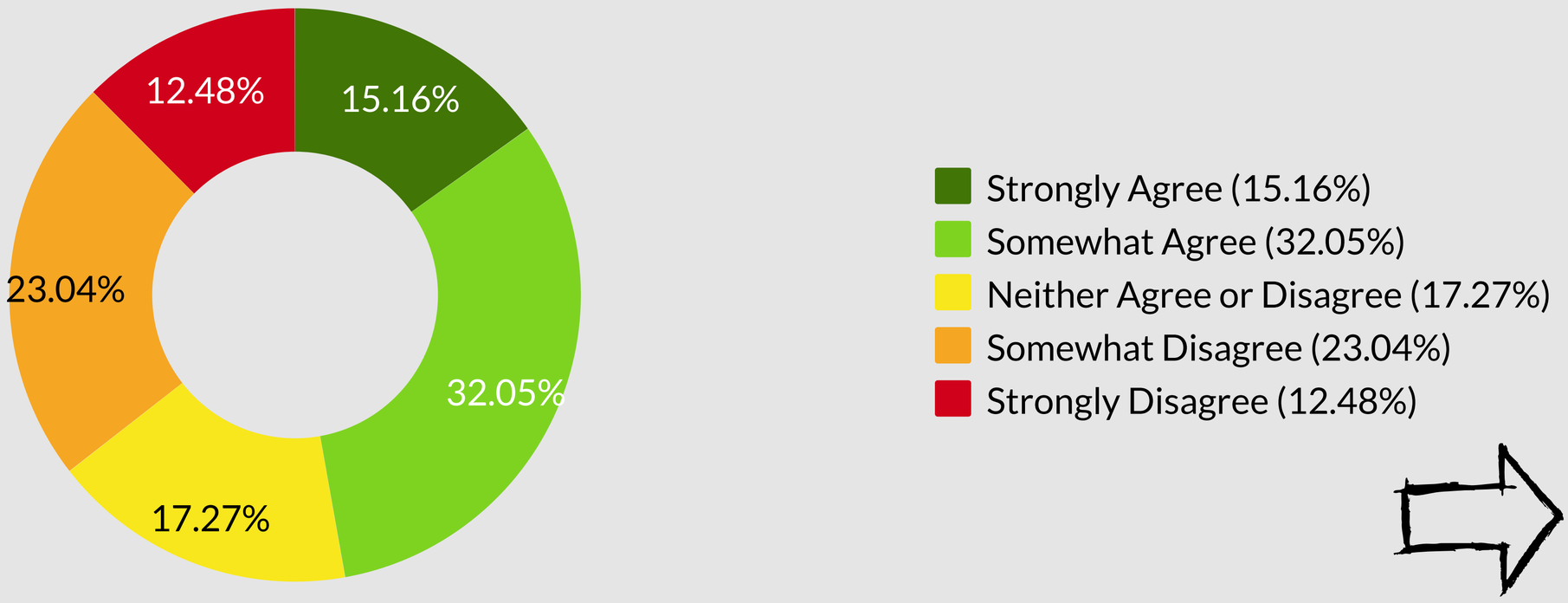
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.



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

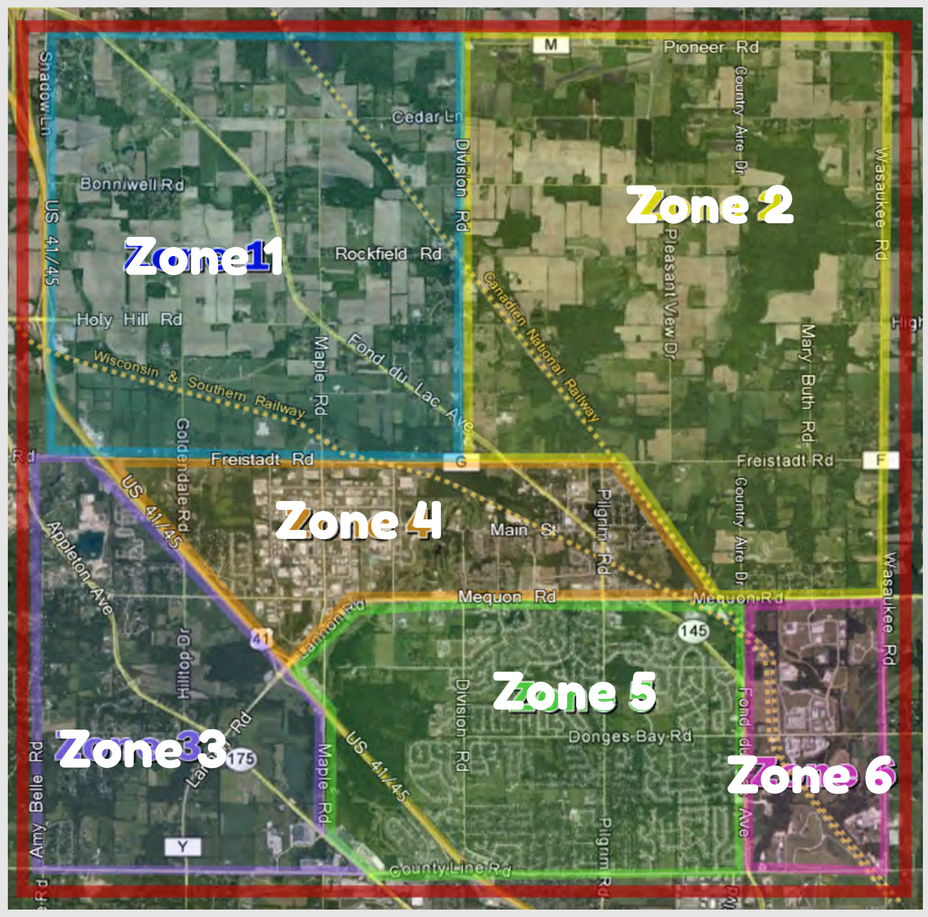


Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.



ATTITUDES TOWARD FUTURE RURAL DEVELOPMENT

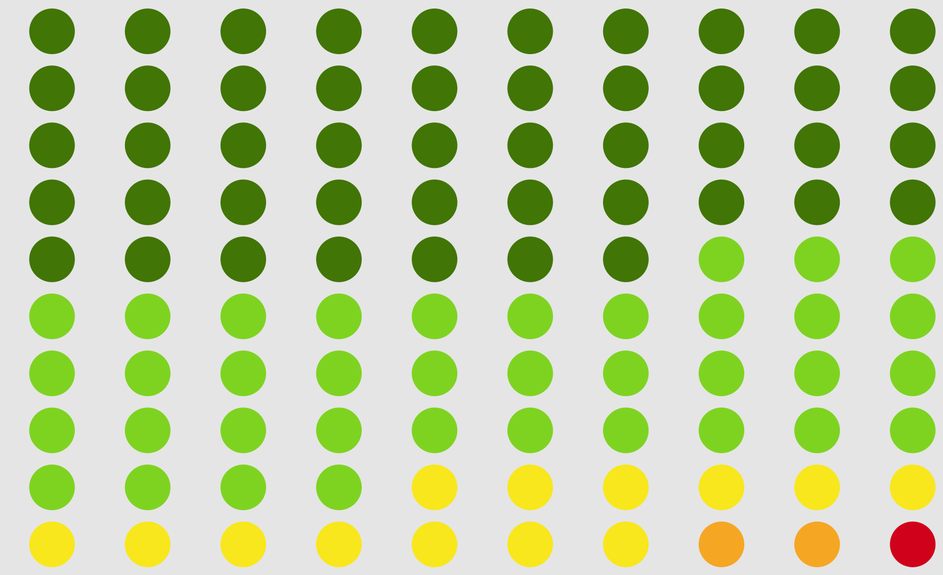
"Do attitudes change based on where a respondent lives in the Village?"



Rural Areas (Zone 1, 2, 3)		Suburban Areas (Zone 4, 5, 6)
33% STRONGLY AGREE	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.	**26%** STRONGLY AGREE
41% STRONGLY AGREE	The Village should protect ALL existing undeveloped farm and other agricultural land from future development.	**22%** STRONGLY AGREE
12% STRONGLY AGREE	Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.	**16%** STRONGLY AGREE

PARKS, RECREATION & OPEN SPACE

Overall, how satisfied are you with the quality of Germantown's parks?





73%

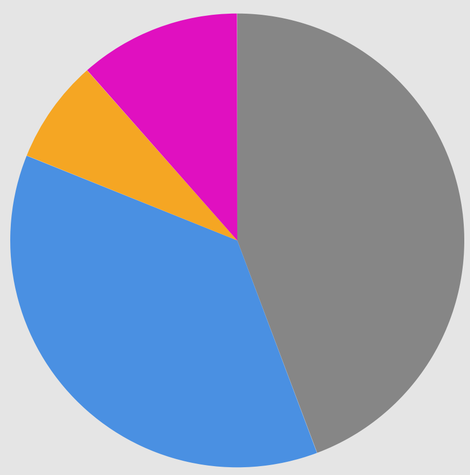
of respondents think it is important that the Village of Germantown acquires land for linear parks along the Menomonee River and other environmental corridors with paths for walking, hiking, biking, nature observation, and water access, where appropriate.

In the past year, how many times have you or members of your household...

Visited any of the Parks in the Village of Germantown?



Participated in any of the Recreational Programs offered by the Village of Germantown?



Top Parks Amenities desired by Respondents

1. **Paved Trails**
2. **Concessions/Beer Garden**
3. **Outdoor Pool/Aquatic Center**
4. **Canoe/Kayak Launch**
5. **Unpaved Trails**

73%

of respondents think Germantown has enough public "active recreation" land such baseball diamonds, soccer fields, tennis courts, basketball courts, etc.

46%

of respondents think Germantown could use more "passive recreation" land such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling, picnicking, etc.

SUPPORTED DEVELOPMENT TYPES

"Germantown Gateway" Area

Most Supported Types of Development

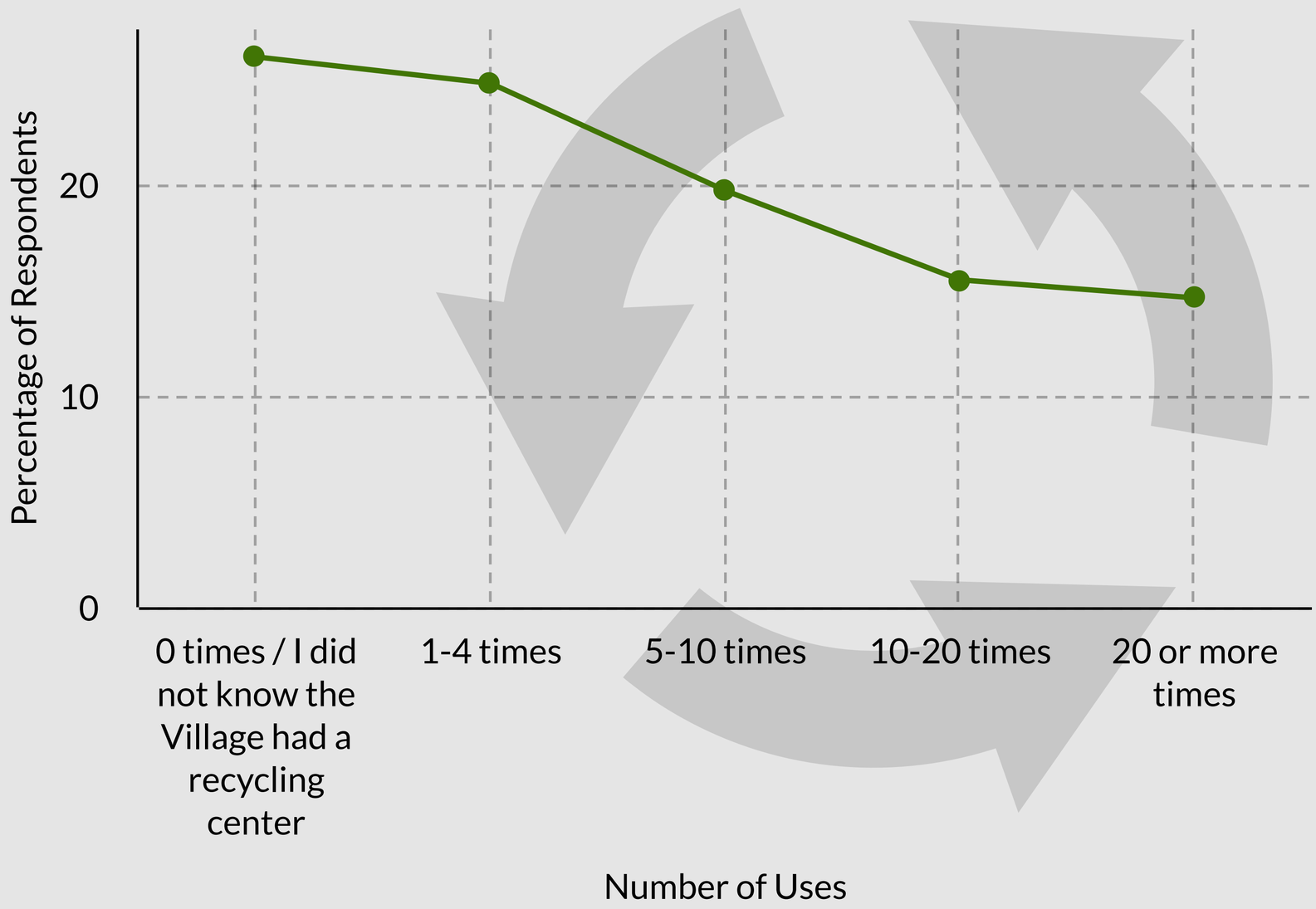
- Sit-down & Family Restaurants
- Specialty Retail & Boutiques
- Large-Lot Single-family Residential
- Grocery Stores

Least Supported Types of Development

- Multi-family Residential (apartments & condos)
- "Big Box" Retail/ Department Stores
- Independent & Assisted Senior Housing
- Offices, Banks & Financial Institutions

VILLAGE SERVICES

Over the past year, how many times have you used the Village's Recycling Center?



58%

of respondents would prefer the Village's Recycling Center be relocated within Germantown, if the existing operation needs to be modified in the future.

40%

of respondents would prefer the Village's Recycling Center be eliminated and an alternate recycling service be provided, if the existing operation needs to be modified in the future.

Q1 Do you live in Germantown?

Answered: 1,819 Skipped: 7

ANSWER CHOICES	RESPONSES	
Yes	94.78%	1,724
No	5.22%	95
TOTAL		1,819

Q2 In which residential building type do you live?

Answered: 1,712 Skipped: 114

ANSWER CHOICES	RESPONSES	
Single-family	87.50%	1,498
Two-family (duplex)	2.39%	41
Multi-family (3+ units)	5.90%	101
Other (please specify)	4.21%	72
TOTAL		1,712

Q3 Do you own a business or vacant land in Germantown?

Answered: 1,806 Skipped: 20

ANSWER CHOICES	RESPONSES	
Yes	6.48%	117
No	93.52%	1,689
TOTAL		1,806

Q4 What type of business or vacant land do you own?

Answered: 114 Skipped: 1,712

ANSWER CHOICES	RESPONSES	
Commercial (retail store, restaurant, office building, gas station, mini-warehouse, etc.)	18.42%	21
Industrial (manufacturing, warehouse, assembly, processing, construction, trucking, etc.)	21.05%	24
Residential (rental property or other residential property)	14.04%	16
Agricultural (hobby farm or other land actively used for agriculture purposes)	23.68%	27
Vacant (include wetland, floodplain, wood lots, private hunting land, or other non-agricultural undeveloped land)	22.81%	26
TOTAL		114

Q5 How many total acres of property or land do you own in the Village?

Answered: 115 Skipped: 1,711

ANSWER CHOICES	RESPONSES	
< 1 acre	21.74%	25
1-5 acres	27.83%	32
6-25 acres	33.91%	39
25-100 acres	12.17%	14
>100 acres	4.35%	5
TOTAL		115

Q6 Do you work in Germantown?

Answered: 1,794 Skipped: 32

ANSWER CHOICES	RESPONSES	
Yes	19.12%	343
No	80.88%	1,451
TOTAL		1,794

Q7 How long have you lived, worked or owned property in the Village of Germantown?

Answered: 1,793 Skipped: 33

ANSWER CHOICES	RESPONSES	
1 year or less	4.29%	77
1-5 years	18.52%	332
6-10 years	15.78%	283
11-20 years	21.53%	386
20+ years	39.88%	715
TOTAL		1,793

Q8 What is your age?

Answered: 1,781 Skipped: 45

ANSWER CHOICES	RESPONSES	
under 18	0.17%	3
18-24	1.29%	23
25-34	9.77%	174
35-44	22.96%	409
45-54	21.62%	385
55-64	21.28%	379
65 years and up	22.91%	408
TOTAL		1,781

Q9 Please indicate the number of individuals living in your household, including yourself, in the following age groups.

Answered: 1,781 Skipped: 45

	1	2	3	4+	TOTAL
0-4 years	54.55% 144	34.85% 92	4.55% 12	6.06% 16	264
5-10 years	62.59% 261	33.09% 138	3.60% 15	0.72% 3	417
11-14 years	72.73% 224	23.70% 73	1.95% 6	1.62% 5	308
15-17 years	83.02% 176	14.62% 31	1.89% 4	0.47% 1	212
18-24 years	64.85% 155	27.20% 65	5.44% 13	2.51% 6	239
25-34 years	50.78% 131	48.45% 125	0.78% 2	0.00% 0	258
35-44 years	36.20% 177	62.99% 308	0.41% 2	0.41% 2	489
45-54 years	47.71% 229	51.67% 248	0.21% 1	0.42% 2	480
55-64 years	52.00% 247	47.16% 224	0.21% 1	0.63% 3	475
65 years and up	43.98% 201	55.14% 252	0.22% 1	0.66% 3	457

Q10 Referring to the map of Germantown, please identify the general area within the Village where you live, work, or own property.

Answered: 1,751 Skipped: 75

ANSWER CHOICES	RESPONSES	
Zone 1 (BLUE.... Northwest)	9.19%	161
Zone 2 (YELLOW... Northeast)	7.31%	128
Zone 3 (PURPLE... Southwest)	5.77%	101
Zone 4 (ORANGE... Central)	18.33%	321
Zone 5 (GREEN... South Central)	57.85%	1,013
Zone 6 (PINK... Southeast)	1.54%	27
TOTAL		1,751

Q11 How would you rate the current quality of life in the Village of Germantown?

Answered: 1,728 Skipped: 98

ANSWER CHOICES	RESPONSES	
Excellent	24.94%	431
Good	58.10%	1,004
Average	14.64%	253
Fair	2.03%	35
Poor	0.29%	5
TOTAL		1,728

Q12 Over the past [Q7], how has the quality of life changed in the Village of Germantown?

Answered: 1,717 Skipped: 109

ANSWER CHOICES	RESPONSES	
Significantly Improved	6.70%	115
Somewhat Improved	35.76%	614
Neither Improved or Declined... Stayed the Same	39.14%	672
Somewhat Declined	16.66%	286
Significantly Declined	1.75%	30
TOTAL		1,717

Q13 How important are the following items on the quality of life in Germantown?

Answered: 1,691 Skipped: 135

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
Public services (fire/police)	84.01% 1,413	10.52% 177	3.86% 65	0.65% 11	0.95% 16	1,682	1.76
Community events/activities	28.77% 483	48.90% 821	17.09% 287	4.11% 69	1.13% 19	1,679	1.00
Condition of roads	63.81% 1,072	31.37% 527	3.75% 63	0.48% 8	0.60% 10	1,680	1.57
Availability of parking	14.96% 250	35.49% 593	33.87% 566	10.95% 183	4.73% 79	1,671	0.45
Availability of shopping	29.88% 502	46.31% 778	16.43% 276	6.13% 103	1.25% 21	1,680	0.97
Parks and open space	53.69% 903	33.41% 562	10.05% 169	2.02% 34	0.83% 14	1,682	1.37
Nearby schools	42.65% 714	23.84% 399	22.64% 379	5.68% 95	5.20% 87	1,674	0.93
Low crime	91.49% 1,538	7.02% 118	0.77% 13	0.00% 0	0.71% 12	1,681	1.89
Quiet neighborhood	65.02% 1,095	29.57% 498	3.80% 64	1.01% 17	0.59% 10	1,684	1.57
Property maintenance	54.07% 909	38.55% 648	5.89% 99	0.83% 14	0.65% 11	1,681	1.45
Good neighbors	69.70% 1,173	25.43% 428	3.92% 66	0.36% 6	0.59% 10	1,683	1.63
Diversity of age	18.32% 307	37.05% 621	30.49% 511	8.89% 149	5.25% 88	1,676	0.54
Diversity of race	17.28% 289	31.04% 519	34.27% 573	9.45% 158	7.95% 133	1,672	0.40
Mix of uses	12.97% 209	33.89% 546	42.77% 689	6.02% 97	4.35% 70	1,611	0.45

Q14 If you could change one thing about the Village of Germantown, what would it be? (alright, feel free to list everything you would change)

Answered: 1,232 Skipped: 594

Q15 Overall, how satisfied are you with the quality of Germantown's parks?

Answered: 1,674 Skipped: 152

ANSWER CHOICES	RESPONSES	
Very satisfied	47.37%	793
Somewhat satisfied	36.44%	610
Neutral	12.90%	216
Somewhat disappointed	2.39%	40
Disappointed	0.84%	14
TOTAL		1,674

Q16 Do you think Germantown has enough public "active recreation" land such as baseball diamonds, soccer fields, tennis court, basketball courts, etc?

Answered: 1,673 Skipped: 153

ANSWER CHOICES	RESPONSES	
Yes	73.04%	1,222
No	11.06%	185
Don't Know	15.90%	266
TOTAL		1,673

Q17 Do you think Germantown has enough public "passive recreation" land such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling, picnicking, etc?

Answered: 1,671 Skipped: 155

ANSWER CHOICES	RESPONSES	
Yes	38.96%	651
No	46.38%	775
Don't Know	14.66%	245
TOTAL		1,671

Q18 In the PAST YEAR, how many times have you or members of your household...

Answered: 1,669 Skipped: 157

	NOT AT ALL	1-5 TIMES	6-10 TIMES	MORE THAN 10 TIMES	TOTAL
Visited any of the PARKS in the Village of Germantown?	6.78% 113	30.53% 509	15.78% 263	46.91% 782	1,667
Participated in any of the RECREATIONAL PROGRAMS offered by the Village of Germantown?	44.28% 736	36.82% 612	7.40% 123	11.49% 191	1,662

Q19 What activities/amenities do you or anyone in your household think Germantown's Parks need more of? (check all that apply)

Answered: 1,573 Skipped: 253

ANSWER CHOICES	RESPONSES	
Archery Ranges	10.74%	169
Basketball Courts	7.76%	122
Baseball/Softball Fields	6.42%	101
Beer Garden/Concessions	39.22%	617
Canoe/Kayak Launch (Water Access)	29.88%	470
Community Center (Classrooms, Gym)	21.36%	336
Cross Country Ski Trails	13.80%	217
Disc Golf Courses	9.22%	145
Dog Parks	22.82%	359
Football Fields	2.10%	33
Lacrosse Fields	0.76%	12
Outdoor Ice Skating Rinks	26.38%	415
Outdoor Pool/Aquatic Center	37.57%	591
Pathways - Paved	46.79%	736
Pathways - Unpaved	29.88%	470
Pickleball Courts	6.29%	99
Playground Equipment	9.22%	145
Rentable Shelters	11.70%	184
Restrooms (flushable)	26.45%	416
Skateparks	2.86%	45
Soccer Fields	4.58%	72
Spraygrounds	10.68%	168
Tennis Courts	4.45%	70
None	12.21%	192
Total Respondents: 1,573		

Q20 How important do you think it is that the Village of Germantown acquires each of the following for future public park areas?

Answered: 1,631 Skipped: 195

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	UNIMPORTANT	TOTAL
Neighborhood parks of 5-20 acres that include play equipment, basketball courts, small park shelters, open play area, and/or wooded area with walking trails	24.81% 401	37.81% 611	22.34% 361	5.94% 96	9.10% 147	1,616
Community parks of 20-100 acres that include athletic fields, restrooms, shelters with kitchen facilities, parking, trail systems, and/or winter recreation areas	21.71% 351	35.81% 579	24.06% 389	8.53% 138	9.89% 160	1,617
Linear parks along the Menomonee River and other environmental corridors with paths for walking, hiking, biking, nature observation, and water access, where appropriate	37.43% 609	35.77% 582	16.47% 268	4.36% 71	5.96% 97	1,627
A youth-sports complex with concession building for baseball, soccer, football games	17.17% 276	24.21% 389	30.24% 486	11.51% 185	16.86% 271	1,607

Q21 As the Village continues to grow and development occurs, how do you feel about the Village preserving our rural character and protecting existing farm and other agricultural land from development?

Answered: 1,630 Skipped: 196

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE OR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
The Village should protect ALL existing undeveloped farm and other agricultural land from future development	25.95% 418	28.49% 459	18.68% 301	17.32% 279	9.56% 154	1,611	2.56
Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose	15.16% 244	32.05% 516	17.27% 278	23.04% 371	12.48% 201	1,610	2.86
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	28.24% 457	38.94% 630	16.75% 271	10.44% 169	5.62% 91	1,618	2.26

Q22 As the Village continues to grow and development occurs, what type of land uses and development do you think the Village should allow in the undeveloped rural areas OUTSIDE of the "Urban Service Area"?

Answered: 1,563 Skipped: 263

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE OR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
No new development should be allowed; only farming and other agricultural uses	12.43% 191	20.12% 309	24.35% 374	25.98% 399	17.12% 263	1,536
Hobby farms (10+ acres)	23.37% 359	42.90% 659	25.33% 389	5.60% 86	2.80% 43	1,536
Single-family residential uses on Estate-sized lots (10+ acres)	15.07% 231	34.77% 533	25.31% 388	14.55% 223	10.31% 158	1,533
Single-family residential uses on Large lots (5+ acres)	15.67% 241	36.87% 567	24.90% 383	12.61% 194	9.95% 153	1,538
Single-family residential uses on Medium Lots (3-5 acres)	16.20% 248	36.77% 563	24.69% 378	11.23% 172	11.10% 170	1,531
Single-family residential uses on Small lots (3 acres or less)	14.32% 220	33.27% 511	21.74% 334	16.73% 257	13.93% 214	1,536
Multi-family residential development (apartments, condos, duplexes)	2.78% 43	11.33% 175	14.44% 223	20.73% 320	50.71% 783	1,544
Commercial development (retail shopping & services)	10.47% 162	29.93% 463	18.62% 288	15.32% 237	25.66% 397	1,547
Light Industrial & Manufacturing development	6.21% 96	27.06% 418	23.17% 358	18.38% 284	25.18% 389	1,545

Q23 As the Village continues to grow and development occurs, what type of new residential housing do you think the Village should allow to develop?

Answered: 1,570 Skipped: 256

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Housing for Seniors (assisted living & nursing facilities)	11.72% 183	31.90% 498	24.98% 390	17.94% 280	13.45% 210	1,561
Housing for Seniors (independent apartments or condos)	15.42% 240	34.51% 537	22.81% 355	14.27% 222	12.98% 202	1,556
Multi-family Apartments (rental)	2.92% 45	10.50% 162	16.33% 252	26.51% 409	43.75% 675	1,543
Multi-family Condominium (owner-occupied)	8.65% 134	28.84% 447	22.97% 356	16.84% 261	22.71% 352	1,550
Duplexes, Side-by-Sides and other Two-family Dwellings	6.25% 97	22.44% 348	24.82% 385	20.83% 323	25.66% 398	1,551
Manufactured Homes	1.95% 30	9.11% 140	23.81% 366	25.11% 386	40.01% 615	1,537
Single-family-Attached (townhouses or condos)	10.67% 165	33.44% 517	27.36% 423	13.52% 209	15.01% 232	1,546
Single-family-Detached (separate homes on separate lots)	38.43% 598	36.70% 571	16.65% 259	2.89% 45	5.33% 83	1,556

Q24 As the demand for more single-family residential housing occurs, do you think the Village should encourage one type of residential subdivision over the other?

Answered: 1,546 Skipped: 280

ANSWER CHOICES	RESPONSES	
CONVENTIONAL and CONSERVATION subdivisions should be encouraged to develop equally.	27.55%	426
More CONSERVATION subdivisions should be encouraged to develop.	46.51%	719
More CONVENTIONAL subdivisions should be encouraged to develop.	10.35%	160
I really don't have an opinion about single-family residential development.	15.59%	241
TOTAL		1,546

Q25 As the demand for multi-family housing development continues in the region, which areas of the Village do you believe are most appropriate for

this type of development? (Check all that apply.)

Answered: 1,443 Skipped: 383

ANSWER CHOICES	RESPONSES	
Anywhere served by Village Sewer and Water Utilities	29.94%	432
Near Main Street	19.54%	282
Along Mequon Road	22.52%	325
Along Pilgrim Road	12.96%	187
Near the I-41/45 Corridor	39.71%	573
Other (please specify)	18.09%	261
Total Respondents: 1,443		

Q26 Please rank the following factors in order of importance, where 1 is the most important to you and 5 is the least important to you, if a different type of residential structure (i.e. assisted living, multi-family) was planned to be built next to your property.

Answered: 1,496 Skipped: 330

	1	2	3	4	5	TOTAL	SCORE
Lighting levels should be the same as my neighborhood and not intrude onto my property	13.26% 178	17.88% 240	19.37% 260	24.14% 324	25.41% 341	1,342	2.70
Noise levels should be the same as in my neighborhood	20.75% 277	27.04% 361	23.60% 315	17.90% 239	10.71% 143	1,335	3.29
Appearance of new structures including the architecture and materials should be high quality and comparable to my neighborhood	26.81% 363	20.90% 283	21.49% 291	16.17% 219	14.62% 198	1,354	3.29
Buffers and screens between properties (landscaping, fences, etc.) should be substantial and hide the new development from my view	19.57% 275	14.73% 207	17.51% 246	21.21% 298	27.05% 380	1,405	2.79
Property maintenance and upkeep of the buildings and grounds should be performed regularly	25.92% 375	19.97% 289	18.87% 273	17.00% 246	18.24% 264	1,447	3.18

Q27 As the Village continues to grow, do you think there is a need for MORE or LESS of the following types of development ANYWHERE in the Village?

Answered: 1,518 Skipped: 308

	SIGNIFICANTLY MORE	SOMEWHAT MORE	NO MORE...NO LESS	SOMEWHAT LESS	SIGNIFICANTLY LESS	TOTAL	WEIGHTED AVERAGE
Specialty Retail & Boutiques	15.52% 231	40.73% 606	33.13% 493	6.65% 99	3.97% 59	1,488	0.5
Fast-Food Restaurants	2.61% 39	18.33% 274	47.69% 713	14.85% 222	16.52% 247	1,495	-0.2
Sit-down & Family Restaurants	36.20% 543	49.13% 737	11.40% 171	1.93% 29	1.33% 20	1,500	1.1
Entertainment/Attractions	18.46% 274	42.79% 635	31.54% 468	3.77% 56	3.44% 51	1,484	0.6
Hotels/Motels	1.08% 16	15.76% 234	63.91% 949	10.37% 154	8.89% 132	1,485	-0.1
"Big Box" Retail/Department Stores	2.60% 39	12.81% 192	47.50% 712	17.88% 268	19.21% 288	1,499	-0.3
Discount/Dollar stores	0.80% 12	2.59% 39	43.51% 654	24.48% 368	28.61% 430	1,503	-0.7
Gas Stations & Convenience Stores	1.00% 15	8.29% 124	66.56% 995	12.37% 185	11.77% 176	1,495	-0.2
Hospitals & Clinics	3.60% 54	22.84% 343	62.12% 933	5.79% 87	5.66% 85	1,502	0.1
Offices, Banks & Financial Institutions	1.93% 29	13.06% 196	62.82% 943	12.06% 181	10.13% 152	1,501	-0.1
Industrial & Manufacturing Buildings	2.96% 44	22.41% 333	46.57% 692	15.81% 235	12.25% 182	1,486	-0.1
Large-lot Single-family Residential (1+ acre lots)	12.33% 183	42.72% 634	32.35% 480	8.15% 121	4.45% 66	1,484	0.5
Small-lot Single-family Residential (< 1 acre lots)	10.19% 152	31.86% 475	34.21% 510	13.48% 201	10.26% 153	1,491	0.1
Multi-family Residential (Apartments or condominiums)	1.54% 23	11.98% 179	30.05% 449	22.49% 336	33.94% 507	1,494	-0.7
Manufactured Homes	0.34% 5	4.03% 60	31.20% 464	24.82% 369	39.61% 589	1,487	-0.9
Independent & Assisted Senior Housing	3.76% 56	24.63% 367	42.62% 635	14.50% 216	14.50% 216	1,490	-0.1
Hobby Farms (10+ acres)	9.32% 139	33.13% 494	45.81% 683	7.11% 106	4.63% 69	1,491	0.3

Q28 As the Village grows and development occurs, do you support the following specific types of development in the "Germantown Gateway" area?

Answered: 1,495 Skipped: 331

	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NEITHER SUPPORT OR OPPOSE	SOMEWHAT OPPOSE	STRONGLY OPPOSE	TOTAL
Specialty Retail & Boutiques	20.64% 305	32.48% 480	27.88% 412	10.08% 149	8.93% 132	1,478
Fast-food Restaurants	8.58% 127	27.62% 409	28.36% 420	16.21% 240	19.24% 285	1,481
Sit-down & Family Restaurants	34.48% 512	42.42% 630	14.01% 208	3.03% 45	6.06% 90	1,485
"Big Box" Retail/Department Stores (Costco, Wal-Mart, Menards)	8.06% 120	19.48% 290	25.39% 378	20.28% 302	26.80% 399	1,489
Grocery Stores	13.33% 198	38.11% 566	29.97% 445	8.82% 131	9.76% 145	1,485
Gas Stations & Convenience Stores	8.56% 127	30.32% 450	38.54% 572	11.52% 171	11.05% 164	1,484
Hospitals & Clinics	11.87% 176	29.60% 439	38.64% 573	10.25% 152	9.64% 143	1,483
Offices, Banks & Financial Institutions	6.91% 102	23.49% 347	42.18% 623	12.86% 190	14.56% 215	1,477
Large-lot Single-family Residential (1+ acre lots)	18.13% 267	33.94% 500	28.85% 425	10.45% 154	8.62% 127	1,473
Small-lot Single-family Residential (< 1 acre lots)	12.39% 183	29.59% 437	30.47% 450	14.01% 207	13.54% 200	1,477
Multi-family Residential (Apartments & Condos)	4.80% 71	14.94% 221	25.90% 383	16.97% 251	37.39% 553	1,479
Independent & Assisted Senior Housing	6.28% 93	22.89% 339	35.99% 533	14.25% 211	20.59% 305	1,481

Q29 The Village has a Recycling Center to drop off grass, leaves, branches, waste oil and antifreeze. Over the past year, how many times have you used the Village's Recycling Center?

Answered: 1,521 Skipped: 305

ANSWER CHOICES	RESPONSES	
I did not know the Village operates a recycling center.	8.02%	122
0 times	17.95%	273
1-4 times	24.72%	376
5-10 times	19.66%	299
10-20 times	15.45%	235
20 or more times	14.20%	216
TOTAL		1,521

Q30 The Village Recycling Center is located on the west end of Main Street within the Menomonee River Environmental Corridor. Due to the

designation of this area, the size of the facility and the services provided at this site are limited. If the recycling center operation needs to be modified in the future, which of the following would you prefer to see happen:

Answered: 1,443 Skipped: 383

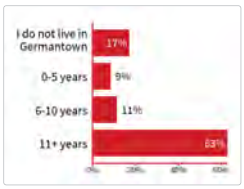
ANSWER CHOICES	RESPONSES	
Relocate the Village Recycling Center to another location within Germantown	58.42%	843
Eliminate the Village's Recycling Center services and provide alternative recycling services through Waste Management's County Line Road facility, providing equal or more hours of operation at no cost to residents	40.19%	580
Eliminate the Village's Recycling Center services	1.39%	20
TOTAL		1,443

Germantown PIM #1

Current run (last updated Jul 24, 2019 12:27pm)

17	43	43	82%
Polls	Participants	Average responses	Average engagement

How long have you lived in Germantown?



Response options	Count	Percentage
I do not live in Germantown	6	17%
0-5 years	3	9%
6-10 years	4	11%
11+ years	**22**	**63%**

81% Engagement

35 Responses

Which zone do you live in?



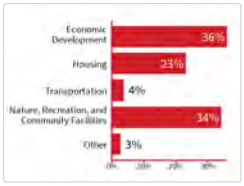
Response options	Count	Percentage
	29	100%



67% Engagement

29 Responses

What topic(s) are you most interested in discussing at the meeting tonight?



Response options	Count	Percentage
Economic Development	**39**	**36%**
Housing	25	23%
Transportation	4	4%
Nature, Recreation, and Community Facilities	37	34%
Other	3	3%

84% Engagement

108 Responses

What is the best thing about living in Germantown?



Responses

People | Community | Maintain charm and quality of life style.

Bike paths, walking paths, shops , coffee, restaurants keep schools excellent.

More non- chain restaurants | Well run | Defined vibrant downtown

More parks and open spaces. Controlled economic development | Location

Rejuvenate main street | Activities | Growth

Quality of life. Quality of education. Quality of police and fire safety. | Safety | School

Accessible | Proximity

It's quiet, but also close to jobs. It has agriculture, nice parks and various recreation.

Parks | Near Milwaukee | Friends | School | Schools neighbors community | School

Small town feel | Safety | Community | It feels like home | Size | Close location

Parks | House paid for | Nature | Rural feel | family community

Proximity to freeway getting to downtown | Close community | Small town/ schools

Neighbors | Proximity | Safety | People | Friendly people | The school district

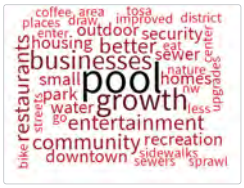
Location | Openness | Community | Community | Community and residents | People

Community | Community | Schools | Open space

86% Engagement

54 Responses

What would you like to see happen in Germantown?



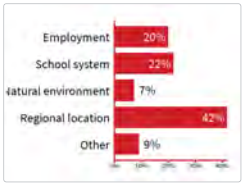
Responses

Enter entertainment district to be a draw for consumers. Improved streets, sidewalks and nature. Water and sewer upgrades
Pool | Municipal Water | Outdoor pool | Entertainment | Places to eat
Strong neighborhoods | More homes | Growth of businesses
Sewers to NW Germantown | Less sprawl | Restaurants
More bike paths, recreation, shops, coffee, restaurants. | Entertainment
Maintain housing quslity | More and better parks | Growth | Better downtown | Pool
Businesses | Affordable single family homes. | Community pool | More small businesses
An outdoor community swimming area or pool like Hoyt Park in Tosa
Sanitary sewer to the northern village | Growth | Growth | Better non-chain restaurants
Things to bring people here | Controlled growth | More housing choices | Walkability
Redevelopment | Keep rural feeling | Trails | Expansion
Stop and go lights work properly | Community pool | Recreation center | Security
Small businesses | Development | Pool
Controlled economic development and more park space | Rejuvenate main street | Pool
Downtown development and popularity | Improve security

77% Engagement

48 Responses

What is your primary reason for living in Germantown?

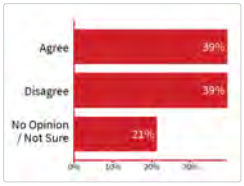


Response options	Count	Percentage
Employment	11	20%
School system	12	22%
Natural environment	4	7%
Regional location	**23**	**42%**
Other	5	9%

77% Engagement

55 Responses

"Germantown needs more parks."

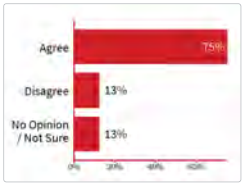


Response options	Count	Percentage
Agree	**13**	**39%**
Disagree	**13**	**39%**
No Opinion / Not Sure	7	21%

77% Engagement

33 Responses

"Germantown has the right level of municipal services (fire, police, garbage, etc.)."

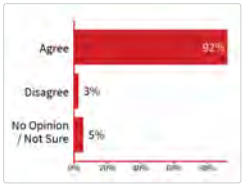


Response options	Count	Percentage
Agree	**24**	**75%**
Disagree	4	13%
No Opinion / Not Sure	4	13%

74% Engagement

32 Responses

"Germantown needs more restaurants."

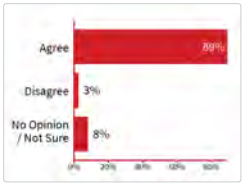


Response options	Count	Percentage
Agree	**34**	**92%**
Disagree	1	3%
No Opinion / Not Sure	2	5%

86% Engagement

37 Responses

"Germantown needs more recreational and cultural amenities."

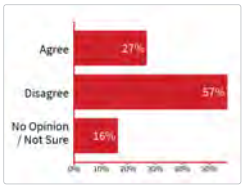


Response options	Count	Percentage
Agree	**33**	**89%**
Disagree	1	3%
No Opinion / Not Sure	3	8%

86% Engagement

37 Responses

"Germantown needs high-quality, multi-family housing opportunities."

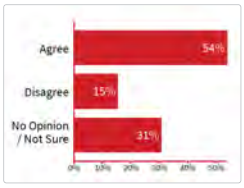


Response options	Count	Percentage
Agree	10	27%
Disagree	**21**	**57%**
No Opinion / Not Sure	6	16%

86% **Engagement**

37 Responses

"Germantown needs more employment opportunities."

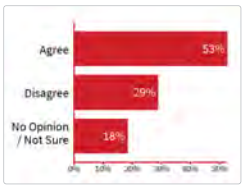


Response options	Count	Percentage
Agree	**21**	**54%**
Disagree	6	15%
No Opinion / Not Sure	12	31%

91% **Engagement**

39 Responses

"Germantown needs more natural space."

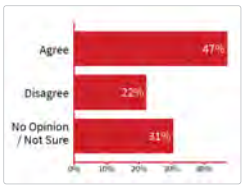


Response options	Count	Percentage
Agree	**20**	**53%**
Disagree	11	29%
No Opinion / Not Sure	7	18%

88% **Engagement**

38 Responses

"Germantown is a fun place to live."

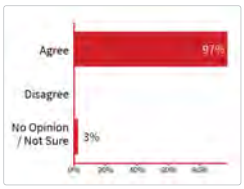


Response options	Count	Percentage
Agree	**17**	**47%**
Disagree	8	22%
No Opinion / Not Sure	11	31%

84% **Engagement**

36 Responses

"Germantown is a good place to raise a family."

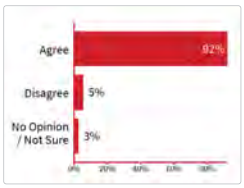


Response options	Count	Percentage
Agree	**36**	**97%**
Disagree	0	0%
No Opinion / Not Sure	1	3%

86% **Engagement**

37 Responses

"Germantown is a safe place to live."

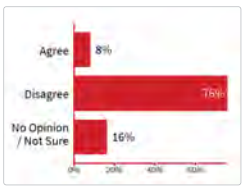


Response options	Count	Percentage
Agree	**34**	**92%**
Disagree	2	5%
No Opinion / Not Sure	1	3%

86% **Engagement**

37 Responses

"Germantown satisfies all of my needs."



Response options	Count	Percentage
Agree	3	8%
Disagree	**28**	**76%**
No Opinion / Not Sure	6	16%

86% **Engagement**

37 Responses

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

Questions from the Public Polling Session

**The questions that appear on this worksheet are the same questions that appear in the Public Polling Session during tonight's meeting. You may respond to these questions by filling out this sheet, or by using a smart phone during the Public Polling Session.*

1. How long have you lived in Germantown?

a. I don't live in Germantown
b. 0-5 years
c. 6-10 years
d. 11+ years

2. Using the map below, which zone do you live in? 6



3. What topic(s) are you most interested in discussing at the meeting tonight?

a. Economic Development
b. Housing
c. Transportation
d. Nature, Recreation, and Community Facilities
e. Other: _____

4. What is the best thing about living in Germantown? the people

5. What would you like to see happen in Germantown? expanded services, more opportunities for families

6. What is your primary reason for living in Germantown?

a. Employment
b. School system
c. Natural environment
d. Regional location
e. Other: _____

7. What is your opinion on the following?

"Germantown needs more parks."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown has the right level of municipal services (fire, police, garbage, etc.)."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more restaurants."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more recreational and cultural amenities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs high-quality, multi-family housing opportunities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more employment opportunities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more natural space."

a. Agree
b. Disagree
c. No Opinion / Not Sure

8. What is your opinion on the following?

"Germantown is a fun place to live."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown is a good place to raise a family."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown is a safe place to live."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown satisfies all of my needs."

a. Agree
b. Disagree
c. No Opinion / Not Sure

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Tuesday, July 23, 2019

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1. How long have you lived in Germantown?

a. I don't live in Germantown
b. 0-5 years
c. 6-10 years
d. 11+ years

2. Using the map below, which zone do you live in? ZONE 2



3. What topic(s) are you most interested in discussing at the meeting tonight?

a. Economic Development
b. Housing
c. Transportation
d. Nature, Recreation, and Community Facilities
e. Other: _____

4. What is the best thing about living in Germantown? QUALITY OF LIFE

5. What would you like to see happen in Germantown? 2 ACRE LOTS NORTH OF FRIESTADT
5 ACRE IS TOO BIG

6. What is your primary reason for living in Germantown?

a. Employment
b. School system
c. Natural environment
d. Regional location
e. Other: _____

7. What is your opinion on the following?

"Germantown needs more parks."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown has the right level of municipal services (fire, police, garbage, etc.)."

a. Agree
b. Disagree
c. No Opinion / Not Sure

NEED BIGGER FIRE & POLICE DEPTS

"Germantown needs more restaurants."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more recreational and cultural amenities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs high-quality, multi-family housing opportunities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more employment opportunities."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown needs more natural space."

a. Agree
b. Disagree
c. No Opinion / Not Sure

8. What is your opinion on the following?

"Germantown is a fun place to live."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown is a good place to raise a family."

a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown is a safe place to live."

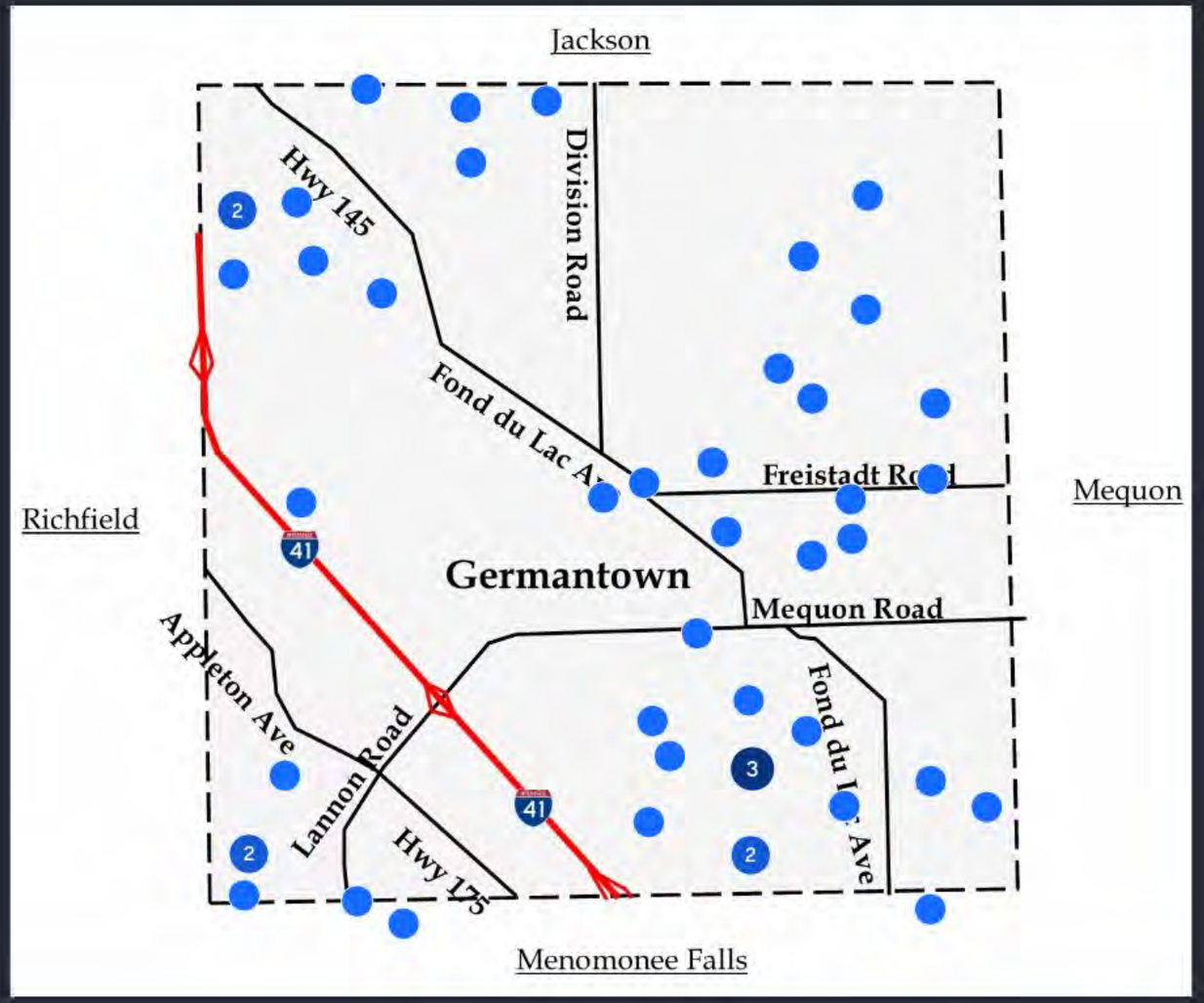
a. Agree
b. Disagree
c. No Opinion / Not Sure

"Germantown satisfies all of my needs."

a. Agree
b. Disagree
c. No Opinion / Not Sure

Where do you live or own property?

Mentimeter



46

How long have you lived or owned property in Germantown?

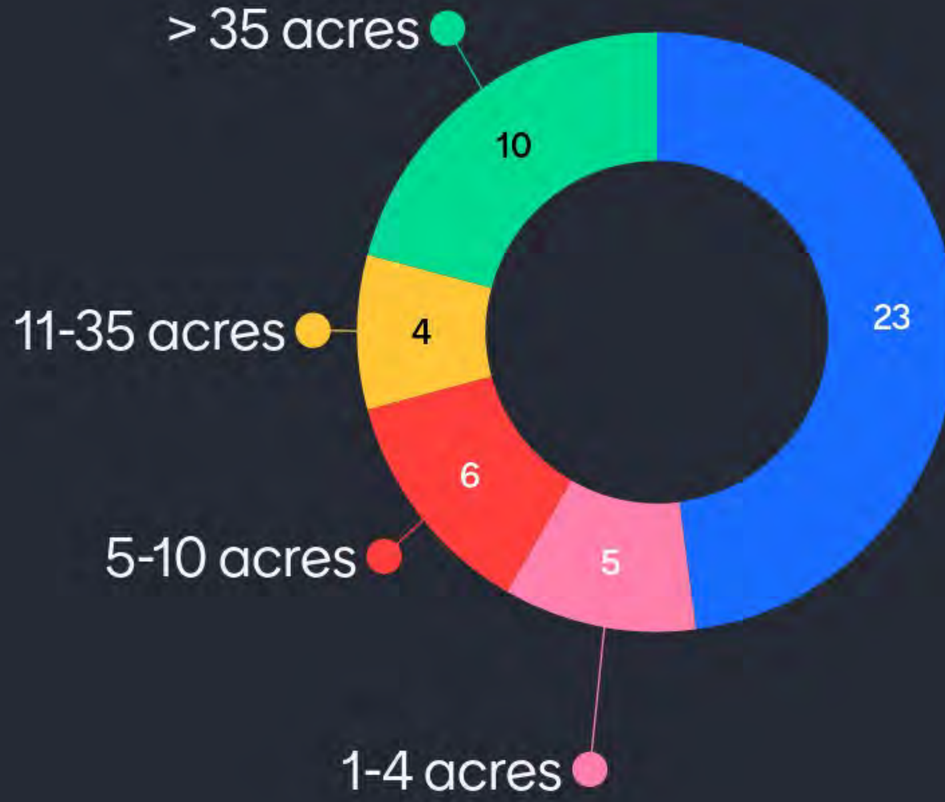
Mentimeter



49

If you own or take care of property in Germantown, how many acres of land do you own or manage?

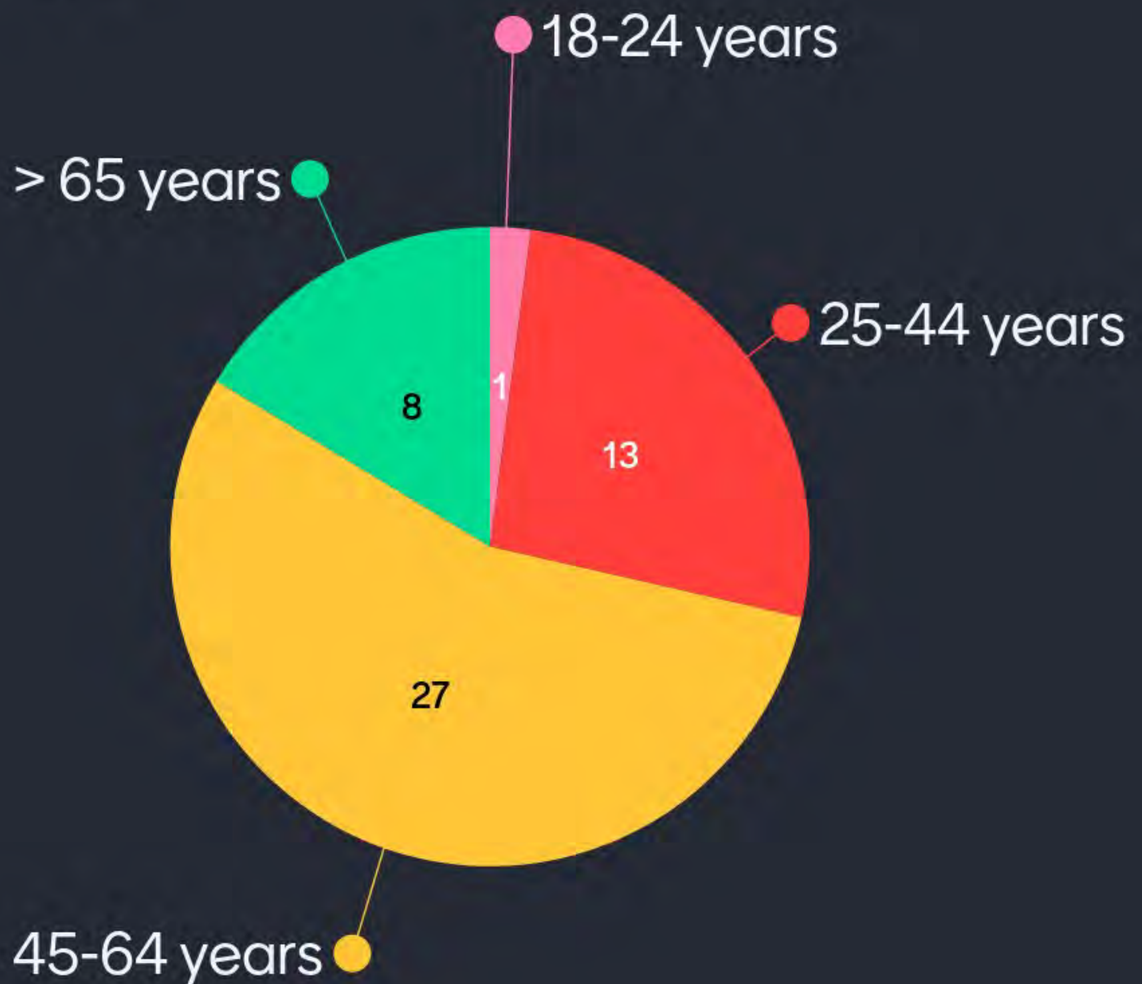
Mentimeter



48

How old are you?

Mentimeter



49

In one or two words, what do you think of when you hear "Rural Preservation"?

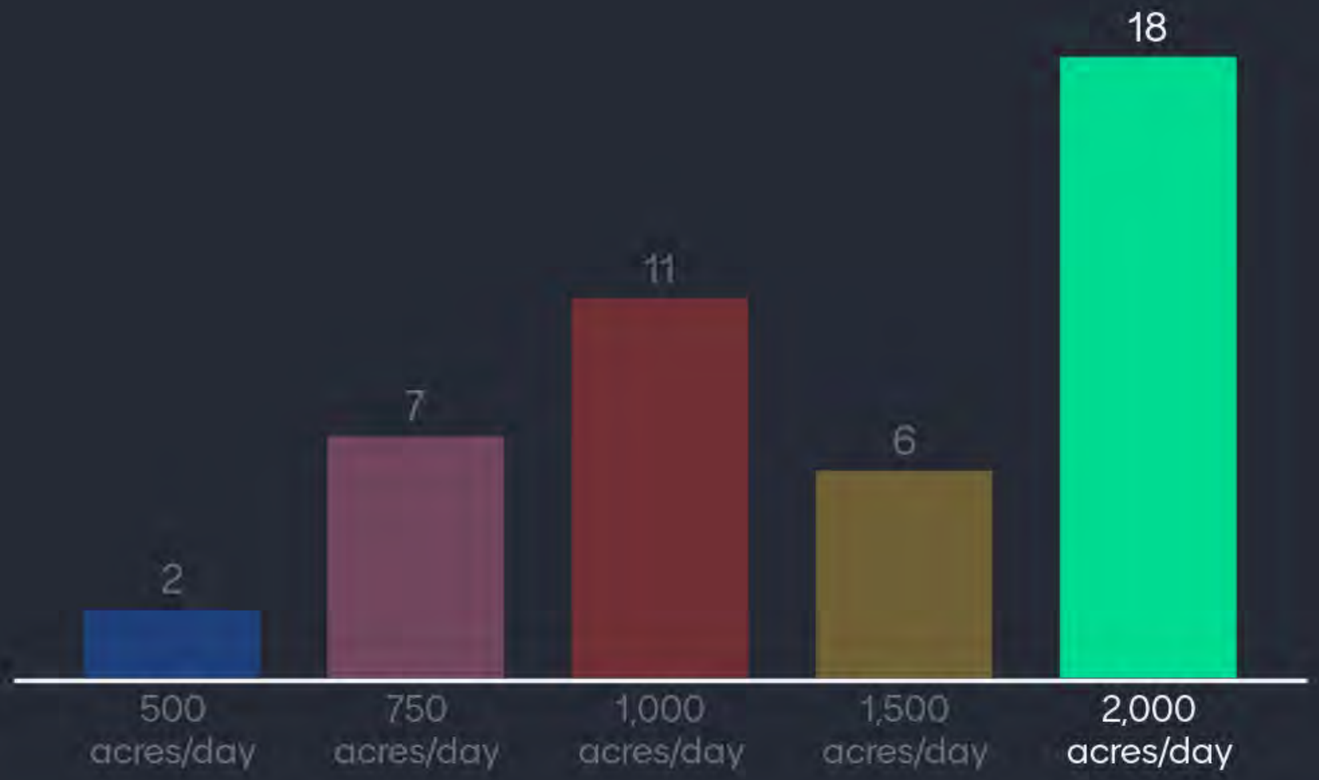
Mentimeter



59

According to the American Farmland Trust, how many total acres of farmland is developed or converted to other non-farm uses each day in the US?

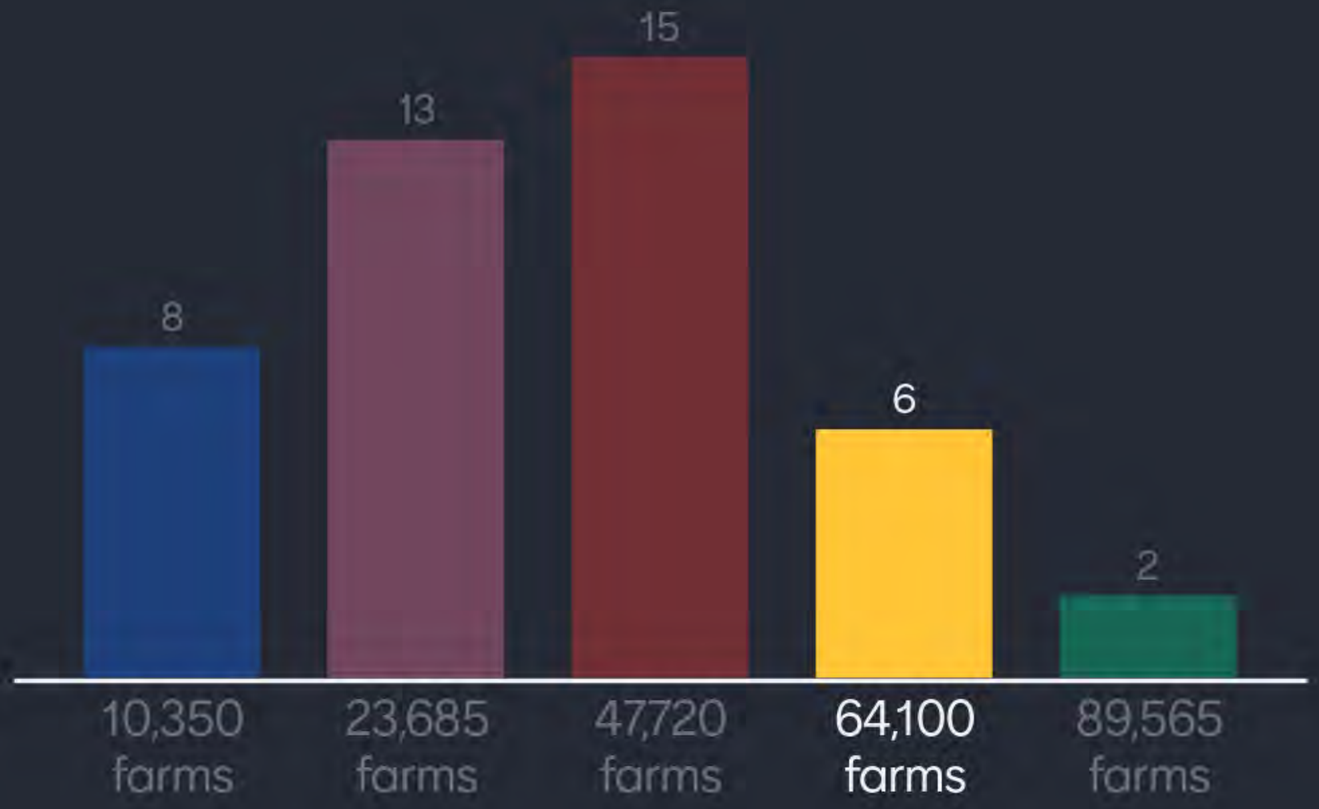
Mentimeter



44

The number of farms in WI decreased 10% between 2011 and 2021. How many total farms were operating in WI in 2021?

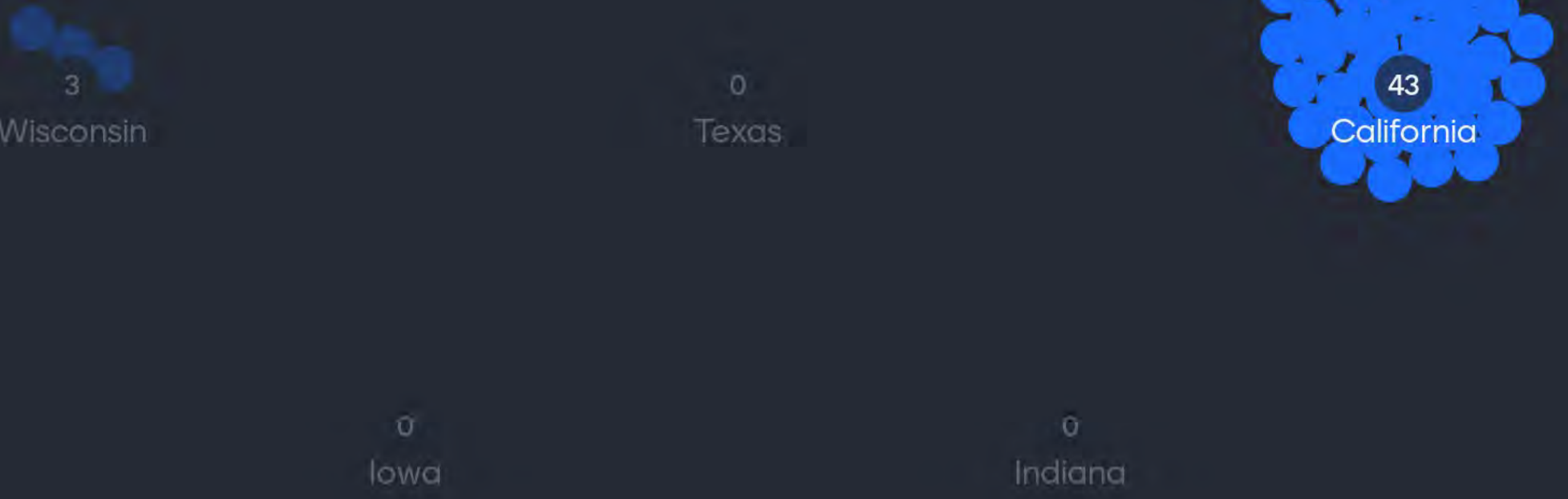
Mentimeter



44

WI is considered to be “America’s Dairyland”. Which state led the nation in milk production in 2021? (w/ 13.8% of the total milk produced in the US.)

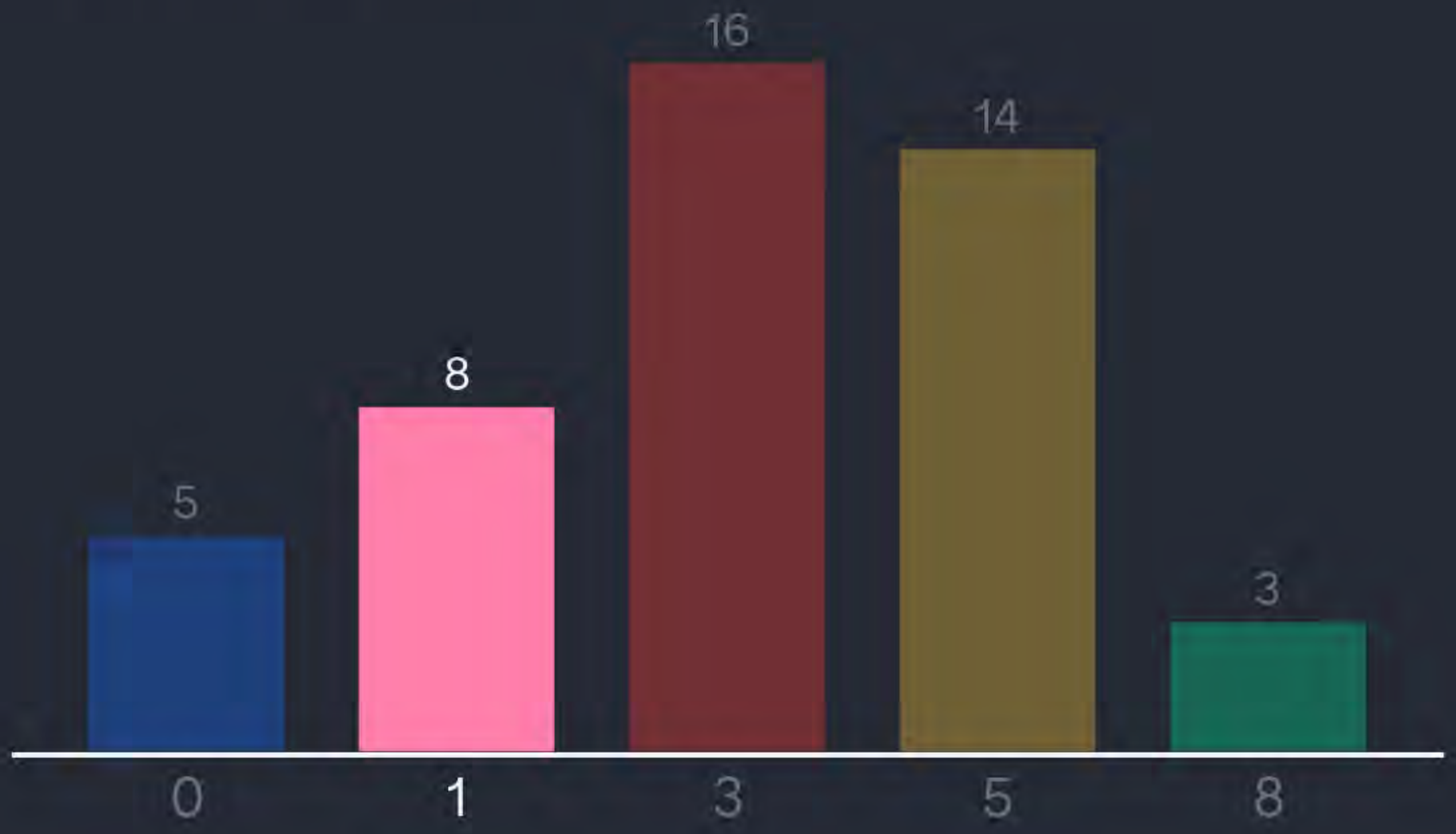
Mentimeter



46

How many dairy farms (milk cows) are currently operating in the Village of Germantown?

Mentimeter



46

Which of these goals is MOST important to you with respect to land in Germantown?

Mentimeter



Preserving open space and rural character in Germantown long term



Protecting farmland and agriculture



Maintaining and growing property values for property owners

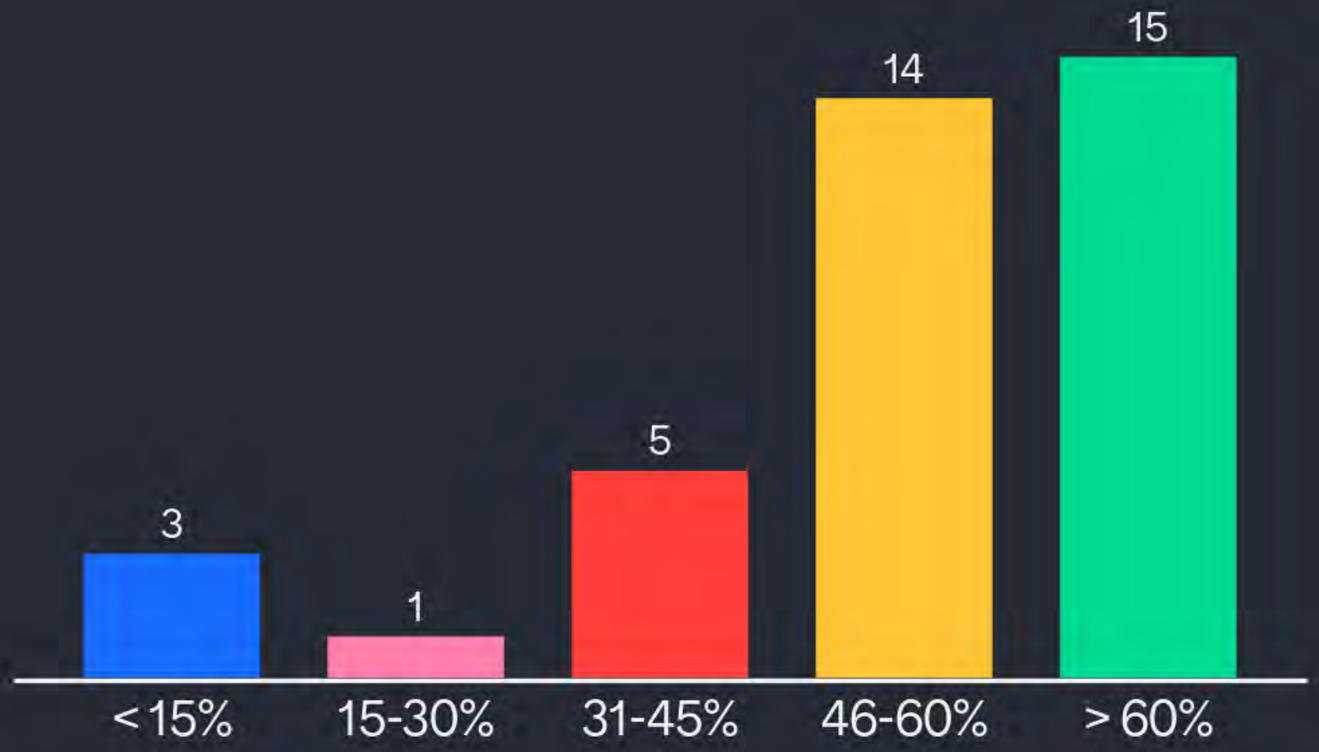


Protecting the environment and wildlife in Germantown's natural areas

46

In the Village's "Rural Preservation District", how much OPEN SPACE should be required in a "Conservation Design" development?

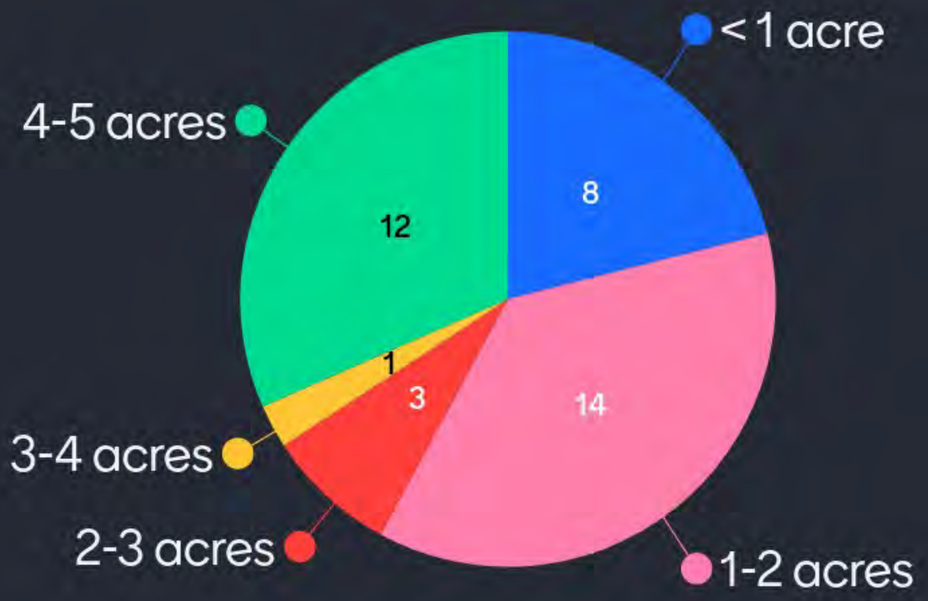
Mentimeter



38

Within the “Rural Preservation District”, what should be the MINIMUM LOT SIZE required in a “Conservation Design” development?

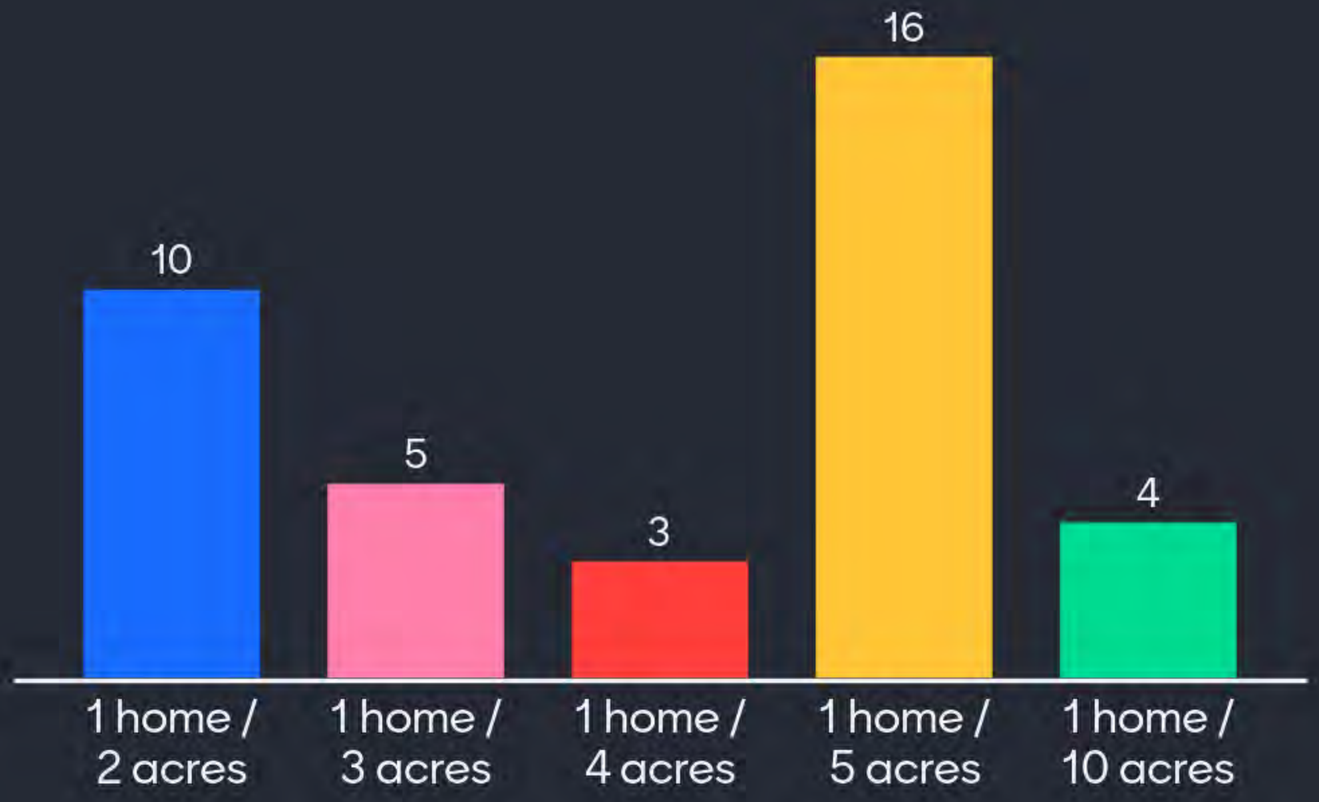
Mentimeter



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Within the “Rural Preservation District”, what should the MAXIMUM DENSITY (average # of homes per acre) be in a “Conservation Design” development?

Mentimeter



38

You live in the “Rural Preservation District”. Your neighbor sold 40 acres of land for residential development. Which design would you prefer?

Mentimeter



Rural Large Lot Subdivision

13%

or

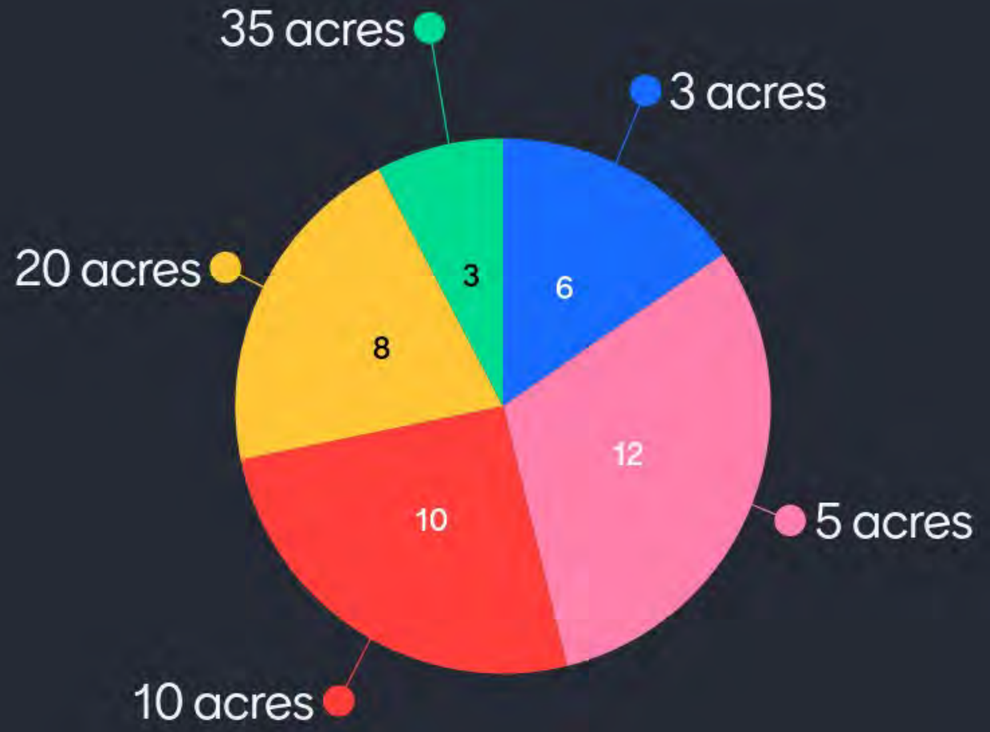


Conservation Subdivision

87%

38

In the "Rural Preservation District", if a development does NOT use a Conservation Subdivision design, what MINIMUM LOT SIZE should be required?



Mentimeter

For as long as you have lived or owned property in Germantown, how successful has Germantown been at preserving the rural landscape?

Mentimeter



37

After participating in tonight's workshop, now what do you think of when you hear "Rural Preservation"?

Mentimeter



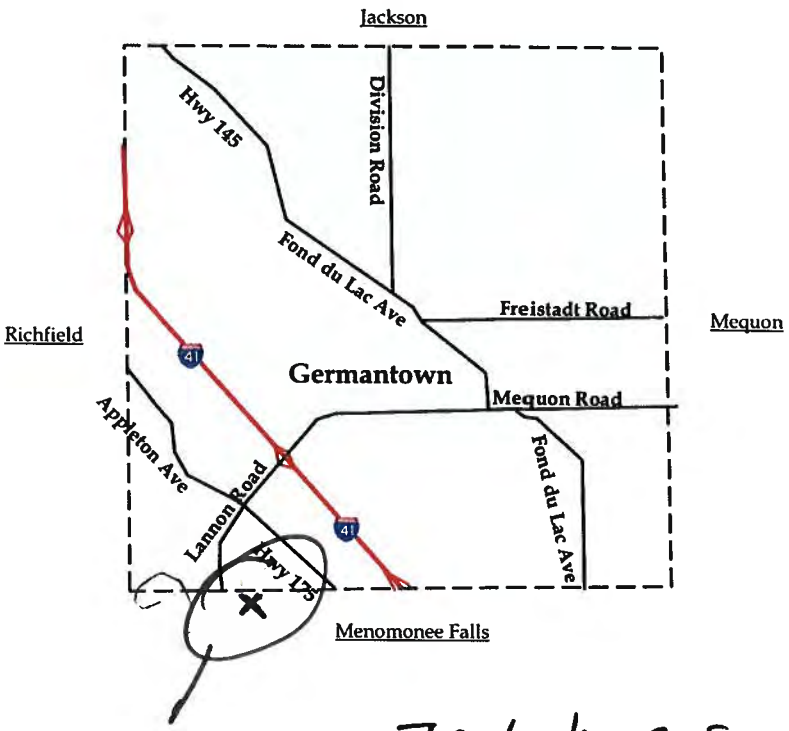
32

2050 Comprehensive Plan Rural Preservation Workshop
April 11, 2022

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4. How old are you?
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There are 70 + houses in this subdivision in Menomonee Falls. We DO NOT Want Any Development in this Noisy Congested Area. Please Rethink

5. In one or two words, what do you think of when you hear "Rural Preservation"? [List up to 6 words or phrases]

Conserving land

FARMLAND PROTECTION

6. According to the American Farmland Trust, how many total acres of farmland is developed or converted to other non-farm uses each day in the US?
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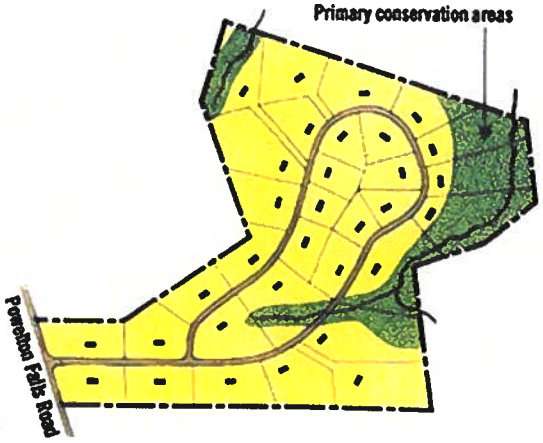
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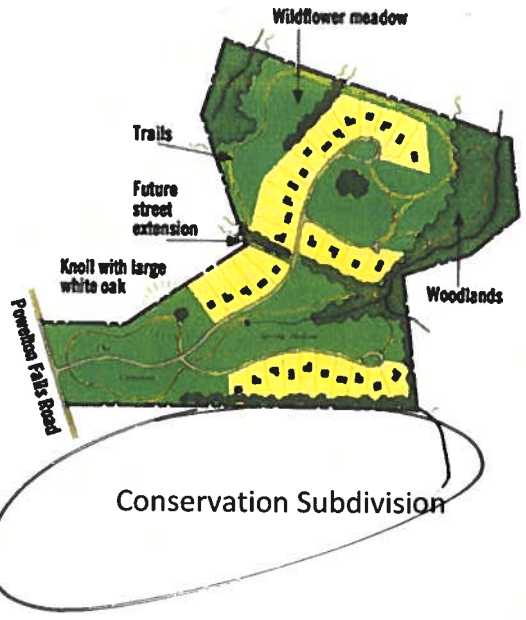
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Rural Large Lot Subdivision



Conservation Subdivision

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17. After participating in tonight's workshop, now what do you think of when you hear "Rural Preservation"? [List up to 6 one- or two-word answers]

_____ _____

_____ _____

_____ _____

2050 Comprehensive Plan Rural Preservation Workshop
April 11, 2022

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Lack of Homes _____ _____

Farms + farmland _____ _____

_____ _____

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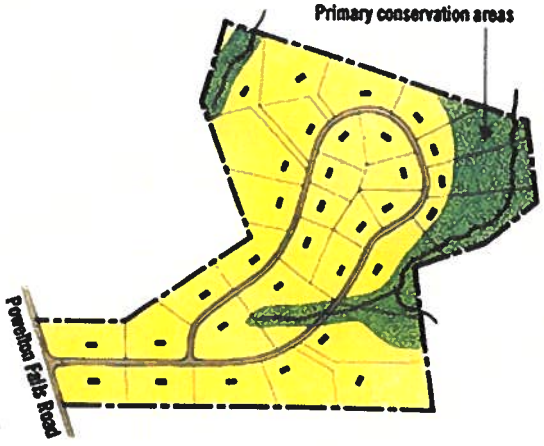
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_____ _____

_____ _____

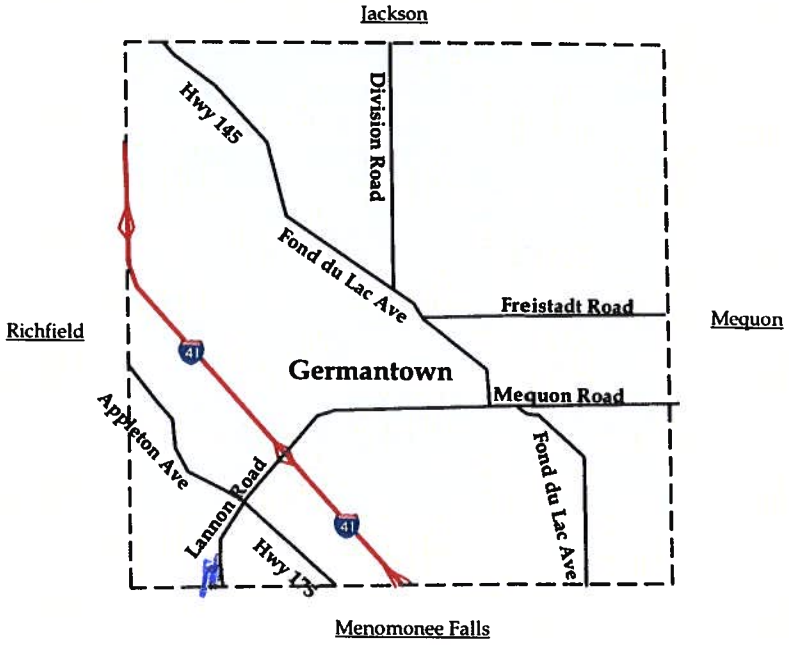
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Country _____ ~~Rest~~ No neighbor

_____ _____

_____ _____

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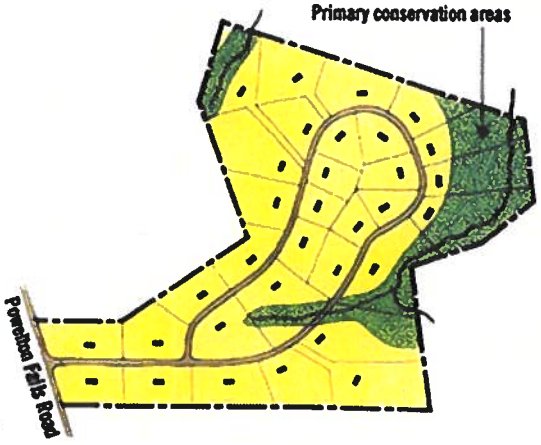
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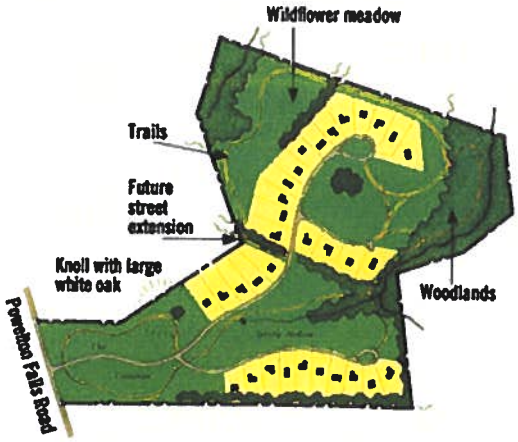
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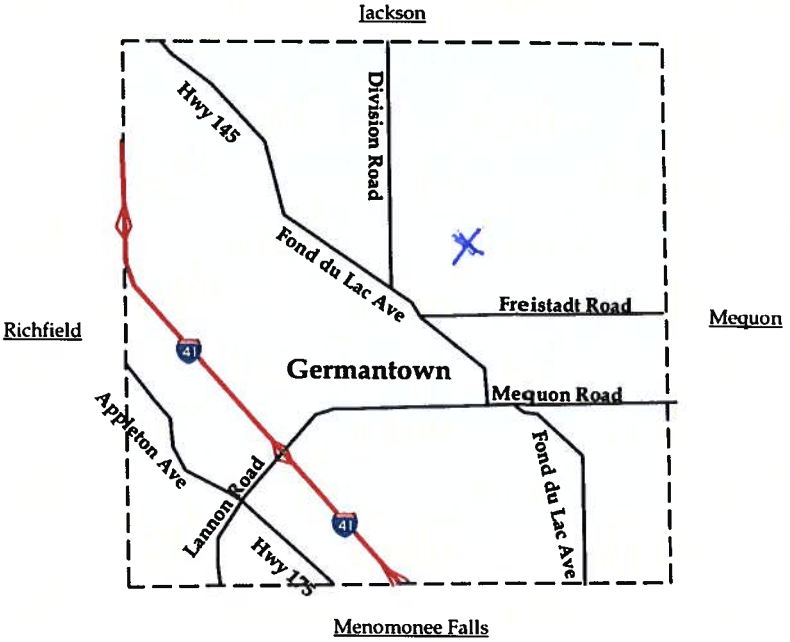
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keeping land — open space
historic land — wildlife
farms — undeveloped

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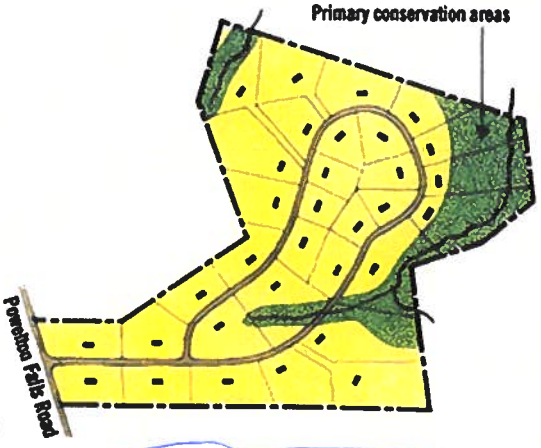
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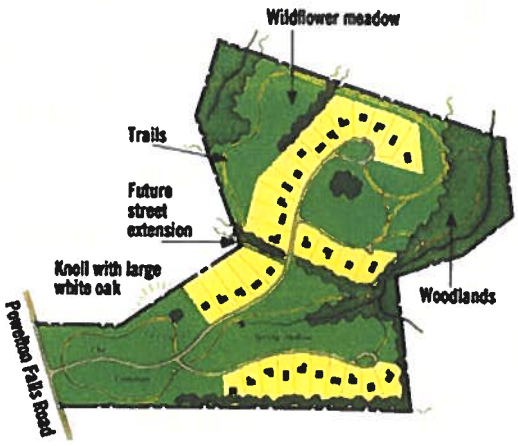
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_____ _____

_____ _____

_____ _____

GERMANTOWN 2050
Planning our future together.

Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

STILL LIKE OUR GERMANIC INFLUENCE AND AMBIENCE. SMART PLANNING IS GREAT.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

?

Housing (single-family; multi-family; affordability; lot sizes; etc.):

OK

Transportation (streets; bike lanes; etc.):

LIKE BIKE ACCESS

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

GOOD.

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

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would love to see a restaurant / Bar "go to" area for socializing like Mequons new "Spur"

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; ~~multi-family; affordability~~; lot sizes; etc.):

Mid price homes 300-400

Transportation (streets; bike ~~lanes~~ trail; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

We have enough park space - would be nice to connect them w/ bike trail + we need an outdoor Pool!

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Please do take community member input seriously! Thank you for the opportunity to share our opinions.

→ I'm particularly concerned about preserving the rural feel of the Holy Hill area development

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

more quality restaurants (not chains)

Small, unique shops

less industrial development around Neuland subdivision + Homestead Hollow!

Housing (single-family; multi-family; affordability; lot sizes; etc.):

more small single family starter homes. A lot of older, small houses aren't selling and young families need affordable single family homes to buy. This would help to get more 21-45 year olds to our community.

Transportation (streets; bike lanes; etc.):

Bike + Ped lanes!

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

trails to connect community to parks.

what about seeking out local farms + connect them through a bike trail - this would be so unique + really connect to our farming heritage... might even develop / encourage tourism to Washington County!

for example - Stout Farm + Indian Summer Honey Farm

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

GERMANTOWN 2050
Planning our future together.

Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Downtown development (not used much currently)
- possibly use cedarburg as a model
- large community fair/event as an eventual goal
  ↳ to come after business expansion (community business)

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

No bike lanes (we have sidewalks), but more careful street markings

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

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General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Relocate Gehl Foods from Main St. to Hwy 41, redevelop Main St. block into German-themed entertainment district (incl. beer hall, micro brewery)

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

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General Comments:

I would like to see a balanced community -
- housing for all ages
- enough retail development to support these families
- a mix of economic development to also support the community's need for public services

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

We should continue to entertain new opportunities but balance w/ residential, green space.

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Balance:
As trends change w/ new generations, maintain options so we don't lose out on any particular demographic (too many senior citizens, too many Millenials)

Transportation (streets; bike lanes; etc.):

We should address transportation to within Village for residents - taxi, etc...
Keep walking paths, bike lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Incorporate a Village wide plan for parks, trails & incorporate w/ plans for surrounding communities & Washington County recent bike/trail

Thanks for coming!

Germantown Public Information Meeting #1
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For main Street
Keep Brownfield Study done in Fall 2018 for Saxony Village
Mixed use for other areas.

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General Comments:

* Germantown needs a Recreation Center (RE: take a look at Hartford Rec. Center) with a workout facilities, basketball, indoor pool etc... where residents could buy membership. This would also be some where for students to workout after school

~~Economic Development (jobs; industrial development; restaurants; amenities, etc.~~):

* Germantown needs a Summer outdoor pool for residents. Creates community + gives Kids + family activities to do in the summer. (see: Hartford Memorial Pool, Cedarburg

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Keep single family housing not multifamily

~~Transportation (streets; bike lanes; etc.~~): Restaurants

* NEED (NOT CHAIN) Restaurants (Thai, Italian, Mexican, Burgers)
* Also something like the New Mequon Market

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

Germantown Public Information Meeting #1
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General Comments:

controlled economic development
& more high end restaurants

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

not multi family

Transportation (streets; bike lanes; etc.):

bike lanes - yes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Comm. Park

Thanks for coming!

Germantown Public Information Meeting #1
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GERMANTOWN 2050
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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

We need to keep the small town feel -

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

We need good quality restaurants (no fast food)
We need ~~an~~ area for outdoor community outings
& walking downtown area - like Cedarburg

Housing (single-family; multi-family; affordability; lot sizes; etc.):

* Single family homes *
We ~~need~~ have enough senior residence

Transportation (streets; bike lanes; etc.):

We need bike lanes -
More biking - walking trails
Bike trails

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Germantown Public Market -

Thanks for coming!

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Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

trail connections - County bike/trail connections should be a priority especially through neighborhoods and as industrial expands along 45/41 - put in the connections developers need to be on the hook for helping fund trail/path infrastructure

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

use park impact fees for all ages + abilities path construction

Thanks for coming!

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General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Additional restaurants/stores → more variety.
Develope mainstreet/downtown area.

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

Additional walking/biking paths

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Outdoor water/swimming ctr.
Expanded library services

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

- Kennedy Middle School building needs much improvement

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Improve restaurant options to keep families here vs Menomonee Falls/Milwaukee

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Keep lot sizes big

we live on Woodberry Pass

Transportation (streets; bike lanes; etc.):

- Round-a-bout needed at Maple and "Old Meguon" (exists as a 4-way stop now. Will improve traffic flow and improve safety.
- Better connectivity between Shadow Wood Subdivision and main section of Germantown (i.e. Meguon Road → Roberts, McD's, Scandia's, etc.) by adding a shared-use path or sidewalk → currently, not safe for children riding their bikes! No way to safely cross Meguon/get to Meguon

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Improve the city parks to keep young families interested in Germantown
→ the new park + splash pad in Jackson is phenomenal

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):
Higher end entertainment district

Housing (single-family; multi-family; affordability; lot sizes; etc.):
less development, higher end homes
No Subdivisions north of Freistadt
Sewer in Woodlands Subdivision

Transportation (streets; bike lanes; etc.):
bike lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Don't Turn this into Mequon!
~~Wauwatosa~~ It full of Condos ~~and~~
and to expensive

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

More Single Family Homes
Smaller lot size ~~2500~~ similar to Menomonee Falls
250,000 - 300,000
Range

Transportation (streets; bike lanes; etc.):

Bike lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Walking trails

Thanks for coming!

Germantown Public Information Meeting #1
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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:
Good Presentation, will attend more!

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot size; etc.):
Lot Size - bigger than ¼ acre
Leave green spaces
Prefer single family over multi family

Transportation (streets; bike lanes; etc.):
NO Bike Lanes!!
NO Buses (Public)
Maintain the Streets

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):
More green space
More support for the library facility due to increased population
More support for the Park + Rec programs
Cooperation between the schools & village for facility use (eg pool)

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:
Lived here 41 yrs. Very nice place to live but have to go to the Falls for eating & shoping - other then grocery would be nice to have more entertainment options here as well.
Keep a friendly atmosphere. where Neighbors are Neighborly.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):
Restaurants - not fast food
Shops - Batique · not box stores.

Housing (single-family; multi-family; affordability; lot sizes; etc.):
Balance of all - less multi family & apts.

Transportation (streets; bike lanes; etc.):
Repair the Roads
include Wagon trail -
Division needs major Help
please

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):
Keep open spaces where ever people live.
(green)

Thanks for coming!

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General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Industrial growth away from downtown

Housing (single-family; multi-family; affordability; lot sizes; etc.):

More Single family
No more apartments

Transportation (streets; bike lanes; etc.):

bike paths / lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

walking Trails
Dog Parks

Thanks for coming!

Germantown Public Information Meeting #1
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Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

It is unfortunate to see places like the Falls explode while we've stagnated.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

We definitely need affordable housing - condo's

Transportation (streets; bike lanes; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):
Germantown could use more restaurants.
No more fast food.

Housing (single-family; multi-family; affordability; lot sizes; etc.):
Less multi-family.

Transportation (streets; bike lanes; etc.):
Bike trails & Lanes

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):
Trails in Wilderness Park.

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):
Consolidate Sprawl, mixed use zoning.

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):
Complete sidewalks along Division + Pilgrim towards CTH G.

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):
Connectivity to local trail networks.

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Develop a downtown on Main St

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

Bike Lanes near schools

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Indoor/out door park pavilion

Thanks for coming!

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General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Few more sit down restaurants Meguon Rd area

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Enough Sr housing at this point
More single family housing of various levels for income

Transportation (streets; bike lanes; etc.):

Improved quality of roads

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Bike + walking trails
Improve parks

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Not sure I trust the current flood plain maps.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

It would be nice if there was one more concentration business district besides Mequon Rd & County Line Rd. Hills Jr

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Affordability is dying if you just [illegible] space that is OK

Transportation (streets; bike lanes; etc.):

As population density continues to increase the need for public transportation systems

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

GERMANTOWN 2050
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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

I'd love to see more growth/development on Main St. and smaller biz shops like cedarburg/hartford area

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

coffee shop. besides starbucks
holiday outdoor events
outdoor venue music during summer
farmers market/pop up venues in park

Housing (single-family; multi-family; affordability; lot sizes; etc.):

market rate senior housing

Transportation (streets; bike lanes; etc.):

bubbler bike's would be great for transportation
Uber pick up/drop off location

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

background music playing on Main st (christmas etc...
bike trails
recreational trails marked with mile markers

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

CURRENTLY OTHER THAN LIVING IN GTOWN + SCHOOLS, I GO OUTSIDE COMMUNITY FOR EVERYTHING

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

NEED MORE RESTUARANTS, THINGS FOR PEOPLE OF ALL AGES TO DO

NOTHING TO DO HERE FOR TEENS

Housing (single-family; multi-family; affordability; lot sizes; etc.):

NO MORE LOW COST HOUSING

Transportation (streets; bike lanes; etc.):

NO BUS LINE!

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

REC DEPT BLDG LIKE MENO FALLS WOULD BE NICE

Thanks for coming!

Germantown Public Information Meeting #1
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Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Main street should be a destination!

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

We need more small businesses, more non-chain restaurants and more places for our kids to be kids. A community Pool, park and walk/bike pathes

Housing (single-family; multi-family; affordability; lot sizes; etc.):

I do not think we need any more subdivision's

Transportation (streets; bike lanes; etc.):

More bike lanes
Update the main intersections
a bugline would be great.

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Yes yes yes! We do not need to like develop our community with homes more privacy and nature is a must

Thanks for coming!

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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

More restaurants that are not chain/fast food, are family friendly
Areas for live music, group gatherings
Activities for families, young adults, teens to be together & be safe

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Have enough senior living,

Transportation (streets; bike lanes; etc.):

Bike lanes!

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

More walking/hiking/biking trails. I love how much more open & visible Art Baker park is becoming

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

Richard Janusz
rajanusz@hotmail.com

GERMANTOWN 2050
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Please provide your feedback!

Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

I'm new to the area. I've been a personal trainer, martial arts, and boxing coach for over 30 years. I just would like to know about getting acclimated with commerce in Germantown. Also getting involved with community and helping any way possible!

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Transportation (streets; bike lanes; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

Thanks for coming!

Germantown Public Information Meeting #1
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GERMANTOWN 2050
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Please share your thoughts on how you think the Village of Germantown should prepare for the future!

General Comments:

Would like to maintain Village Charm and keep German flavor.

Economic Development (jobs; industrial development; restaurants; amenities; etc.):

Higher quality restaurants

Housing (single-family; multi-family; affordability; lot sizes; etc.):

Keep Germantown as family friendly

Transportation (streets; bike lanes; etc.):

Nature, Recreation, and Community Facilities (parks; trails; environmental preservation; etc.):

never enough nature

Thanks for coming!

Germantown Public Information Meeting #1
Tuesday, July 23, 2019

GERMANTOWN 2050
Planning our future together.

Feedback Form
2050 Plan Rural Preservation District Workshop

We appreciate any feedback or comments you have regarding tonight's workshop and the 2050 Plan. If you are willing to share your thoughts and comments tonight or think of something after you leave, please do so using any of the following:

1. Use the interactive mapping tool on the **Germantown2050.com** website
2. Send an email with your comments to: **plan2050@germantownwi.gov**
3. Use this "Feedback Form" to write down your comments and leave it at the check-in station on your way out (or drop it off at the Planning & Zoning counter in Village Hall)

Please tell us what you like, dislike, want to see added, deleted, or changed:

Would like to see Germantown keep its German flavor and integrate. Keep single family homes a priority. No 300 unit complexes!

Get consultants from Midwest or Heartland Not East or West Coast

Name (optional)

Address:

Email:

Feedback on Rural Preservation

The consensus at the workshop seemed to be to conserve as much of the rural aspect of Germantown as possible. Please listen to us. In particular, do not develop north of Rockfield Rd. Put a natural buffer between homes and industrial - not more industrial. It is important to consider who was there first. When industrial is first, homeowners have a choice whether to move there or not. But if the homeowners are there first, their input should be prioritized above all others. We do not want more rental properties. I understand some landowners want to sell, but they don't have to live with the result of what goes in.

I appreciate this opportunity!

Please have more discussion!

I would love to see more residents at these!

Please LISTEN to residents who are opposed to these industrial developments!

GERMANTOWN 2050
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Feedback Form
2050 Plan Rural Preservation District Workshop

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Please tell us what you like, dislike, want to see added, deleted, or changed:

YOU'RE PUSHING THE CONSERVATION SUBDIVISION TOO HARD.

PROPERTY RIGHTS SHOULD BE EQUAL FOR BUYERS & SELLERS.

NEED MORE MEETINGS

TRUSTEES HOLD NEIGHBORHOOD MEETINGS TO REVIEW MATRIX FOR EACH AREA.

Name (optional)

Address:

Email:



#7
REMARK

ADD
North of Rockfield
East of Aldendale.

- Order in which developed.
- What should go beside industrial?
- Conservation ✓ too complicated to be effective

GOES AGAINST INDIVIDUAL PROPERTY RIGHTS

noisy large

We all agreed that industrial should not be beside housing that exists.

Owner occupied housing.
Smaller, limited hours of operation inside

THERE NEED TO BE MORE MEETINGS TOO MUCH INFO. IN TOO SHORT A TIME

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Please tell us what you like, dislike, want to see added, deleted, or changed:

Not related to the workshop but I notice that the American Flag flying outside should be replaced. It is frayed.

Thank you!

Name (optional)

Address:

Email:

GERMANTOWN 2050
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Feedback Form
2050 Neighborhood, District, and Corridor Land Use & Development

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3. Use this "Feedback Form" to write down your comments and leave it at the check-in station on your way out (or drop it off at the Planning & Zoning counter in Village Hall)

Please tell us what you like, dislike, want to see added, deleted, or changed:

- Keep industrial south of Rockfield, west of Goldendale.
- There needs to be a buffer between industrial and residential. Ag is the perfect buffer.
- Please listen to the comments from previous meetings. All maps wanted more Ag + rural areas.

Name (optional)

Address:

Email:

GERMANTOWN 2050
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Feedback Form
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Please tell us what you like, dislike, want to see added, deleted, or changed:

No industrial north of Rockfield Rd or east of Goldendale.

Keep this area agricultural/residential

Please focus on community not on money.

Please create a better buffer between the industry that is already there and the residents that are there now.

Remember the comments from the last meeting that 99% of those present don't want industrial.

Name (optional): Susan White

Address: W204N13273 Goldendale Rd

Email:

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Please tell us what you like, dislike, want to see added, deleted, or changed:

I don't want to see industrial development continue ~~no~~ north of Rockfield Rd. or east of Goldendale. I disagree with residential: multi-family/senior and more industrial development in the area. I have lived in Woodside neighborhood for 18 years. It was a quiet country area when I bought my home. I moved out of the Village proper of Germantown from Catskill Ln to get out of "city" living.

Margaret Cutts (Meg) N136 W20485 Bonniwell Rd

Name (optional) Address:

Email: Cuttsmeg@yahoo.com

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Planning our future together.

Feedback Form
2050 Neighborhood, District, and Corridor Land Use & Development

We appreciate any feedback or comments you have regarding tonight's workshop and the 2050 Plan. If you are willing to share your thoughts and comments tonight or think of something after you leave, please do so using any of the following:

1. Use the interactive mapping tool on the **Germantown2050.com** website
2. Send an email with your comments to: **plan2050@germantownwi.gov**
3. Use this "Feedback Form" to write down your comments and leave it at the check-in station on your way out (or drop it off at the Planning & Zoning counter in Village Hall)

Please tell us what you like, dislike, want to see added, deleted, or changed:

No industrial North of Rockfield, East of Goldendale. This area should be residential / agricultural. Preserve this area's Rural Character. Public input has been consistent with regard to the Holy Hill Gateway district & surrounding area. I disagree with the "Preferred Future Land Use" matrix deeming residential as undesirable.

Jeffrey R Braun

Name (optional)

Address:

Email: JBRAUNWI@GMAIL.COM

PREFERRED FUTURE LAND USE

Dheinsville Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	A	u	D	u	u	D		Yes	N	D	U	D	see NOTE 2 and NOTE 3

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.

Desirable future land uses within the Dheinsville Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM 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 fewerCSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

PREFERRED FUTURE LAND USE

Village Center District

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	A	D	D	u	D	A	D	u	u	u		Yes	Yes	D	A	U	25 units/acre

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.

The Village Center is intended to serve as the heart or central place within the community. The two primary circulation routes, Main Street and Mequon Road, are envisioned to be better connected through a combination of infrastructure improvements and redevelopment. The Village Center District is intended to continue as a mixed-use commercial and residential district but reinvigorated with more placed-based, pedestrian-friendly design elements. Improvements to Main Street and Pilgrim Road should continue to emphasize the conversion of existing buildings to entertainment, retail, and high-density residential uses that would service existing residents as well as draw visitors from the region. Historic and architecturally significant buildings should be preserved, and curb cuts and off-street parking areas minimized or placed in the rear of properties.

Opportunities exist at major intersections along Mequon Road for mixed-use redevelopment inclusive of outdoor gathering spaces. This shift from auto-dominant site design to "place-based" development should be emphasized with existing and future commercial property owners (see opportunity area scenarios included for the Village Center District). Multi-family residential development is acceptable in a traditional pattern of development up to densities of 25.0 DU's/acre and is encouraged to be developed as part of an overall mixed-use development. Park and open space uses are desirable, particularly those with a river-orientation abutting the Menomonee River corridor, including the area currently used for the Blackstone Creek golf course.

ENTRANCE TO VILLAGE
GATEWAYS
HISTORIC PRESERVATION

PREFERRED FUTURE LAND USE

Holy Hill Gateway District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	~~u~~ D	~~u~~ D	~~D~~	D	D	~~A~~ U	A	A	u	~~D~~ U	u	Yes	Yes	-	-	-	10 units/acre

The Holy Hill Gateway District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, hospitality, corporate office uses. Community-scale retail and service-related commercial uses are intended to locate at the Holy Hill Road interchange (except for "big box" retail) and neighborhood-type commercial uses at the Holy Hill Road @ Goldendale intersection. The potential for mixed-use commercial with high-density residential could be appropriate for land adjacent US41.

See the Economic Development Section of this Plan for more information on future land uses within the Holy Hill Gateway District.

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.

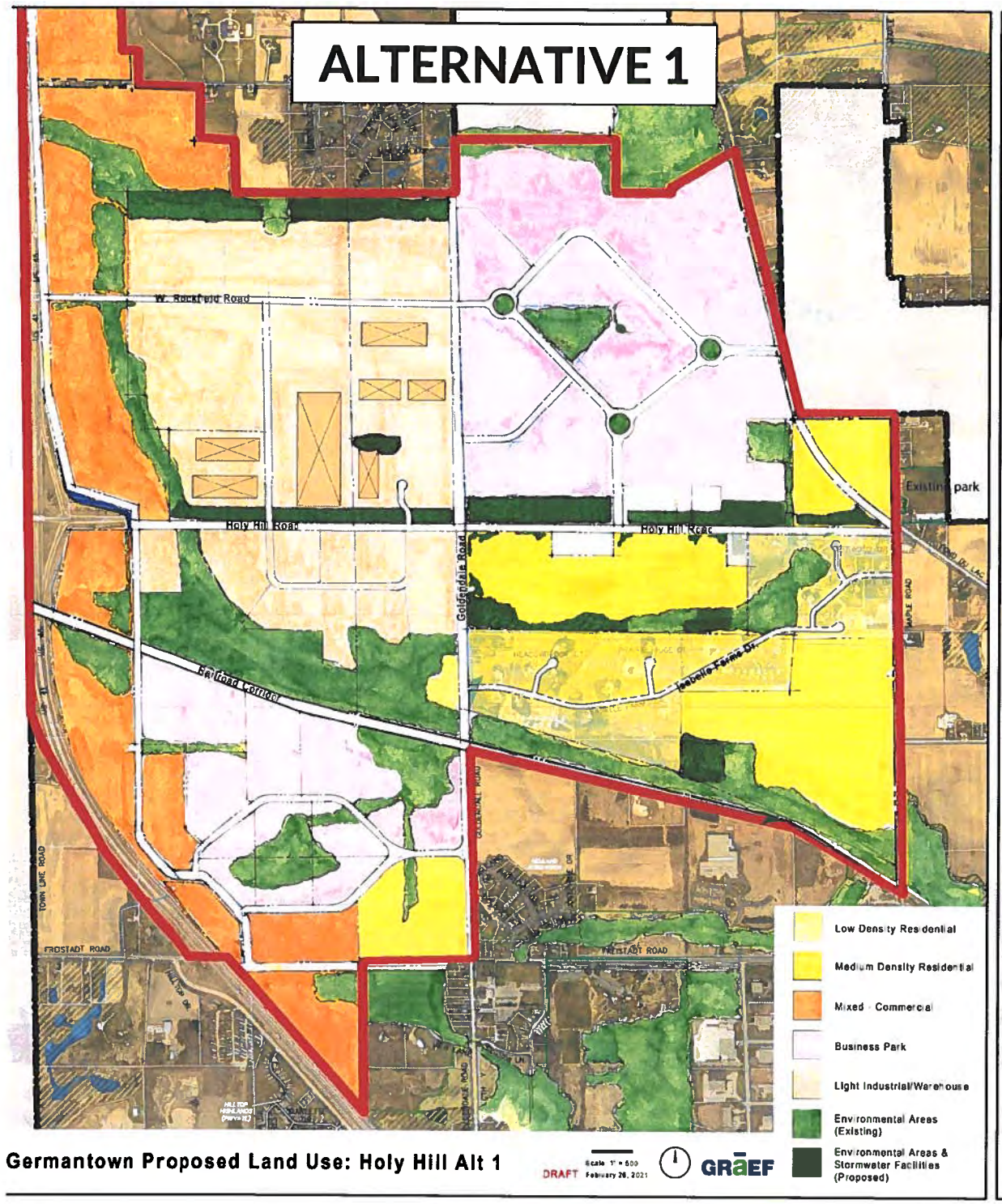
Industrial Acceptable with buffers

FUTURE LAND USE:

Holy Hill Area

Proposed
3

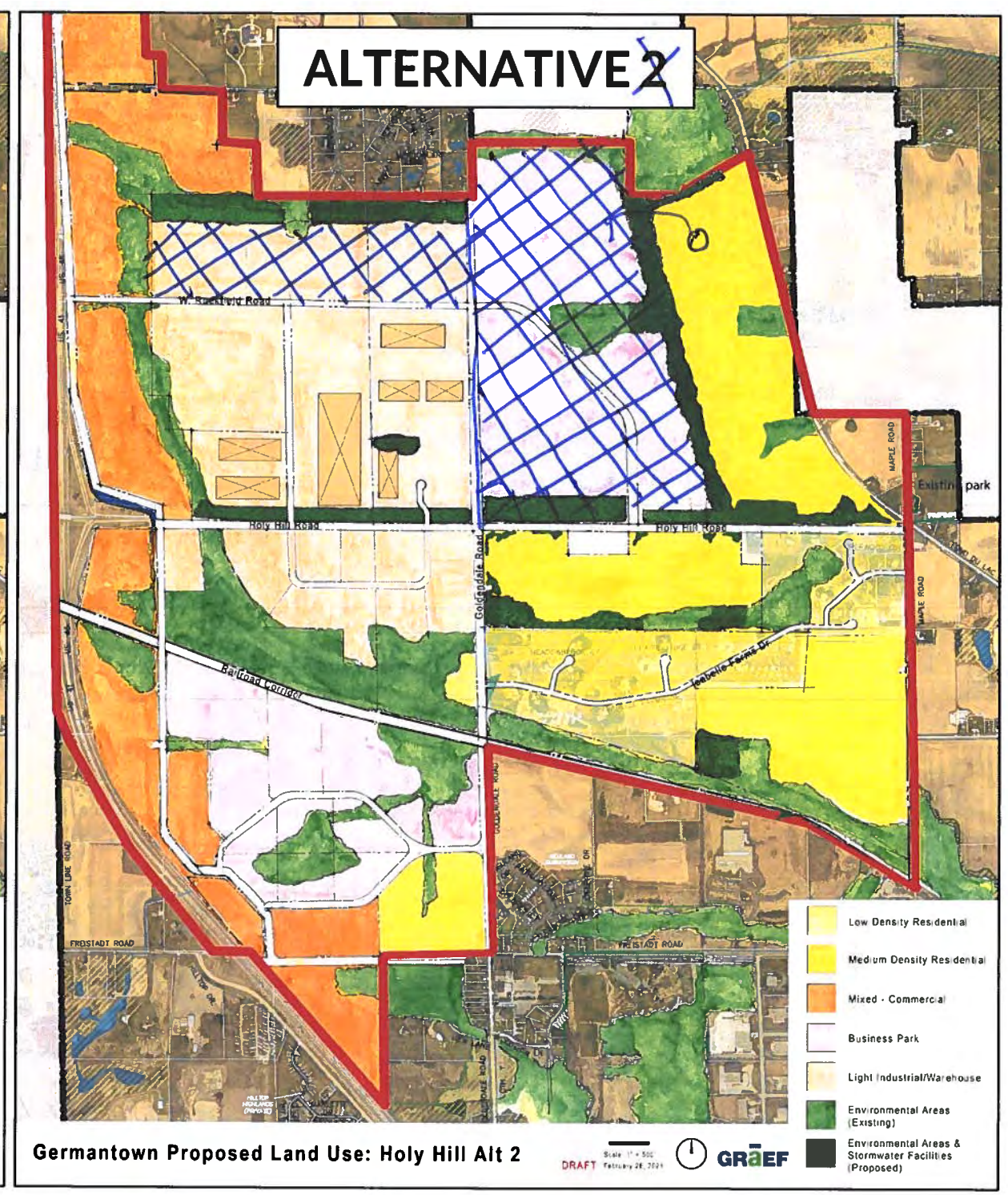
GERMANTOWN 2050
Planning our future together.



Germantown Proposed Land Use: Holy Hill Alt 1

DRAFT February 26, 2021

GRÄEF



Germantown Proposed Land Use: Holy Hill Alt 2

DRAFT

GRÄEF

Low Density Residential

Medium Density Residential

Mixed - Commercial

Business Park

Light Industrial/Warehouse

Environmental Areas (Existing)

Environmental Areas & Stormwater Facilities (Proposed)

Rural Preservation Boundary Notes from 4-11-22 Community Workshop

Table 1

- Would like to continue farming

Table 2

- Area north of Donges Bay and east of Pilgrim should be designated Rural Preservation

Table 3

- Keep all potential sewer service areas in the Rural Preservation District

Table 4

- Keep area north of Rockfield Road and east of Goldendale in Rural Preservation area

Table 5

- Remove area north of Rockfield Road from potential expansion area.
- Remove area east of Country Aire and north of Elm Lane from potential expansion area

Table 6

- Everything outside current SSA should be kept int the Rural Preservation District

Table 7

- Remove potential expansion area north of Rockfield and east of Goldendale….but could be owner occupied houses or office buildings with limited hours, if it had to be developed
- All unsewered area north of Friestadt should be kept within the Rural Preservation District
- Keep Shoen Laufen District Rural

Table 8

- No sewer in southwest potential expansion area
- Keep area south of Freistadt, between Country Aire Drive and Mary Buth Lane, in Rural Preservation area

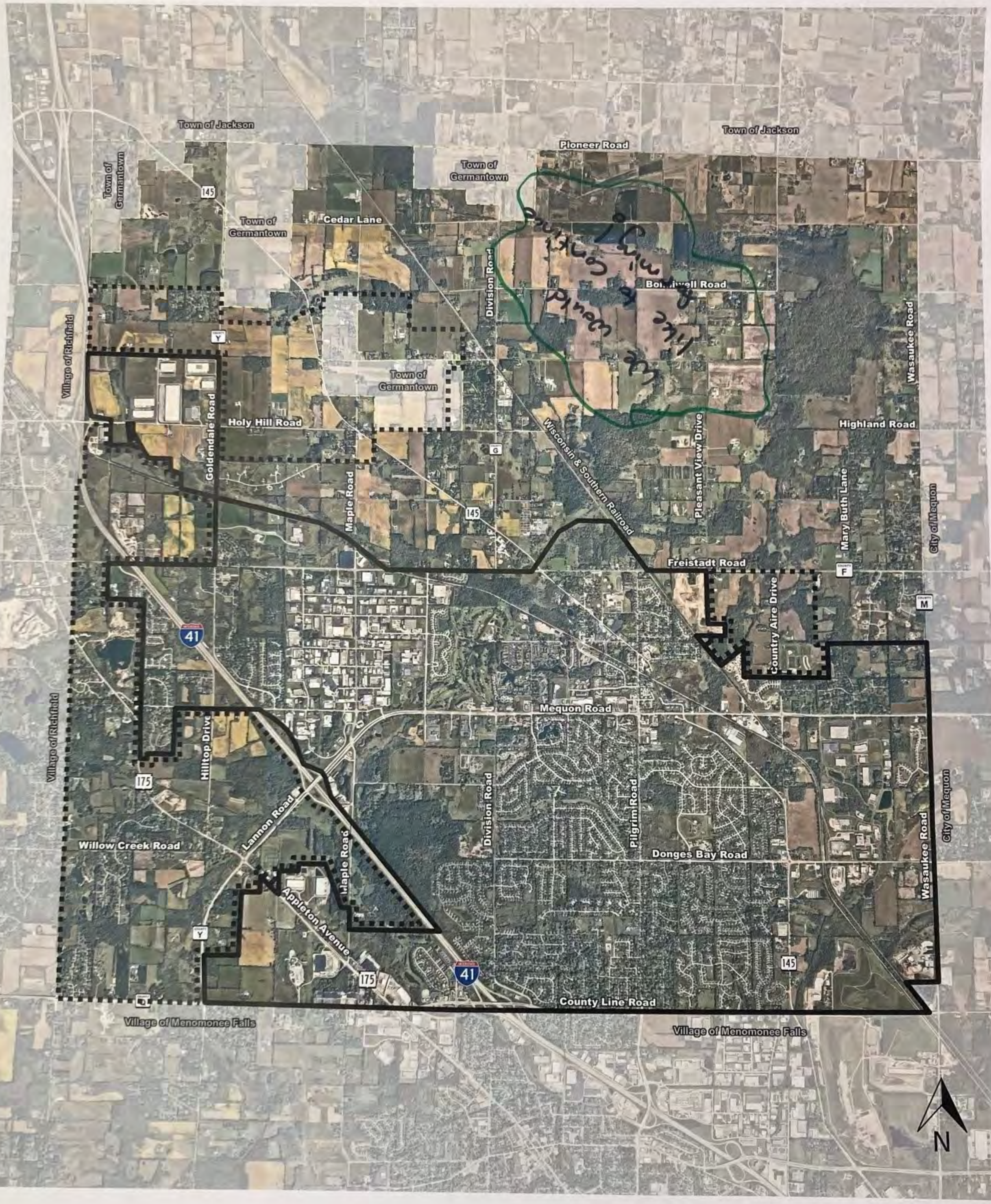
Table 9

- Remove potential area near Rockfield and Goldendale
- Keep everything north of Friestadt Road east of the Wisconsin & Southern Railroad in Rural Preservation area

Table 10

- Everything west and north of the power station along County Line Road should be in the Rural Preservation Area
- Moderate density residential along east of Goldendale could be a possibility

Village of Germantown



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Legend

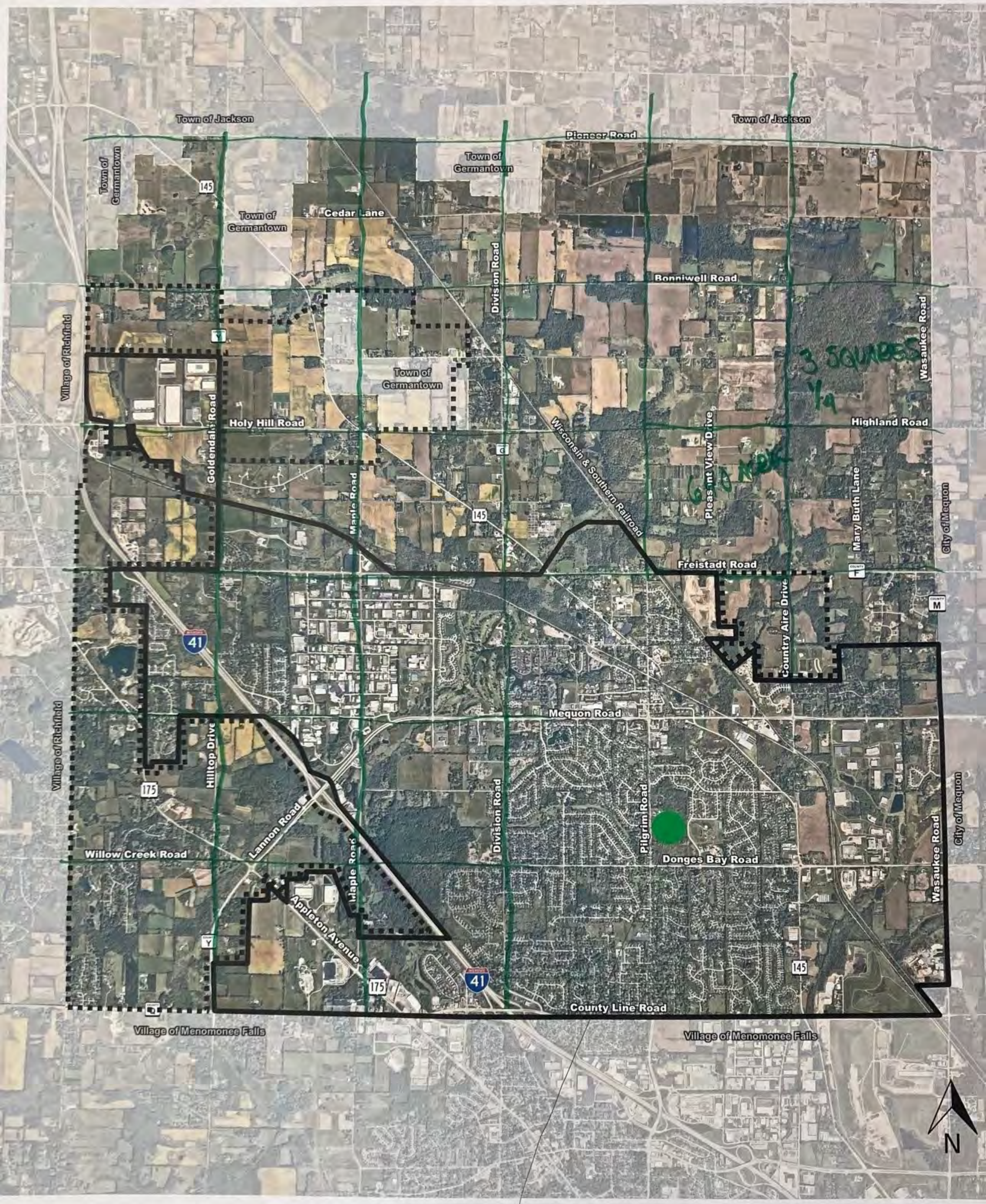
Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #

1

Village of Germantown



rural preservation

2050 GERMANTOWN
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Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

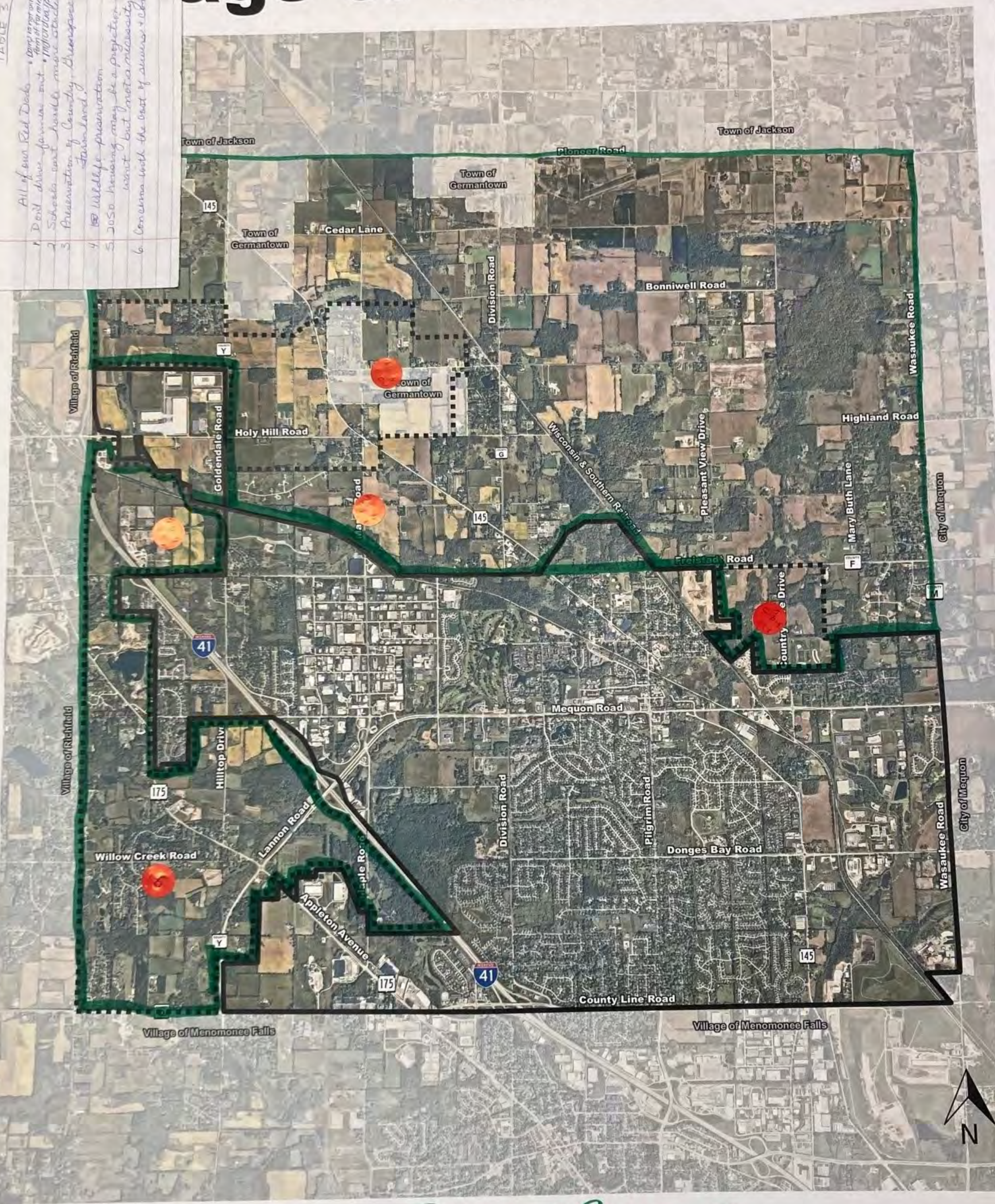
Table #
2

RED = Removed From Sewer Service Area

age of Germantown

TABLE 3

All of our Red Dots
1. Don't drive farmers out
2. Schools can't handle more students right now
3. Preservation by County, Brookfield + Farmland.
4. Wildlife preservation
5. 2050 hearing may be a projection 40 yr out but not a necessity
6. Concerns with the cost of sewers + Conversion



GREEN BORDER: Proposed Rural Preservation Mapping Area

Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

2050 GERMANTOWN
Planning our future together.

Table # 3

To Do

- [ ] Red Dot = keep out of sewer
- [ ] Keep everything
- [ ] north of Rockfield as Ag
- [ ] Industrial stay
- [ ] South of Rockfield, West of Goldendale
- [ ] need buffer between Residential + Industr

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lage of Germantown

Town of Jackson
Town of Germantown
145
Town of Germantown
Cedar Lane
Town of Germantown
Pioneer Road
Town of Jackson
Division Road
Bonniwell Road
Village of Richfield
Y
Town of Germantown
Wasaukee Road
Goldendale Road
Holy Hill Road
Wisconsin & Southern Railroad
Pleasant View Drive
Highland Road
G
Maple Road
145
Mary Buth Lane
City of Mequon
Freistadt Road
M
41
ountry Aire Drive
Mequon Road
Village of Richfield
175
Hilltop Drive
Lannon Road
Division Road
Pilgrim Road
Willow Creek Road
Maple Road
Donges Bay Road
Wasaukee Road
City of Mequon
Appleton Avenue
Y
175
41
145
County Line Road
Village of Menomonee Falls
Village of Menomonee Falls
N

Red = Remove from future sewer

GERMANTOWN 2050 Planning our future together.

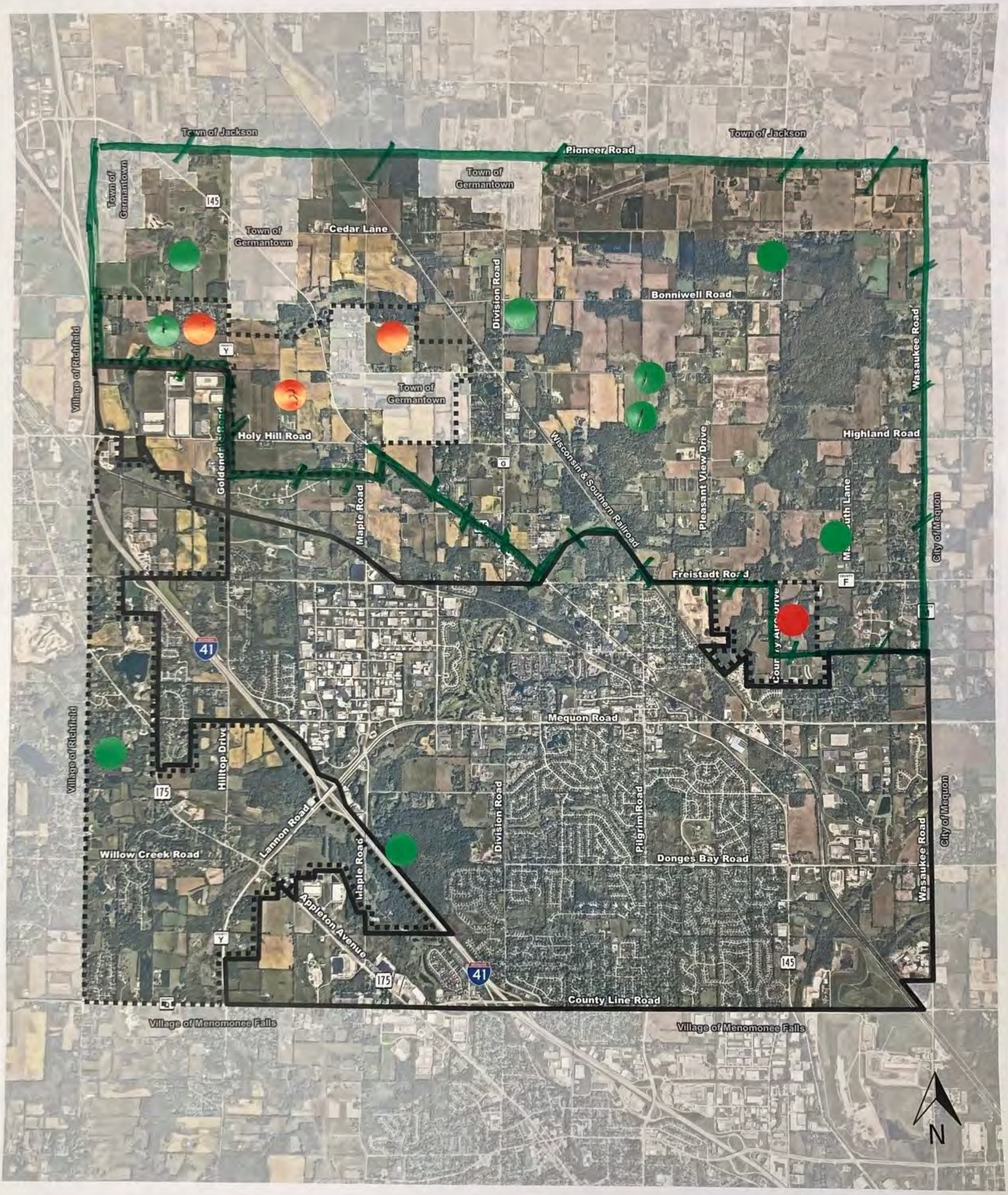
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
4

Village of Germantown



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Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

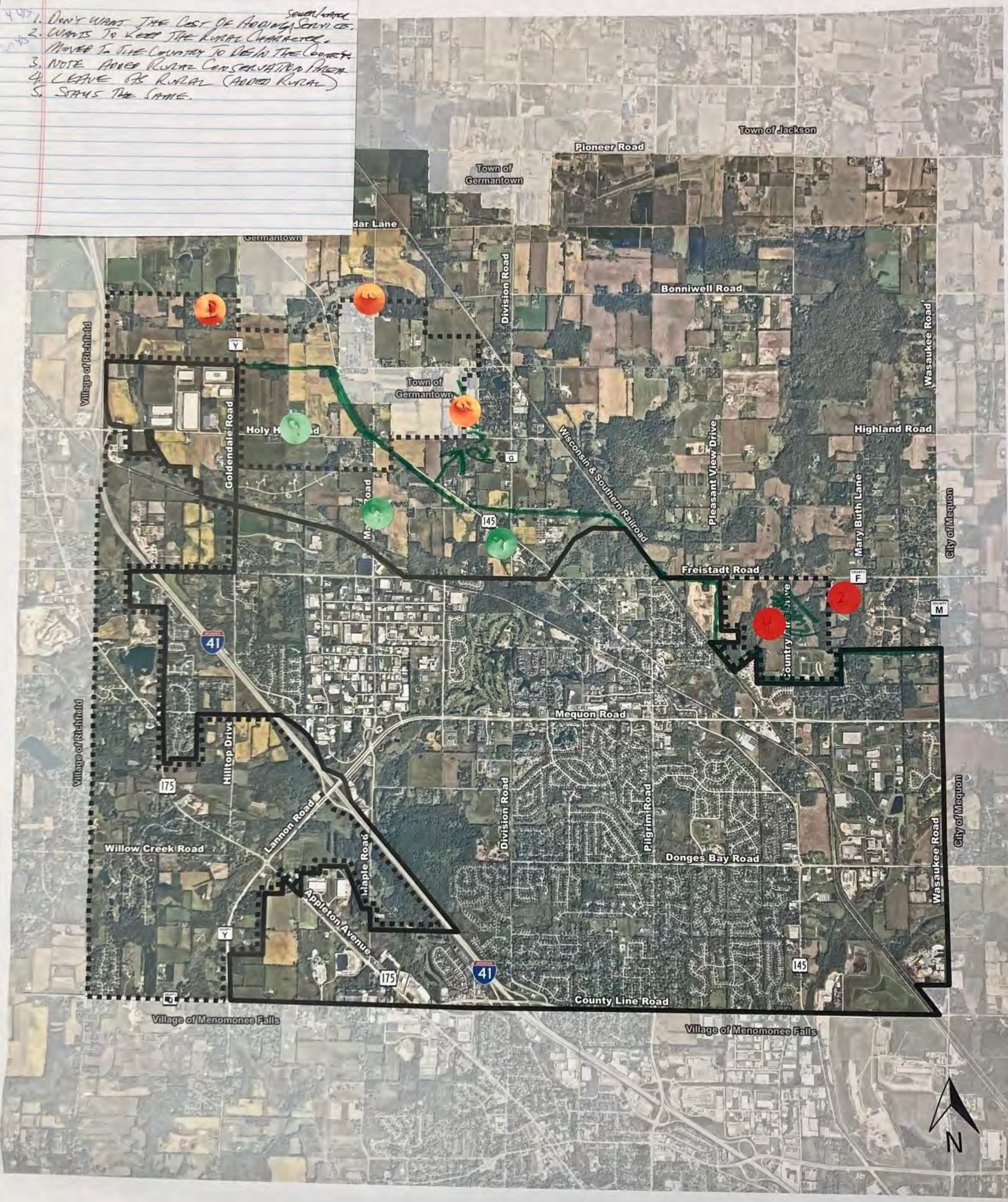
Table #

5

Village of Germantown

T-6

1. Don't want the cost of adding sewer/water
2. Wants to keep the rural character.
   Moved to the country to be in the country.
3. Note added Rural Conservation Area
4. Leave as Rural (added Rural)
5. Stays the same.



2050 GERMANTOWN
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Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
6

DO NOT SELL OUR WATER

Village of Germantown



GREEN = RURAL

2050 GERMANTOWN
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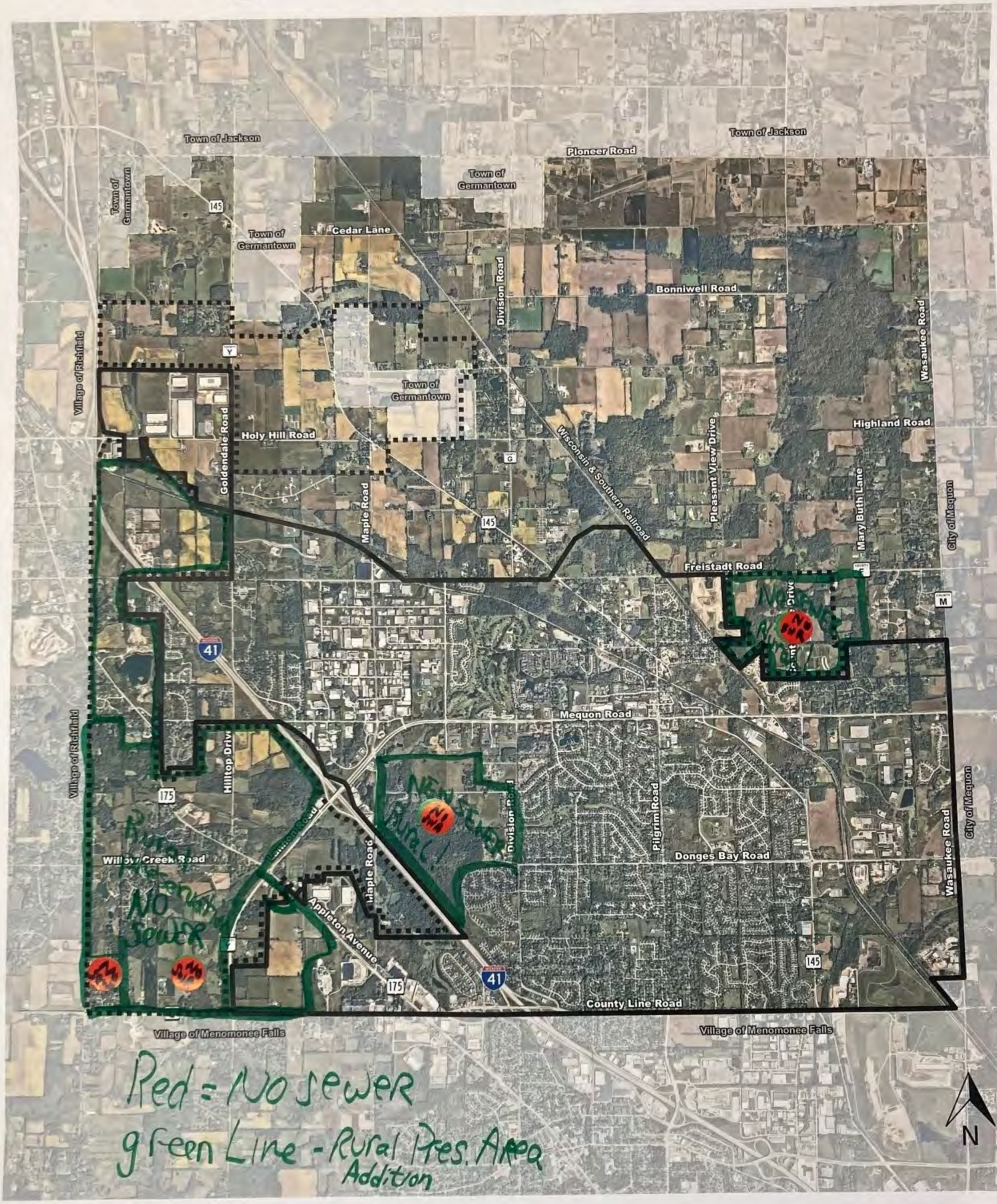
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
7

Village of Germantown



Are the current Landowners of Large tracts farmers or Land speculating buyers/developers?

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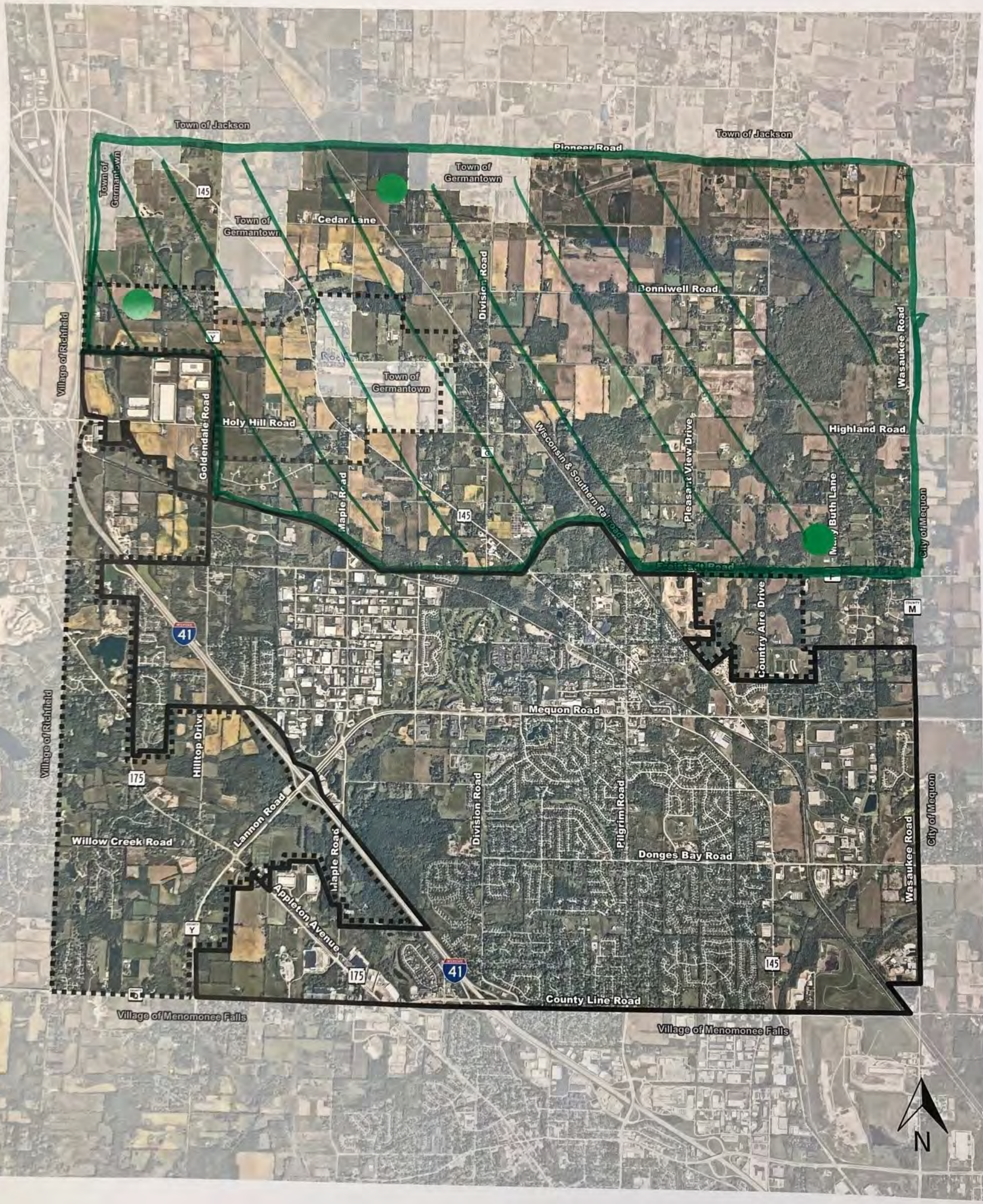
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
8

Village of Germantown



2050 GERMANTOWN
Planning our future together.

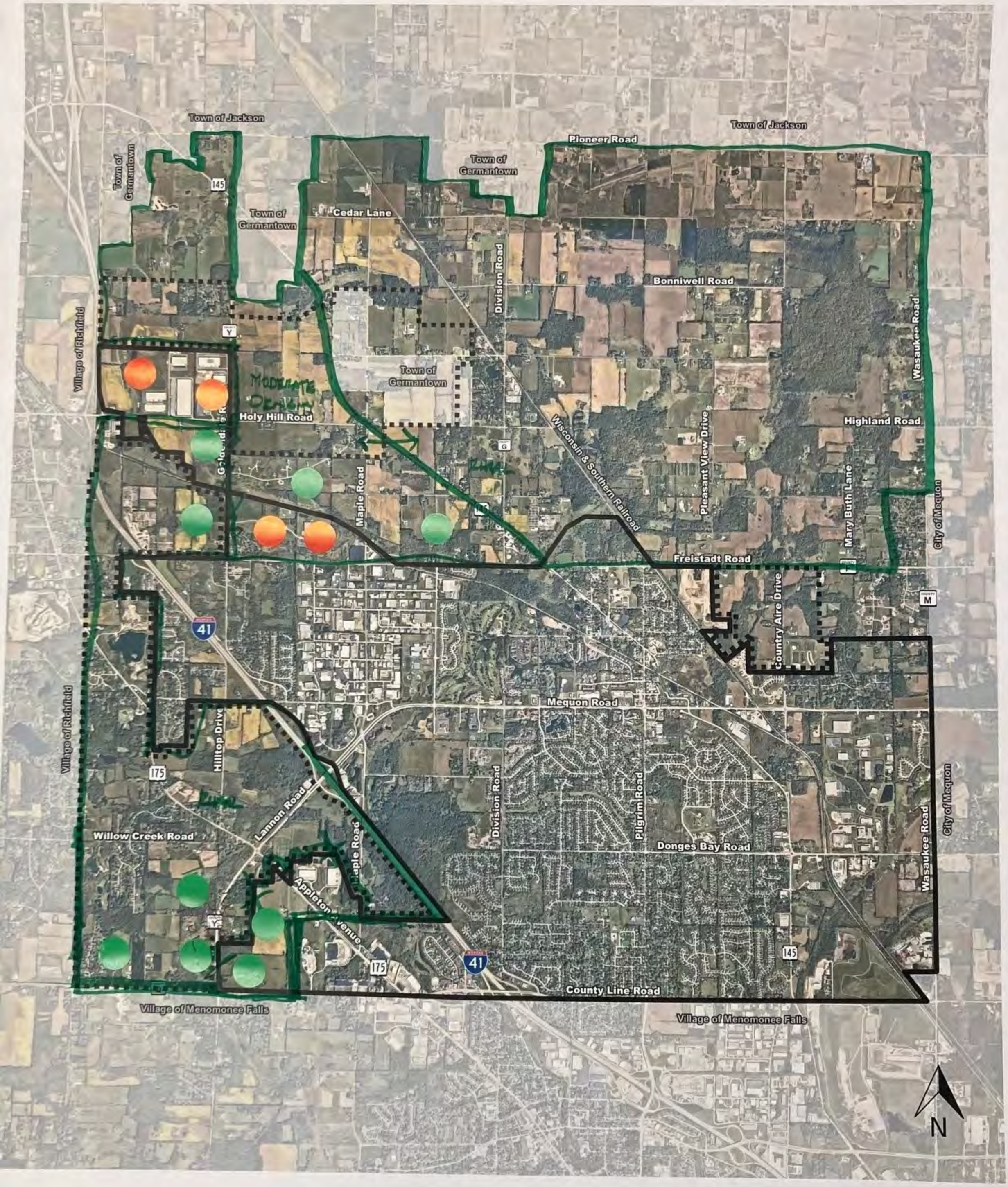
Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #
9

Village of Germantown



2050 GERMANTOWN
Planning our future together.

Legend

Existing Sewer Service Area (SSA) Boundary

Potential Sewer Service Area (SSA) Boundary

Table #

10

From: Tamra Varebrook
To: Germantown 2050 Plan
Subject: Please consider
Date: Monday, September 23, 2019 6:27:47 AM

Regular CURBSIDE bulk pickup

Here is a petition of interest.

http://chng.it/5q6XtnkDZx

From:	Deb Denton
To:	Comments
Subject:	Board Meeting Items for Discussion for tonite"s meeting
Date:	Monday, September 21, 2020 1:23:49 PM

Good afternoon -

Please discuss these items at tonite's meeting:

- the School District is having their annual meeting on the same nite as the 2050 Plan meeting - please move one of these meetings - As you know, Germantown citizens are interested in giving input to the 2050 plan, as well as what the School District is going to be doing! THIS IS IMPERATIVE!

- What is the status of the BUilders Agreement with Veridian - I cannot find it on line anywhere - please provide us with an update

- Children are still playing on the dirt piles where the construction is occurring - what can be done about this

Thank you

Jim and Deb Denton
Crabtree Lane
Germantown, WI

From:	jandmiller4@att.net
To:	Comments
Cc:	Phil Hudson; Art Zabel; Jolene Pieper; David Baum; Dennis Myers; Dan Wing; Rick Miller; Terri Kaminski; Dean Wolter; Deanna Braunschweig
Subject:	Village Board Meeting tonight 9/21/2020 - Comments
Date:	Monday, September 21, 2020 2:55:02 PM

Good evening Village Board,

My mission is to ensure that the Village of Germantown is the most sought after Village to live in because of the open green space, undisturbed wetlands and exceptional Parks.

In order to do that, Germantown has to make a commitment to create the most beautiful Parks with attractive and functional Recreational Buildings/Pavilions such as Fireman's Park. The Buildings/Pavilions that we construct in these Parks are for today and future generations to use for multiple purposes – such as reunions, showers, Birthday and Anniversary parties and of course Weddings! All of the buildings/pavilions in our Germantown Parks should be income generating. To ensure that the Germantown Parks buildings/pavilions are income generating, they should be functional, well appointed, and visually pleasing. This will ensure that Germantown will obtain repeated sales for these buildings/pavilions which equals **income!**

I would like to bring up several points about tonight's meeting agenda item – Fireman's Park Contractor and make a comment about rescheduling the 2050 Land Use Plan Meeting.

1. **(X. B. Firemen's Park Shelter)** The Village Board and Parks & Rec have been working on the Fireman's shelter for at least two years. Now it comes down to the contractor. In the Parks and Rec Meeting last Monday there was a difference between two contractors. One design had NO Trusses and the other contractor did include the Trusses. There are Trusses in the New Dheinsville Festhalle. It allows people to come in and hang lights and decorations for weddings, etc. It also lends itself to the Germanic Design. The Parks & Rec vote for and against Trusses was tied. Then the President of the Parks & Rec had to add a vote and he voted for NO Trusses. I believe that the Village Board wanted to have the Trusses and perhaps you can persuade the Parks & Rec to vote in the Trusses. Otherwise. in my opinion, the new Fireman's Park it is going to look like a gymnasium. High boring ceilings.
2. **NOT ON THE AGENDA – 2050 Land Use Plan**. The VB is always looking for citizen input for the 2050 Land Use Plan. The School District is having their Annual Meeting on September 28th too. There is no way that a citizen can attend both meetings. I want to urge the Village Board to move the 2050 Land Use meeting to a Thursday. There are so many of the Committee Meetings on Mondays it is impossible to make them all. If the Gtown Citizens are interested in giving their 2050 Plan input plus find out what the School District is going to do this year…they cannot be in two places at one time. Since the planning of our Village is such an important plan going forward I have two suggestions:
    a. Utilize the Green Dog Sign – placed in strategic locations around the Village so that citizens can go to the website to find out where/when the next 2050 Land Use Plan Meeting will be!
    b. I respectfully request that the Village Board reschedule the 2050 Land Use Plan

Meeting to October on a Thursday night. Here is my suggestion = 10/29/2020.

3. **Builders Agreement** – I wanted to ask what is the status of the updated Builders Agreement between – the Village of Germantown and Veridian Homes??? This Builders Agreement was supposed to be updated. Where is it located?
4. **Safety** – I want to mention that I have observed children and adults still running on the tops of the mounds of dirt and sitting in Equipment at Kinderberg Park. Please make sure that there is added
   Germantown Police patrol past Kinderberg Park and the construction area.

Germantown Leaders should be keenly aware of our outdoor spaces during this COVID –19 Pandemic. COVID is not going away soon so the more we prepare our outdoor spaces with options to give our citizens opportunities to be outside where it is relatively safe – the better. Please keep in mind that these building/pavilions will be here for generations. Make them beautiful and income generating!!!

Thank you in advance for your consideration!

Kind regards,

Jan

Jan D. Miller
Friends of Kinderberg Park Committee Member

262-352-8250 Cell

From:	jandmiller4@att.net
To:	Comments
Cc:	Dean Wolter; Deanna Braunschweig; Jeff Retzlaff; ljohnson@village.germatown.wi.us; David Baum; Matt Kimmler; alaszewski@germantown.wi.us; pniles@germantown.wi.us; rwilliams@germantown.wi.us; wshadid@germantown.wi.us
Subject:	Plan Commission 10-12-2020 - COMMENTS
Date:	Monday, October 12, 2020 6:27:59 PM

To the Plan Commission,

I would like to speak during the Public Input time:

~~~~~~

Regarding the 2019 Community Survey Results:

I would like to know if the 1,819 Total Survey Respondents is a high or low number for a Village of 20,000 people.

Comments:

1. There seems to be somewhat of a lower quality of life in Germantown since the 2015 survey. This is concerning…
2. 46% of the respondents think that Gtown could use more "passive recreation" land use such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling and picnicking, etc. I agree that people do want to live more active lives and be closer to nature. It is my opinion that the 2050 should focus on these attributes.
3. The survey said that Gtown needs to Attract more Sit Down and Family Restaurants. My opinion is that getting new restaurants will not improve or be a reality until the COVID-19 Pandemic has a vaccine. At this time all businesses are having a difficult time to stay alive. I do not see this happening for another two years….but it should be in the plan.
4. Most of the respondents want Gtown to tap into bike and hiking trails to connect with other communities and get people into our Germantown Downtown Area. I agree.
5. The Survey also said that the rural feeling should be promoted as well as conservation subdivisions. This is another great idea that I agree.

My suggestion is that Germantown 2050 Land use Plan focuses on the creation of these outside buildings, paths and functions. Germantown can win back the current residents and attract other residents by creation of the walking trails, wildlife observation areas, canoeing, kayaking, bicycling and picnicking areas. In order for Germantown residents and people in general to gather in numbers there will a need for OUTDOOR gathering spaces. Germantown needs to focus on these types of spaces and lead people to the Germantown downtown area. Germantown needs a "focal point". My vision: we could connect all of the wonderful rural areas and passive recreation areas and lead them to the Germantown downtown area. This is not a new concept…all you have to do is to look at our neighboring Towns and Villages…they are great examples of making the Downtown a Focal Point.

I hope that the Plan Commission will come up with a plan of action to review each of the individual ZONES and get resident feedback from each ZONE. It is important that all Germantown Residents have a say in the development of Germantown going forward into 2050.
~~~~~~

Thank you to the Plan Commission for your consideration of my Germantown 2050 Land Use Plan.

Comment on Gehl Foods:

I think that the Plan Commission should deny the building of the 52' silo for the Nitrogen. If there is a fire…they will have to wait for the fire dept to get additional help from neighboring villages.
Has Gehl Foods ever started the construction of beautifying the side of the building on Main Street where they took down homes to build the addition on Main Street and Church Street???
Thank you.

Kind regards,

Jan

Jan D. Miller
W151 N10297 Windsong Circle, West
Germantown, WI 53022
Friends of Kinderberg Park Committee Member

262-352-8250 Cell

From:	jandmiller4@att.net
To:	Comments
Cc:	Dean Wolter; David Baum; Phil Hudson; Art Zabel; Jolene Pieper; Terri Kaminski; Rick Miller; Dennis Myers; Dan Wing; Deanna Braunschweig
Subject:	Village Board Meeting Regarding - Gtown selling water/sewer to Richfield
Date:	Monday, November 2, 2020 12:41:02 PM

To the Germantown Village Board:

I am sending my comment for item **VI. A. Village of Germantown providing Village of Richfield with Water/Sewer Utilities.**

I would like to make my comment on line…but I wanted you to have this e-mail for the meeting notes.

Thank you,
Jan Miller

~~~
~~~

From:	jandmiller4@att.net
To:	Comments; Dean Wolter; "David Baum"; alaszewski@germantown.wi.us; pniles@germantown.wi.us; rwilliams@germantown.wi.us; wshadid@germantown.wi.us; Matt Kimmler
Cc:	jandmiller4@att.net
Subject:	Plan Commission Meeting 2/22/21 - Comments and Questions - from Jan Miller
Date:	Monday, February 22, 2021 6:31:23 PM

Good evening Plan Commission,

I have some comments/questions about the Graef Germantown Comprehensive Plan 2050.

1. #2 What we have heard so far??? Is this information from 2020 or 2019 and how many participants from the Village of Germantown in this feedback?
2. #4. In this Interactive Map on Social Pinpoint - it says that there will be instructions and encourage residents to attach pictures – their own pictures??? Or pictures that Graef provides?
3. #5 Introduce Map of "Opportunity Areas" - what is this area??? It is not noted on this map page 17.
4. #1-10 Village Center/ Mequon Road? - Mequon Road is a couple of miles long…what north/south street and Mequon Road are you referring???
5. #11-18 Holy Hill Industrial Area - - Is this light or heavy Industrial?
6. # 19-22 Germantown Northeast Rural Preservation District. – have the land that needs to be preserved been surveyed by the DNR? Preservation leads to conservation. Are we aware of all of the wetlands in the Northeast Rural District?
7. Page 17 – Future Land Use – Bottom of Page says Scenario Planning Map 8-3 : 2010=-2020 Future Land Use – Is this OLD or NEW??? Or is it the same?

My main questions:

1. Does Graef have staff Landscape Architects that are actively involved in this Germantown Comprehensive Plan?
2. If not, why not?
3. If so, what is their role?
4. How many participants can you have on the ZOOM Meeting/WebEx for the March 22 Community Workshop?

Thank you for your answers to my questions.

Kind regards,

Jan

Jan D. Miller
W151N10297 Windsong Circle, West
Germantown, WI 53022

From:	mcsmythe@wi.rr.com
To:	Germantown 2050 Plan
Cc:	Steve Kreklow; Jeff Retzlaff; Dean Wolter
Subject:	Virtual meeting for the 2025 plan vs in person
Date:	Tuesday, March 23, 2021 3:34:49 PM

Hello,
I attended the virtual meeting last night and thought it was interesting. I am concerned, however, that only .00105 of the population attended. The Village is roughly 20,000 people and if there is to be buy-in on anything there should be a much bigger representation of people seeing these presentations.

It will be difficult to get behind anything, even if I like it, if only 21 people have weighed in on visual preferences, amenities that have tax ramifications, the removal of long-time features such as the golf course and adding housing and heavy industrial.

I know it is only a plan, but I have been involved in a community-wide organizing of plans in the past, in other places. The plan adoptions never go smoothly if there is not widespread, VERY public meetings with lots of opportunity for discussion and peoples' voices heard. The beauty of completing these meetings in a charette-type setting (tables of people with maps having discussions and figuring out what makes sense) is that neighbors change neighbors' minds, or at least help them see it won't be so bad. It takes the pressure off the Village because the people have input.

Waiting until the mask mandate is over has my vote. Providing more than a virtual opportunity is a better way to go. Having previously lived through this in a contentious situation for an historic neighborhood, call me "Been there, done that."

Thanks.

Melanie Smythe
262-247-6301c

From:	mcsmythe@wi.rr.com
To:	Dean Wolter; Germantown 2050 Plan
Cc:	Steve Kreklow; Jeff Retzlaff
Subject:	RE: Virtual meeting for the 2025 plan vs in person
Date:	Wednesday, March 24, 2021 7:40:02 AM
Attachments:	Re Virtual meeting for the 2025 plan vs in person.msg

Mr. Walter,
From your response, I gather you will be conducting more actual in person meetings. Assuming this will happen shortly, due to vaccinations and all the great news of declined cases, the school auditorium has a large space that might work. I attended a board meeting there last autumn and it held numerous people in spite of the virus. Several sessions could be conducted there.

Since Washington County is looking into reducing the mask restrictions and we are technically NOT in a pandemic at the moment, the Village moving towards open in-person meetings will do much to take away some of the fear that has gripped the community. As a community, we should be encouraging everyone to get back to normal business.

Germantown can be a leader in this.

I will contact my neighbors and trust that you will be coming out with an updated list of open meetings for over the next months and summer, beyond the May virtual meeting. I will let them know that. We are talking about the next 30 years for this community. People need a say even if we have to add several months to the process.

Thanks

Melanie Smythe
262-247-6301c

From: brian bersch
To: Germantown 2050 Plan
Subject: Downtown
Date: Thursday, April 29, 2021 8:43:47 AM

I have been brainstorm on how to make a downtown that actually has more the. Bars and a factory, isn't there way to have shops and more things to do similar to Cedarburg or Menominee Falls? Germantown needs more things for people to do, stop and then no how to want residents to stay and play and how to attract people for m outside the village to come and spend money adding to the economic growth? There are so many subdivisions and housing options but what do those residence have to do in the village, currently there options are manly fast food, bars and banks. We need to have more shopping and overall activities. While I understand that Covid slowed growth were past that phase. Look at all of the funding that went towards Holy Hill industrial area, we need to start thinking big picture what will attract younger people to the village and keep the current people to stay and play in Germantown.
I would be open to a meeting to discuss the in person more ideas

Thanks,
Brian Bersch
bersch1980@gmail.com

From:	Ryan Haines
To:	Germantown 2050 Plan
Subject:	2050 Plan- SE corner of Goldendale / Holy Hill Road Plans
Date:	Thursday, April 29, 2021 11:53:01 AM

Hello,

I was reviewing the information on the Germantown2050 website-- specifically the interactive map, where I was able to see the two proposed alternatives for the Holy Hill Road area. I'm specifically asking about the land on the SE corner of the Holy Hill / Goldendale Road intersection. It appears the plan for that specific area is the same in both alternatives (a residential subdivision), with houses very close together along the outer edge of the subdivision drive. How big are those buildable lots as drawn?

I ask because I live in Isabelle Farms subdivision immediately to the south. As you know, Isabelle Farms is a very low density development (most houses are on 5-acre lots, a few have 2-acre lots). We built our home in 2012 because it was on the outskirts of Germantown in a rural setting. But based on the PDF drawings being proposed it appears that someday I could be staring at the backside of 10 or more houses just along my property line (check out the map for yourself-- my house is the one at the end of Meadow Brook Ct.).

Why would the Village want to pack so many homes so close together? That would ruin the rural setting of this area. Frankly a lot of that has already happened with industrial park north of Holy Hill Road. But please don't take it all from us. I realize the land directly north of my home likely can't remain a farmer's field forever, but the Village can and should take steps to maintain the rural feel of this area. Specifically, any residential development on the SE corner of the Holy / Goldendale intersection should be on 1-acre lots (so the houses aren't so close together).

Also, I see on the map some dark green separating this residential development and Isabelle Farms. The map legend says dark green is "Environmental Areas & stormwater facilities (Proposed)". What exactly does that mean? Is it additional landscaping / berms / trees? If so how wide would it be? And what would happen to the existing tree line that runs along that space? Having some combination of trees / berms here would be a great thing as it would provide some privacy to both subdivisions.

I would really like to hear how the Village plans to keep the rural feel of this area. If it's easier to talk live I can be reached on my mobile phone listed below.

Thank you,

Ryan Haines
W200 N12554 Meadow Brook Ct.
Richfield, WI 53076
414-305-0531

From: LAURA BRANTLY
To: Germantown 2050 Plan
Subject: Comments on the Village Plan
Date: Monday, May 10, 2021 8:05:42 PM

I would like to comment on the style of roads such as Division Road. I would like to see the 2 lane country roads remain as they are with 2 lanes, gravel shoulder and open drainage ditches. I drive on that road regularly and have not had issues with the traffic. Wider roads are not needed and they are much more expensive to maintain and replace. I can't think of anywhere in Germantown where wider roads are needed.
Laura Johnson

From: jandmiller4@att.net
To: Emily Zandt
Cc: Jeff Retzlaff; Germantown 2050 Plan
Subject: RE: We need your feedback!
Date: Wednesday, June 30, 2021 3:00:24 PM
Attachments: image001.png

Hi Emily,

Thank you for the reply.

Yes, thank you, I did find the Social Pinpoint on the Village Website. It is not easy to find, and it is not clear what the Social Pinpoint is about.

My suggestions for Social Pinpoint:

1. I think you should be able to access the APP just by clicking on the 2050 Comprehensive Plan.
2. I think that the name Social Pinpoint is not enough to get Residents to click on the link. Can the Social Pinpoint be made a GREEN button and say Social Pinpoint - Resident Input?
3. Could you set up a Booth at the Germantown Events – such as the 4th of July. Taste of Germantown or any of the Concerts in the Park – because we have FREE WI-FI in the new Fireman's Park Pavilion.

Your consideration is greatly appreciated.

I will look forward to the next Public Input Meeting.

Kind regards,
Jan

Jan Miller
262-352-8250 cell

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Monday, June 28, 2021 4:23 PM
To: jandmiller4@att.net
Subject: RE: We need your feedback!

Hi Jan,
The Social Pinpoint site is linked on the left hand side of the 2050 Comprehensive Plan Page, which can be found under **Government – Administration – 2050 Comprehensive Plan** or under **Business & Development – Community Development Department – 2050 Comprehensive Plan**.

The 2050 Plan page is also linked in the Citizen Help Center and under Village Spotlights on the homepage.

The final Public Input Meeting date is still to be determined, but will most likely be between mid-July and mid-August.
I anticipate we may discuss that more tonight.

Let me know if you have any additional questions.
Thank you,
Emily

From: jandmiller4@att.net <jandmiller4@att.net>
Sent: Monday, June 28, 2021 3:23 PM
To: Emily Zandt <ezandt@village.germantown.wi.us>
Subject: RE: We need your feedback!

Hi Emily,

Would you please explain where this Social Pinpoint is on the Village Website?

I am on the Social Pinpoint because I clicked on the link in your message below…I just could not find it on the Village Website.

What are the upcoming dates for the Public Input?

Thank You!

GERMANTOWN 2050
Planning our future together.

The Village of Germantown is still looking for feedback on the proposed Neighborhoods, Districts and Corridors Map!

Visit the Social Pinpoint site to view and comment on the interactive map, complete a visual preference survey, and learn more about the 2050 Comprehensive planning process.

If you would like to provide feedback via email, please send comments to plan2050@village.germantown.wi.us

Feel free to reach out to the Village of Germantown Planning & Zoning Department with questions at 262-250-4735.

Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown
(262)-250-4735

From: Anne Bastow
To: Comments
Subject: NW corner Lannon & County Line
Date: Friday, March 25, 2022 11:22:09 PM

CAUTION: This email originated from outside the organization.
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I encourage Germantown to follow it's proposed 2050 Comprehensive Plan which does not include residential at this location. In my opinion, Germantown has enough high density residential units already in place. If residential is pursued, side by side ranch units would be a much better fit for this location. Given aging demographics, ranch units are in high demand. A lower density development would also generate less traffic to an area that is over burdened at times.

Thank you for hearing my comments.

Sincerely,
Anne Bastow

Sent from my iPhone

From: Tamara Schneider
To: Comments
Subject: Developement plan for Lannon Rd and County Line Rd
Date: Saturday, March 26, 2022 9:52:55 PM

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Plan Commission:

I would like to express my concerns over the planned proposal to build at the Northeast corner of County Line Rd and Lannon Rd.

My concerns include the increased traffic onto both streets. With a 320-unit apartment complex, there is a very real potential of 2 cars per unit=640 additional cars, using the streets. The intersection of the two streets is already notorious for accidents. Now there will be the additional apartment traffic, plus all the traffic going to the convenience store. Semi-trucks and delivery trucks, along with the employee vehicles that will be going to the industrial buildings, will also cause congestion in the area.

Another concern is the strain on sewer and water, as well as fire and police? Is there the budget to hire additional personnel to patrol and address the emergency needs of this new area and the people living here? Convenience stores, such as the Speedway on County Line Rd, and the Kwik Trip on Maple Rd, by Mequon Rd, are often areas of criminal behavior, as seen in the police blotter of our local papers. You cannot expect the current police staff to also care for this new area.

There is the current failure of other developments just east of this area, on County Line Rd, the empty shopping malls. These vacant buildings are an eyesore for the community. Perhaps instead of creating a new development area, that one could be reinvigorated by this development.

As an aside, the residents of Germantown should not have to pay $7500 for the TIF feasibility study for this area. That cost should be put on the developer, who stands to make so much money.

Lastly, the 2050 Comprehensive Plan for Germantown, states that this area, the Willow Creek Business Park District, is rated "undesirable" for any sort of residential living. It specifies two and three family residential, multi-family and mixed commercial/residential all as “undesirable”. Types of future land use that are listed as Allowable or desirable types are mixed use commercial/industrial, industrial, open space/recreational and current use. This proposed plan is none of these, and it destroys the option of “open space/recreational” by building up 80 acres of farm and woodland, in which native wildlife and flora, such as Trillium, May Apple, Eupatorium purpureum, sugar maples and oaks currently grow.

Please consider all of the potential concerns and problems thoroughly before thinking only of the new tax base. I believe many people move to this community for its convenience to Milwaukee, but with the country look and feel. When all the open space is built up, that lure of Germantown will be gone, and good people will seek homes in towns farther north and west.

Thank you,

Tammy Schneider
414-588-2928
flower2012.ts@gmail.com



Virus-free. www.avg.com

From: jvanhecke@wi.rr.com
To: Comments
Subject: Proposal for Lannon Road / County Line Road intersection + 2050 Plan
Date: Sunday, April 10, 2022 9:40:33 AM

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Germantown planning commission,

After attending the last planning meeting on March 28th, we would like to offer some comment related to the issue presented at this meeting: We believe the proposed combination of gas station; apartment complex (whether high-end or not), and industrial makes little sense for this area of Germantown. We believe there are much better uses for this area both now, and as you put together your 2050 plan.

We are life-long Germantown residents. Our home is located at W220N9808 Amy Belle Road – about a mile west from the location of the proposed development.

Like virtually every other speaker that evening, we are of the opinion that the development, as proposed for the corner of Lannon Road and County Line Road, is inappropriate for this area of Germantown. None of the three different uses proposed are a good idea. No refinement of the plan will go far enough. It should be abandoned immediately.

We do understand the desire to provide some sort of transition from the current retail section to residential on County Line. However, we believe adding more industrial and high-density housing is not fitting with the neighborhood nor with what our aspirations should be. If I understood the comments at the meeting properly, it appears that this proposal already deviates significantly from the prior long-term plan. Therefore, the prior plan should carry little weight when making current and future decisions.

In general, we do advocate for property owners to have the broadest control possible over their own assets. Yet in some cases, like this one, there will be profound consequences for those surrounding properties. At roughly 1 mile away, this will impact our home; its value and the neighborhood in general. The impact to the subdivision just south and in immediately surrounding areas of the proposed development is even more profound. There is no upside for any of these people.

We suggest some
alternatives...

Instead, we believe it is more in keeping with the neighborhood if you were to consider the area filled with smaller single family homes as a superior way to transition. The village could benefit from this when relatively affordable homes are offered, thereby attracting younger homeowners to the area. Homeowners are much more desirable to this community than transient renters. It is a) an opportunity for

the current property owners to benefit from a sale, b) more in keeping with the current tenor of that area, c) a good opportunity to attract new residents to our village and d) it can maintain an attractive, relatively rural feel as opposed to tilting the area towards dense suburban/commercial.

If light industrial space is to be added, I suggest you consider confining this type of development to along both sides of Appleton Avenue between Walmart on the south and Mequon/Lannon Rd. on the north. This provides easy access to the freeway needed by industry, and there is currently little or no residential development there to overcome. This is a far more appropriate space for this type of thing. It would be easy to specify a buffer area between residential in the south (off of County Line Road) and light industrial to the north (off of Appleton).

In summary: We strongly oppose the proposed development at Lannon and County line road. That area is better suited to smaller single-family residential homes. Industrial is better segregated by locating it off of Appleton Avenue, closer to the freeway and further from current residential areas.

Please enter this into your record as a formal comment, and seriously consider this opinion when evaluating uses for this area – both as it relates to the current proposal, and as you formulate the 2050 plan.

Thank you
Jim & Dyanne Van Hecke

From: Tamara Schneider
To: Comments
Subject: New proposal for County Line Rd
Date: Monday, April 25, 2022 10:28:34 AM
Attachments: 1650645114197_Plan commission-2nd proposal letter.docx

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CAUTION: This email originated from outside the organization.
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Please see the attached letter with my concerns on the new development proposal.

Thank you,

Dear Plan Commission,

I am writing with my concerns for the proposed development on the corner of County Line Rd and Lannon Rd.

I attended the last meeting, and expressed my concerns then. I am very happy that you listened to the community's concern over the convenience store, and that the developer has eliminated it.

Now, after attending the Rural Preservation meeting, I have further items to discuss.

The plan commission is concerned about accommodating the projected growth of the community by 2050. It was mentioned that 21,000 more homes would be needed, and that 5 acre lots will consume too much land to fit these new homes into our community. The 2020 Census shows that the median household income for Germantown residents is $89,111. The annual per person income, is $44,427. A website rent calculator, domu.com. recommends a person with that income, spend $450/month on the low end, to $1400/month on the high end, for rent. They cannot afford a luxury apartment, with rents from $1700-$3500/month. With housing shortages, and many people needing affordable housing in the area, this new development is a perfect place to site some new, affordable, smaller lot, single family or double occupancy homes.

Additionally, these potential apartments, not owner-occupied residences, will bring a large influx of people who migrate in and out of our community, as their leases expire. This raises concerns, such as safety due to increased demand on police and fire, traffic, and even potential classroom size issues.

Another concern that I heard at the meeting, from Germantown citizens, when you move to an area, you move there because of what is around it. You like the area. But once you move, you do not expect that the area will change to something different, (ie: apartments and/or industrial). This affects homeowners safety, their home values, the way their children will grow up and play, and how they now feel about the area they liked. Establishing the 2050 plan is good, so people know what the community is and will be. There is a current plan, but this new development is not following this land use plan. Current plan use is of agricultural and/or industrial. The commission has gone so far as to list different types of land use as "desirable", "acceptable" and "not desirable", and a 320-unit apartment complex (residential) is listed as NOT DESIRABLE.

My last concern is sewer and water being brought to the area. When drilling there was done some years ago, to see if it could support another water tower, it burned out a neighbor's well, due to dropping the water level too low for their pump. What actions should I preemptively take to assure my well and septic are not affected by this? Without all the farmed land absorbing rain water, in addition to all the impervious surfaces this development will put in, extra rain run-off will come right to my, downhill yard. My sump pump will need to run 24/7. I will now incur additional expenses to

replace them as they wear quicker from additional use. The last plan had various water retention areas on the east side of Lannon Rd (the higher elevation side), and now there is only one, along with a large one at the corner. If the entire area is not regraded, the water will not run to that corner retention pond. It will run downhill, across Lannon Rd, and into my yard. That smaller retention pond is not in front of my house. There is only sparce screening and landscaping, which needs to be increased. It is incomparable when looking at the amount of trees/screening they are showing on the east side of the development, between the apartments and the industrial building.

Thank you,

Tamara Schneider
W204N9699 Lannon Rd
Colgate, WI 53017
414-588-2928

From: crb crb
To: Comments
Subject: VILLAGE BOARD MEETINGS COMMENTS TO BE AT THIS MEETING
Date: Sunday, May 1, 2022 5:23:03 PM

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Since you are reconsidering the table motion for the RICHFIELD WATER & SEWER.
We have some concerns about this issue.

PLEASE EXPLAIN WHY A VILLAGE BOARD STATED IN THE 4-18-22 MEETING, IT'S GOING TO HAPPEN. How do you know for sure??

If you had closed doors meetings for the last year and1/2,
WHY IS THE BOARD FIRST BRING UP ABOUT THE SAFEGUARDS IN PLACE FOR THE WELLS? At the village board meeting on 4-18-22?
Then say this was handled completely wrong. Needs to go back through GENERAL GOVERNMENT AND FINANCE COMMITTEE.to be address.
Here is where the "TRUST ISSUE" comes into play.
We don't have a well, we have water & sewer. which we got hit with the "BIG RATE INCREASES". If we had a well, do you think we would "TRUST" the village, if we had an issue due to the RICHFIELD WATER & SEWER AGREEMENT? DON'T THINK SO!!!! So, the village of GERMANTOWN CITIZENS will be paying out of pocket more taxes to cover it.
How do you except the citizens who live nearby, to "TRUST THE VILLAGE"?? PLEASE EXPLAIN, WHEN SPEAKING AGAIN ABOUT THIS CONCERN.

ALSO, one trustee stated to me in an email. That the village would get $5.7 millions for the agreement. NO well & or pump insurance for nearby residents .Then another trustee told me we would be getting $9.1 millions. Then you read the GERMANTOWN NEWS, IF YOU HAVE A PAPERBOX ATTACEHED TO YOUR MAILBOX. Then you read a whole different story. SO, what is exactly we will get it?? Beside increase in taxes to cover the increase of police & fire personal that will be needed! & Whatever else!!!

SO,WHAT DID YOU AS A BOARD FOR THE LAST YEAR &1/2?
We see no "RUSH" to push through for RICHFIELD.
It would be just fine to take 1&1/2 year again, to get it right, if you can. Do you really think this is the right thing to do for both villages.
Right now, we say vote "NO", (also this has been said by one our trustee)too many unanswered questions.

Richfield can always go to JACKSON, BUT way too expensive!!

What about the 2050 plan? What about our side of HWY 41 first?

Did this board ever think of putting together a list of items to be ask and what you are exactly looking for at the first meeting or maybe by the second meeting??? Not just what the village employees think you might want. Maybe next time, take the first meeting just brain storm about your concerns. Maybe put out to citizens, sometime citizens have a lot of good questions.(MAIL,PAPER,WEB SITE(if updated to be user friendly) and CHANNEL 25 IF THAT EVER GETS FIXED!!!

If RICHFIELD CAN HAVE A REFEREBDUM, WHY CAN'T THE CITIZENS IN GERMANTOWN??? What is the board afraid of??? In the GERMANTOWN NEWS, IT ALSO STATED"WE HAVE NOT HEAR ANYONE WHO LIVES IN GERMANTOWN SPEAK OR COMMENT PUBLICLY IN SUPPORT OF THIS." Does everyone on the board have a Paperbox? Anyone who doesn't live in the village ,do you stop and pick one up to read about the news here???

We do appreciate the trustees, who are listing to the citizens. If this does pass down the road ,you can bet ,the citizens will be very upset with the who vote for it!!

NOW FOR THE AMERICAN RESCUE ACT MONEY-

PLEASE take the $250,000 to be use for hiring a police officer & car and one fire person, instead of the one bonus to the employees.
We believe this is a better use of the money. ALSO, REMEMBER THIS IS NOT "FREE MONEY" WE THE CITIZENS/TAXPAYERS WILL BE PAYING IT BACK!!! At the very first meeting , we hear the village president saying "he didn't get a bonus, but had to go work every day." So, did a lot of other people did the same.

This $40,000 that is set aside for communication, Will this money be use to FIX CHANNEL 25 ,so the citizens can see the information on the channel 25 , 24/7? Instead of going to the website, which needs a ton of work. When the meetings are on channel 25, when will the buzzing and static get take of ? You the board, spend $95,000. for the upgrade of the audio system. It's not working!!!

We keep asking How many VILLAGES OF GERMANTOWN EMPLOYEES ACTUAL LIVE IN THE VILLAGE??? We never got an answer. We know Mr. Kreklow doesn't live in the village. Which we have made a point, this is not right. But like to spend the village citizens money.

PLEASE ACKNOWLEDGE IF YOU RECIEVE THIS EMAIL.
Since last time, our comments didn't make it.

Thank you for your time,
Bill & Carol Schneider
W157n9924 BAYBERRY CIRCLE
GERMANTOWN,WI. 53022

From: Judy Kautz
To: Comments
Subject: IGA with Richfield
Date: Sunday, May 1, 2022 8:24:39 PM

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been attending Village Board meetings and some plan commission meetings sporadically for many years. More recently, I have had to attend or watch online one or more meetings per week. The Village Board has before it a very important decision. It involves the selling of Germantown's water to the Village of Richfield. I am totally opposed to this idea. I have compiled some information and a series of questions that I feel are important to have answered before any further actions are taken by the Village of Germantown. I am not able to be present at tonight's meeting, as I am out of town.

I found the following information on the US Geological Survey website: “Groundwater occurs in the saturated soil and rock below the water table. If the aquifer is shallow enough and permeable enough to allow water to move through it at a rapid-enough rate, then people can drill wells into it and withdraw water. The level of the water table can naturally change over time due to changes in weather cycles and precipitation patterns, stream flow and geologic changes, and even human-induced changes, such as the increase in impervious surfaces on the landscape.

“The pumping of wells can have a great deal of influence on water levels below ground, especially in the vicinity of the well... If water is withdrawn from the ground at a faster rate that it is replenished, either by infiltration from the surface or from streams, then the water table can become lower, resulting in a "cone of depression" around the well. Depending on geologic and hydrologic conditions of the aquifer, the impact on the level of the water table can be short-lived or last for decades, and it can fall a small amount or many hundreds of feet. Excessive pumping can lower the water table so much that the wells no longer supply water—they can ‘go dry.’”

With the above information in mind, it would seem that there are quite a few variables that could cause a very serious draw down, not only in the private wells, but also in the new municipal well. The area around well 12 has been, and will continue to be, covered by massive amounts of asphalt and very large concrete buildings (“impervious surfaces on the landscape”). The rainwater runoff from the asphalt parking lots and roads goes into retention ponds where that water seeps back into the groundwater. This runoff water contains contaminants like gasoline, diesel fuel, and oils. Is there a protection in place from these dangerous chemicals that go into the ground, and ultimately into the water below? Is Germantown going to monitoring its well and ours for these chemicals?

President Wolter mentioned at a board meeting that an earthquake in Minnesota could

disrupt the water flow within the dolomite aquifer. Could blasting near the new well cause a disruption in the flow of water below ground ("geologic changes")? Some of our nearby neighbors had disruptions to their wells after the extensive blasting in 2005 on this same site. This included arsenic appearing in a well that did not have it previous to the blasting. Do the USGS and the DNR know that you are planning to build on land, in the area near well 12, which will likely require blasting to develop on?

At the April 18th meeting, Trustee Rick Miller said that there are protections for our wells. He said, "There *are* safeguards in place." Then just a short time after that he said, "We will *get* these safeguards in place." He emphatically stated, "We WILL handle it." His final statement on this was, "If something were to occur to your well, it's most likely an insurance matter." We are completely unaware of any protections currently in place for our wells. Whose insurance would pay for this? Ours would certainly not cover it.

Should area residents have their well's depth to water measured before well 12 is brought "online?" This should be paid for by Germantown. What would the cost be to drill well 12 deeper? I know that there has been concern about the radium at lower depths, but deep wells do not always contain radium.

I am going to reiterate what I said in a previous correspondence with this board. During the November 2nd 2020 meeting, the board members were talking about how the water in "the deep aquifer was not going down" so it would be a great idea to drill into that aquifer as opposed to the dolomite aquifer, which could potentially drop. If Richfield's water is in decline, and it is, what makes Germantown think that its water isn't also in decline? Has a professional hydro geologist done a *full* hydrology study on this? If so, has anyone on the board seen a report from this?
Why did Richfield offer the $50,000 in the Intergovernmental Agreement for protection of our private wells? This was way before anyone was expressing any concerns. Do they know something that Germantown doesn't about our private wells? Why did one of the trustees on the village board mention that at one time Germantown was considering having to buy water from Milwaukee?

If we sold our water to Richfield, and something happened to deplete one or more municipal wells in Germantown, would our first obligation be to supply water to Richfield (because we are under contract to supply water to them) or to supply water to the residents of Germantown? Could this cause Germantown to have to buy water from Milwaukee in order to meet the needs of its own citizens? What if Richfield had a major fire at the new "warehouse-like facility?" Would Germantown empty its water towers to fight that fire?

The following are some other questions that I have, and would like answers for. Who sets the sewer rate for Richfield's sewer? If MMSD sets the rate, what is it? How much "profit" will there be from their payments? Do SEWERPAC and MMSD have detailed plans for the

sewer and water lines? Have they approved of any plans?
What does the 2050 plan have to do with selling our water? If it has something to do with it, how can any contract be signed before the 2050 plan is finalized? Are we going to rush through the 2050 plan in order to sign the Intergovernmental Agreement with Richfield? With the possibility of a business going in on Richfield's side of the freeway with almost 2000 employees per day, and no one knows how many trucks, have traffic projection studies been done for the roadways and entrance and exits ramps for the Holy Hill Road and I-41 interstate highway?

Some questions that Trustee Neureuther had at the April 4th meeting were: What would the economic impact be from this agreement, can well 12 go deeper, what would the cost be, what about insurance/liability policy for private wells, what would Germantown's costs be from the agreement, what would the complaint procedure be for private well owners, and what impact would this have on Germantown's fire and police? These are all very valid questions that need answers.

As a taxpayer and a citizen of Germantown, I feel that I have the right to get answers to all of the questions that I have put forward in this correspondence. Before our board makes any more decisions, I would like to see a response from our governing body. I am your employer, and you work for me. Please do your job.

Mrs. Judy Kautz

From: Amanda Reinemann
To: Comments
Subject: Vote NO
Date: Monday, May 16, 2022 3:12:07 PM

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I am encouraging you to vote NO on the Richfield sewer and water IGA issue. With the village not having a say in what is to be built on those 400+ acres, I fear that we are setting ourselves up for failure. If more homes were to be developed, we could be stretching our schools to the limits. This village has been approving developments left and right. When is this going to stop? Let's be smart about our community growth plan. I haven't heard anything about the 2050 plan and being an active community member in that plan, I want to remind you to look at that community feedback when planning for the future of our village. We do not want more subdivisions. We want and need places for our youth to go, things for families to do, and more places to eat within our village. Let's help keep our community money here! If you keep building subdivisions, you are asking for overcrowding in our schools. I do not believe this community is looking to approve another referendum any time soon. This will be an issue with all of the major subdivisions and potential subdivisions and apartments the Village is looking to bring into Germantown.

My last comment is stop with the TIF's. TIF 9 would give the developer a 1.1M tax break and 20 years to pay the TIF off. Enough is enough, do what is right for our community by listening to us and stop giving tax breaks to developers on new developments. My stance is no new developments, until you have ALL of the vacant stores in Germantown full.

Thank you for listening,

Amanda Reinemann

Active community member, speaking on my own behalf not as a member of the school board.

From: Katie Kautz
To: Comments
Subject: Public Comment
Date: Sunday, July 17, 2022 10:29:45 PM

CAUTION: This email originated from outside the organization.
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I completely agree with and support the proposal in item E. under New Business on tonight's agenda as follows:
"In addition to the current date of 7/25/2022, add two more - 2050 Comprehensive Plan Listening Sessions for residents to attend. Suggestion: Listening Session Meetings at end of the month: July, August, September. Have the final Public Hearing in October 2022. Move the final completion due date for the 2050 Comprehensive Plan to 12/31/2022." The 2050 Plan needs to be well-thought out and given enough time to consider each component. Most importantly, the people who have developed this plan need to heed the wishes of Germantown residents. In addition to reading the 2050 website, I attended a couple of the workshops and the message from the comments and attendees was very clearly against too much development particularly in the Holy Hill area, but I don't see any movement to shift the proposed plans at all so that needs to be rectified.
Katie Kautz
Germantown

Jeff Retzlaff

From: mcsmythe@wi.rr.com
Sent: Wednesday, July 13, 2022 10:18 AM
To: Dean Wolter; David Baum; Bill Neureuther; Rick Miller; Dennis Myers; Jolene Pieper; Jan Miller; Phil Hudson; Terri Kaminski; Steve Kreklow
Cc: Jeff Retzlaff; Emily Zandt; Deanna Braunschweig; 'Brian Sajdak'
Subject: 2050 markups, questions and comments - for consideration in the review of 2050 plan at the next meeting - for your files only

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I have marked up the 2050 plan with questions, comments and some changes. See links below. Please consider when determining what items will need further discussion by the community. The implementation plan has items in it that, to my knowledge, have not been made public, nor discussed publicly.

Comments made at the plan commission meeting to the commission members present. The implementation document linked below as they rest is too big:

- Covid is endemic. Stop all references to "going into the third year of the covid pandemic". It is over.
- Population growth references are inconsistent within the plan. One source or another sometimes used.
- What are the limits of industrial growth by % of use within the village? Or any other use for that matter? Not discussed.
- Design standards should be moved up in time. What's the point of having them if you do them after development?
- Zoning ordinance coordination across the plan document and design standards should be conducted sooner than in the implementation plan, for same reasons.
- Study limiting the use of TIDs. There are approximately 20 in Wash Co now. With more coming on with Jackson's Next Generation housing TID #7. These all contribute to higher taxes at the county level, administration costs, and therefore for Gtown. An automatic tax cut with no TIDs – tax payers would like that. Is Gtown at a point where we can get by with less of them?
- Village center work is undefined in the plan. Needs more work.
- Why the emphasis on Next Generation Housing in the housing section to the detriment of the other types of housing? The ARPA references seem political and will go away by 2024. Should they be part of this document which is supposed to be in place and worked upon for many years beyond that or just part of policy and ongoing work? Incomplete section.
- No mandates on how people can use their property. We say all the time that sellers can sell their property to anyone, well buyers can develop as long as they get the permission. The Conservation property guidelines should be a choice along with the 5 acre option. Mandates may not be legal.

You can view "2050 first part mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:3b7e2127-8e30-4112-a3c6-0ebd24b8c61a

You can view "2050 second part mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:79716ddd-9de2-4a3b-8e62-7333d67c73d9

You can view "2050 third part mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:b4b7fea3-9eea-4f59-bcbe-6b9e587d8950

You can view "2050 fourth part mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:7bcd64bb-ed16-4b65-aba9-9c24215adb3a

You can view "Implementation plan mark ups 7-10-2022_11072022.pdf" at:
https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:cd6831ed-901d-470f-89dc-20c9fe98b573

Thanks for considering this.

Melanie Smythe
262-247-6301c

comprehensive planning.
#2 Intergovernmental section? Schools.

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

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, June 27, 2022 6:30 p.m.**
LOCATION:	**Germantown Village Hall Board Room, N112 W17001 Mequon Road**

Citizens not wishing to attend the meeting personally may submit written comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

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. **NEW BUSINESS**

Presentation of Draft 2050 Comprehensive Plan

NOTE: Village staff and GRAEF, the project consultant preparing the 2050 Comprehensive Plan, will present key components of and respond to comments about the 2050 Comprehensive Plan draft document in an informal "open house" format beginning at 6:30 p.m.

IV. **ADJOURNMENT**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an 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.

2010 zoning ordinance must be consistent w/ plan.

30 day notice



DROP ALL REFERENCES TO COVID PANDEMIC CONTINUITY & ARPA FUNDS & NEXT GENERATION HOUSING – ALL TEMPORARY

Acknowledgments

Village Board

Dean Wolter, President
David Baum, Trustee
Terri Kaminski, Trustee
Bill Neureuther, Trustee
Rick Miller, Trustee
Jolene Pieper, Trustee
Dennis Myers, Trustee
Phil Hudson, Trustee
Jan Miller, Trustee

Plan Commission

Dean Wolter, Chairperson / Village President
Lori Johnson, Secretary
David Baum, Village Trustee
Matthew Kimmler, Member
Anthony Laszewski, Member
Peter Nilles, Member
Robert Williams, Member
William Shadid, Member

Village Staff

Jeff Retzlaff, Planning & Zoning Administrator
Emily Zandt, Associate Planner/Zoning Administrator
Lori Johnson, Planning Assistant

Germantown Community

GRAEF

GERMANTOWN 2050
Planning our future together.

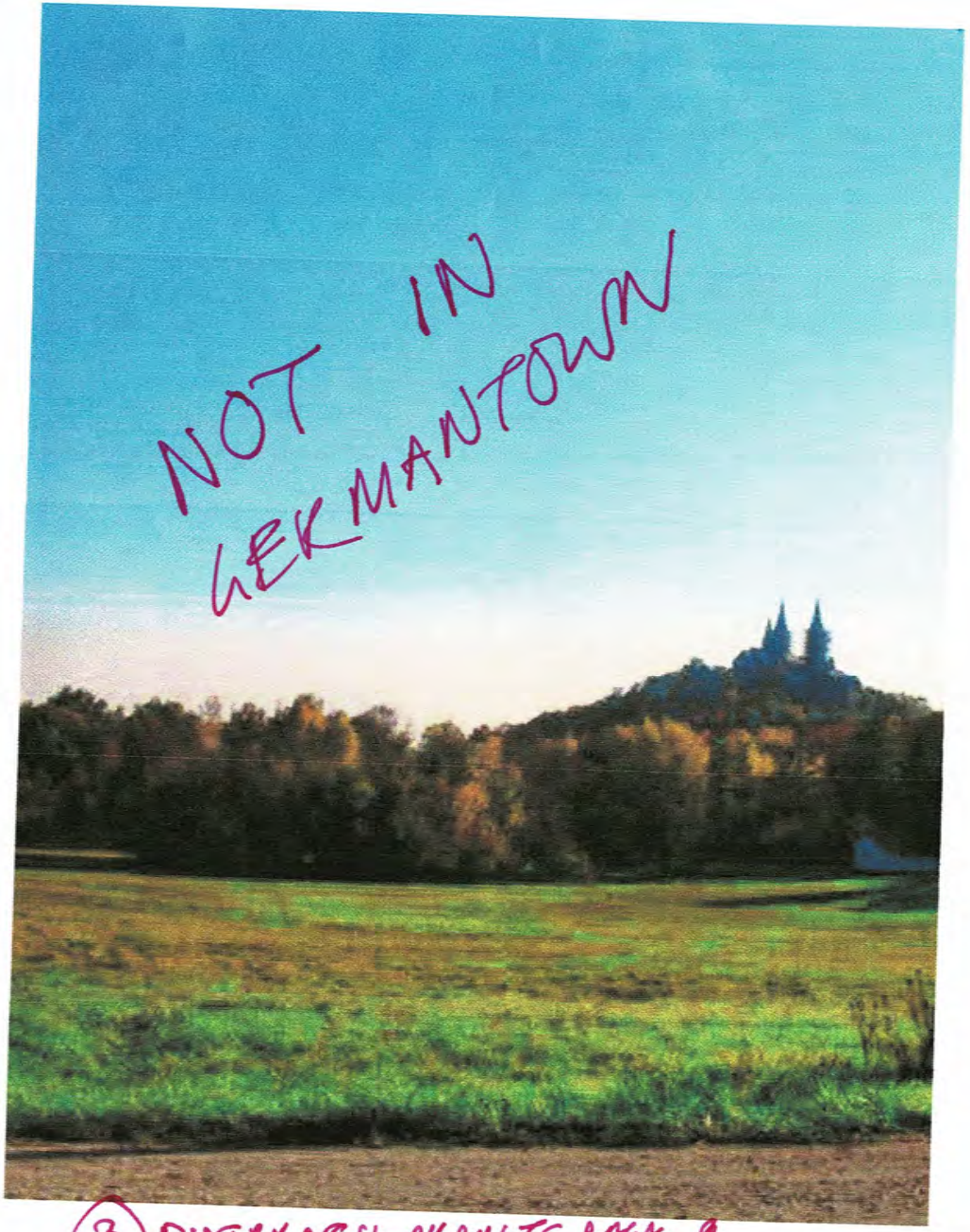


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(3) OUTREACH RESULTS PAGE 8
(4) COMMENTS FROM PINPOINT MAP

(1) LIST OF ALL REFERENCED STUDIES, MAPS, STATUTES, ETC.
(2) DEFINITIONS - FULL LIST



WHAT IS IT UPDATING?

Introduction & How-To

Purpose of the Plan

This Comprehensive Plan update is meant to act as a roadmap for the Village of Germantown as it navigates upcoming change, growth, and development. Realizing the vision and goals presented in this plan will require that the Village face challenging decisions about where and how to grow and what services will best serve the residents of today and tomorrow.

This plan is written to fulfill the requirements of the State of Wisconsin's 1999 "Smart Growth" comprehensive planning legislation, but also strives to move beyond requirements to showcase and organize the creative ways that the Germantown community members are thinking about their future. As such, the "nine elements" specified by Wisconsin's comprehensive planning legislation have been re-organized into the following chapters and sections:

Nine Elements	Germantown 2050
1 Issues & Opportunities	Community Profile, Mission, Vision, & Guiding Principles
2 Housing	Systems
3 Transportation	Systems
4 Utilities & Community Facilities	Systems
5 Natural & Agricultural Resources	Systems
6 Economic Development	Economic Development
7 Intergovernmental Cooperation	Regional Context & Intergovernmental Cooperation
8 Land Use	Neighborhoods, Districts, & Corridors
9 Implementation	Implementation Plan

How to Use this Plan

This plan is designed to be used by anyone who is part of the Germantown community: Residents; property and business owners; elected officials; Village boards and commissions and Village staff. The plan gathers the vision of community members, elected officials, staff, and other stakeholders into one cohesive document, and can be used as a guidebook to the future that the Village of Germantown imagines for itself.

If you are a...

Business or Property Owner

you can track local economic conditions and see where the Village envisions growth for the future.

Resident

you ~~can be empowered~~ will to know how possible changes in your community will affect your daily life.

Village Staff or Elected Official

you should use this plan to guide decision-making related to land use and economic development.

& INTERGOVERNMENTAL RELATIONS i.e. G.S.D.

A Community-driven Planning Process

For Village of Germantown residents, this comprehensive plan update process is an opportunity to reflect on their community and plan for the future. It is vitally important the mission, values, goals, and strategies of this comprehensive plan reflect the ideas and values of those that live in Germantown now, as well as potential future neighbors and residents. **Community engagement in the comprehensive planning process ~~was robust, and~~ included the following elements:**

- A community-wide online survey
- Several "Community Conversation" public meetings:
  - July 2019 Open House: Participants provided general feedback
  - October 2019 Park Planning Party: Participants provided feedback on parks and open spaces
  - March 2021 Virtual Community meeting: Participants provided feedback on opportunity areas and physical design preferences
  - April & May 2022 Community Workshop: Participants provided feedback on Rural Preservation and Future Land Use
  - June 2022 Community Open House: Participants reviewed draft Plan document
- A dedicated website for the plan that included the following interactive elements:
  - An interactive map that allowed residents to leave comments on the draft Future Land Use Map
  - A Visual Preference Survey to help the planning team understand public opinion of potential future development types in the Village Center,
- Plan Commission meetings and workshops to discuss the Future Land Use Map as well as the strategies and goals in the Comprehensive Plan, all open to the public.

The feedback, ideas, and preferences that the planning team received from residents and elected officials has been embedded into each element of this plan. A full compilation of community outreach results that were conducted as part of this planning process can be found in the Appendix."







▲ July 2019 Community Conversation.

ADD MTG.S

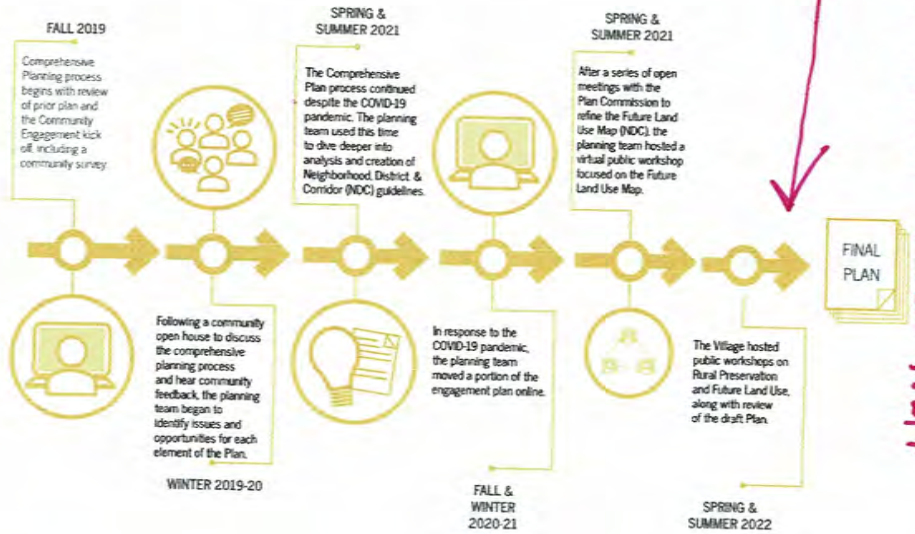
NEED SEVERAL MEETINGS TO REVIEW IMPLEMENTATION PLAN

HOW TRACK SUCCESS AFTER?

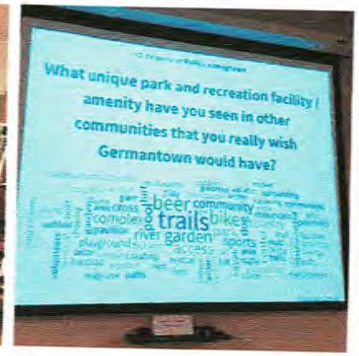
NOT AS OF THIS DATE

FIRST TIME WE SAW THE IMPLEMENTATION PLAN

Project Schedule







▲ (Left and right) 2019 Park Planning Party.

Community Feedback - Background

The Village utilized the online engagement platform Social Pinpoint to virtually collect feedback. The Social Pinpoint website was open from Fall of 2019 to Summer of 2022. In that time, the website received 143 unique respondents, 11,582 total visits, 185 total comments, and 84 survey responses.

Users could leave comments on a map that highlighted the proposed neighborhoods, districts, and corridors of the Village. They could complete a visual preference survey to give their input on the development types that work best for different areas of the Village. Lastly, the Social Pinpoint website showcased upcoming public events, detailed project phases, and linked to relevant plan documents.

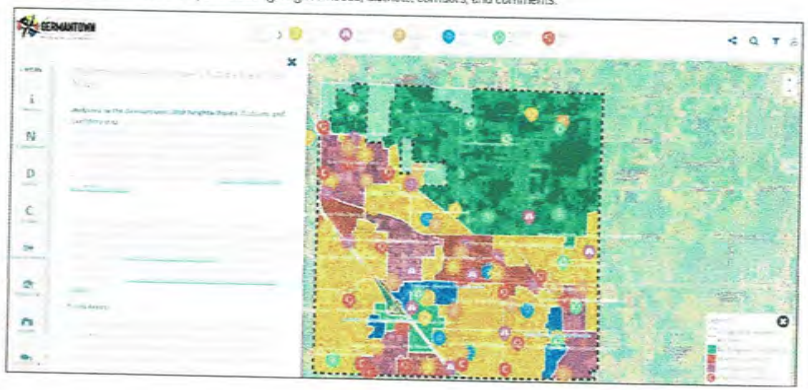
Themes of Engagement

The Village Center District received a high concentration of comments, most of which were future land use ideas. Respondents were concerned about the appearance and usage of specific lots that were deemed to be a hindrance to the downtown area. One particularly popular comment (40 likes and 4 dislikes) recommend that the Village use tax-increment financing to design a town center similar to one located in neighboring Mequon, Wisconsin. Throughout the downtown area, there were calls to increase trails, improve sidewalks, and install pathways to make the area more accessible to pedestrians and cyclists.

The Holy Hill Gateway District also received a high concentration of comments. Respondents were concerned with the industrial activity in an area that used to be "beautiful and quiet farmland" (43 likes, 2 dislikes). Respondents preferred development that transitioned appropriately into adjacent rural lands.

The Visual Preference Survey received 79 total responses. When shown visuals of townhomes, 49% of respondents voted a 4 or 5, with 5 meaning that this housing type is a good fit for the Village Center/ Mequon Road Area. When shown visuals with more apartments, only 19% of respondents voted with a 4 or 5.

Map interface for Social Pinpoint showing neighborhoods, districts, corridors, and comments.



EXPAND THIS LIST & PUT IN APPENDIX

Key Terms

As you use and read through this plan, you may come across a few terms that are unfamiliar. Below is a list of often-used words and concepts for your reference - keep an eye out throughout the plan for discussion of these ideas and principles.

Affordable Housing
Affordable housing is defined by the U. S. Department of Housing and Urban Development (HUD) as access to decent and safe housing that costs no more than 30 percent of a household's gross monthly income. Housing costs for homeowners include the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities (heat and light). For renters, monthly housing costs include rent and utilities (heat and light).

Comprehensive Plan
A comprehensive plan is a local government's guide to community physical, social, and economic development. Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a thirty-year vision for future planning and community decisions (Wisconsin State Legislature).

Conservation Subdivision
The term "conservation subdivision" is used to describe a style of subdivision in which residential lots are designed to be smaller and more compactly located in order to preserve natural areas (e.g. farms, woodlands) as common shared spaces. Traditional subdivision, in contrast, typically subdivide a parcel of land into equal lot sizes without concern for maintaining natural areas.

Density
The term "density" is typically used to refer to the amount of housing units that are able to be developed on a given area of land - often expressed in dwelling units per acre. It is important to note that density is not the same thing as building height, size, or design.

Economic Development
The process of creating wealth through the mobilization of human, financial, capital, physical, and natural resources to generate marketable goods and services.

Environmental Corridor
Key elements of the natural resource base of the Southeastern Wisconsin Region: lakes, streams, and associated shorelands and floodlands; wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high-relief topography; wet, poorly drained, and organic soils; and remnant prairies. More specifically, SEWRPC has identified what have come to be termed "primary environmental corridors," "secondary environmental corridors," and "isolated natural resource areas." Primary environmental corridors are concentrations of significant natural resources at least 400 acres in area, at least two miles in length, and at least 200 feet in width. Secondary environmental corridors are concentrations of significant natural resources at least 100 acres in area and at least one mile in length. Isolated natural resource areas are those remaining significant natural resources at least five acres in area and at least 200 feet in width (SEWRPC).

Future Land Use Map
A future land use map is a tool that municipalities use to establish a vision for how land will be used in the future. While a zoning map determines the existing entitlements a property owner has, the future land use map serves to guide potential changes to the zoning districts of a municipality. In short, any proposed change to the zoning of a property must be consistent with the future land use plan of the municipality.

Infill Development
The term "infill development" refers to development that fills a hole within an existing urban fabric. Infill development is important in areas where a strong and continuous urban form is desired such as along a commercial strip or within a downtown.

Master Plan
A comprehensive or far-reaching plan of action, typically for a targeted geographic area such as a neighborhood, park, or corridor.

Municipality
A city or village. Although this term is often commonly used to include cities, villages, and towns, and sometimes counties, this report consistently uses the term "municipality" to refer to cities and villages (in accordance with Section 236.02(6) of the Wisconsin Statutes) and the term "local government" to refer to cities, villages, and towns.

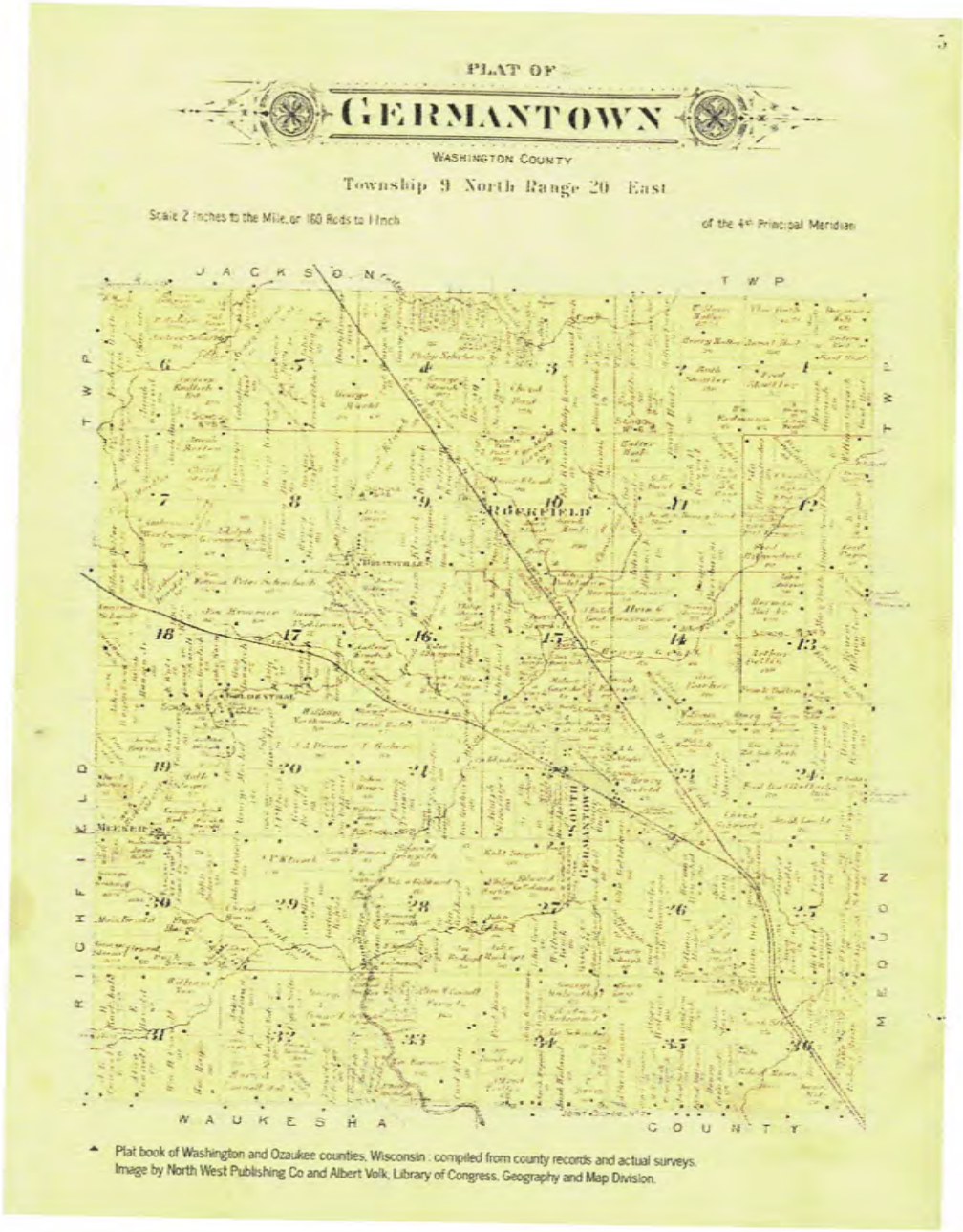
Plan Commission
The plan commission performs a wide variety of functions related to community planning and land use development. Formal roles are outlined in state statutes and local ordinances while informal roles evolve as a result of the nature of the plan commission's work. Generally, duties include plan implementation, public participation and education, development review, referrals and advisory recommendations (UW - Stevens Point).

Sewer Service Area
The physical area served by a waste- water treatment works, or an area for which an agreement has been reached for future wastewater service, or an area for which capacity is provided to allow disposal of septic tank or holding tank wastes.

Tax Increment Financing District (TIF)
Also commonly referred to as a Tax Increment District (TID), a TIF is a financing option that allows a municipality (town, village or city) to fund infrastructure and other improvements through property tax revenue on newly developed property.

Village Board
A governing body that shall have the management and control of the village property, finances, highways, streets, navigable waters, and the public service, and shall have power to act for the government and good order of the village, for its commercial benefit and for the health, safety, welfare and convenience of the public, and may carry its powers into effect by license, regulation, suppression, borrowing, taxation, special assessment, appropriation, fine, imprisonment, and other necessary or convenient means (Wisconsin State Legislature).

Zoning Code
A set of municipal regulations that control the physical development of land and the kinds of uses to which each individual property may be placed.



Plat book of Washington and Ozaukee counties, Wisconsin : compiled from county records and actual surveys. Image by North West Publishing Co and Albert Volk, Library of Congress, Geography and Map Division.

History & Community Profile

Becoming Germantown

A community's history ~~provides aliens through which~~ HELPS US to understand how it has developed over time and frame the forces shaping its future. In the case of Germantown, a glimpse at the diverse history of the land and people that have touched this special place provide a comprehensive view of the community today and the priorities guiding its next steps as a vibrant place to live and work.

The Village's German and rural roots from the early days of European settlement are robust and apparent even today: one of the original hamlets incorporated into Germantown, "Kuhberg", originally known as a stop-over point for cattlemen on their way to the Milwaukee market in the mid-1800's, translates roughly to "cowhill" in German. Today, the Village is home to a dedicated Germantown Historical Society that focuses on preserving the community's rich history and connecting its residents to the German roots from which its name stems. The Society has been instrumental in protecting and promoting the Village's treasured landmarks. This includes the Christ Church Museum, a place of gathering and worship since 1842, and the Valentine Wolf Haus and its vast genealogical library and the annual Oktoberfest extravaganza.

While today's Germantown residents are less focused on farm or field, they enjoy a landscape dotted with distinctly Saxony-style architecture and traverse the same Mequon Road and West Fond du Lac Avenue as generations prior. Over 400 acres of Village parks and open space, including the Dheinsville Historical Park, whose name pays homage to the area's first settler Phillip Dhein, and weekly farmer's markets not only remind residents of the Village's agricultural roots, but provide space to gather, celebrate, and connect.



Photo of Dheinsville Historical Park welcome sign. Photo by Germantown Historical Society.

Pre-European Settlement: Land of Many

The land that would become Germantown was bustling with activity from native inhabitants long before European settlers arrived. Dating before the 19th century,the region including and surrounding modern-day Germantown was home to many Woodland Indian societies including the Kickapoo, Peoria, Menominee, Myaamia, and Winnebago, and later the Potawatomi. Their societies depended on the abundant resources in the Germantown area for survival including forest products, hunting, fishing, gathering, and agriculture.

1830-1930: Roots of a Village Planted & Sowed

Following a prolonged period of embroilment in the Great Lakes fur trade and countless wars among conquering European nations, a period of Woodland Indian removal produced the officially incorporated Germantown in 1924. Known as "Town 9" in Washington County of the Wisconsin Territory in 1836, the ancestral Indian lands were made available for purchase by European settlers. German emigrants seeking religious autonomy purchased all available land by the year 1845. The farmers, artisans, and laborers of what we know as modern-day Germantown quickly transformed the land into one of agricultural productivity, likely contributing significantly to the crop that provided one sixth of the nation's wheat from 1840-1880. Stores developed in Germantown around the needs of farmers, with 1873 business listings including blacksmiths, wagon makers, dry goods and lumber providers, saloons, hotels, and limestone companies. Germantown even hosted the first mutual insurance company in Wisconsin in 1871, in a building that still stands proudly today. Following a regional shift from cash crops to feed crops and dairy, Germantown remained a rural farming community on the outskirts of Milwaukee for roughly the next century.

1930-1970: Rural Community Incorporated

Germantown experienced a historical moment in 1963, when Milwaukee County sought to build a landfill and annexed a small piece of land from Washington County. As a preventative measure to hinder future annexation by Milwaukee County, seven adjacent unincorporated hamlets: Kuhberg, Willow Creek, Meeker Hill, Goldenthal, Rockfield, Dheinsville, and Germantown, merged into one incorporated Village of Germantown. The incorporation grew the Village to roughly 24 square miles, with rural character still dominating the landscape and culture. In 1970, approximately 70% of the Village's land was used for agriculture.

1970-2010: A Village of Change

Germantown was not unaffected by regional trends over the past decades that witnessed residents of Milwaukee enticed to seek scenic views and quieter lifestyles away from the urban hustle-and-bustle. Germantown witnessed a rapid period of growth as residents relocated to its picturesque wetlands, woodlands, and icons of history. As a result, the Village experienced an increased rate of suburban development. Single-family residences were constructed at a rapid pace, in addition to apartments and condominiums, mostly along County Line Road and south of Mequon Road in close proximity to Interstate 41. The Germantown Chamber of Commerce was formed in 1981 to help promote the community and businesses. Industrial development was promoted by local leaders to alleviate the tax burden on the expanding number of residents. The community's transformation was not unrecognized: in 2007, Germantown was ranked the 30th in the top 100 best places to live compiled by Money Magazine. Over the 30-year time span of 1970-2000, the number of housing units in the Village of Germantown grew 295.9% while the population for the same time frame grew by 161.8%. Germantown's rapid growth of suburban and industrial development was not immune to consequence: in 1997, the American Farmland Trust named southern Wisconsin as one of the ten most threatened farming regions in the United States. From 1970 to 2002, Germantown's agricultural land area decreased by 25%.

WHAT ARE WE DOING ABOUT IT?

2010-Present: Synthesizing Past, Present, & Future

Germantown has continued to attract a growing number of residents and businesses to the Village. Although originally an agricultural-based economy, most of the remaining farmland in Germantown is in the northern half of the Village, concentrated north of Freistadt Road, and residents largely commute elsewhere for work. As a Village experiencing increased development pressure, decreasing agricultural lands, and projected population growth, planning for Germantown's future today is key to maintaining the special character and sense of community it depends on. Germantown is not immune to its share of challenges. Roads once used only by farm vehicles for transporting crops must now interact with the increased speeds and traffic volumes of suburban residents as well as commercial and industrial activity. Traditional agricultural activities are often unappreciated by new residents to the community. Such conflicts are a driving force in creating a comprehensive plan that reconciles the identity of a rural past with the realities of the high-quality suburban community of the present and the goals for a thriving, sustainable future.



▲ Photo of historic plaque located in modern-day Germantown, WI. Photo by Germantown Historical Society.



▼ Plat map of South Germantown in the Township of Germantown sections. 18,19 and 20 from Plat Book of Washington and Ozaukee Counties. Image by North West Publishing Co., Wisconsin Historical Society.

Germantown At A Glance

The Village of Germantown is located in the southeast corner of Washington County, approximately 18 miles northwest of downtown Milwaukee and 12 miles south of West Bend, the county seat.

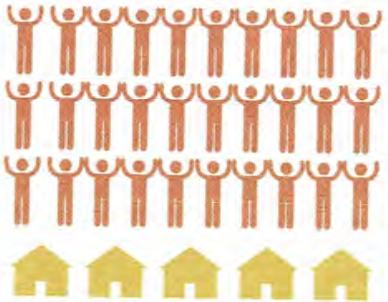
Located on the west side and in the southwest portion of the Village is Interstate 41, a major freeway in southeastern Wisconsin which provides access between the Cities of Milwaukee and Green Bay. I-41 provides the community with convenient regional access to I-94, I-43, and all major components of the interstate freeway system in the Metropolitan Milwaukee area.

Some of the fastest growing communities in the Metropolitan Milwaukee area are located adjacent to Germantown, including the Village of Menomonee Falls and the City of Mequon. However, these communities saw their highest growth rates in the 1980s and early 1990s. As a result, development trends have begun to shift to Washington County. Germantown's close proximity and easy highway access to employment centers in and around Milwaukee and positive attributes have resulted in increased development pressure for the community.

The Village of Germantown was incorporated in 1927, and in 1964 annexed the majority of the Town of Germantown in response to the proposed expansion of the City of Milwaukee Boundaries. Germantown's first Comprehensive Building and Zoning Code was adopted in 1953. The Code was repealed in 1967 when the Village adopted the "New Towns Concept" zoning ordinance. The Village received assistance from SEWRPC in 1988 and proceeded to repeal the previous code and adopt a new zoning ordinance. The zoning ordinance has been amended periodically since 1988 and was recodified in 2002.

20,934

Population of the Village of Germantown



7,818

Households in the Village of Germantown

Average household size in the Village of Germantown **2.56**

25% of Germantown residents are under 19 years old

▲ Population estimate: Wisconsin DOA 2021. All other data: 2020 American Community Survey 5-Year Estimates.

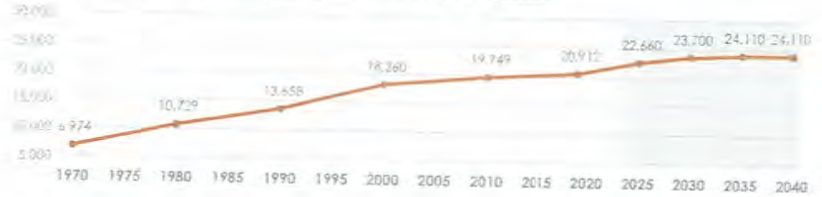
WHAT IS THEIR ACCURACY LEVEL?

Population & Projected Growth

The Village of Germantown is growing. Between 2000 and 2020, the population grew by 15%, or about .7% per year. The Wisconsin Department of Administration's Demographic Services Center projects that Germantown's population will grow to be 24,110 by 2035, and then level off at that time. That increase represents a projected rate of growth of just over 1% per year. The graph below shows the historic population growth of the Village, as well as the growth that has been projected by the DOA (with a gray background).

When compared to the growth of peer communities, Germantown falls somewhere in the middle. Germantown has been growing at a faster rate than Cedarburg and Grafton, at a similar rate to Mequon, and slower than Richfield and Menomonee Falls. Germantown is also growing less quickly than Washington County as a whole. However, Germantown's projected rate of growth sets it apart from its peers. The other communities examined here are expected to experience only modest rates of growth over the next 20 years, while Germantown's rate of growth is projected to increase, similarly to Washington County as a whole.

Figure 2.1 – Village of Germantown Population History & Projection



▲ 1970,1980,1990, 2000 & 2010 US Census; 2020 Wisconsin DOA Population Estimate, Wisconsin DOA Population Projections, 2025-2040

Note: there are several different agencies that create population projections for municipalities in the region. Though the graph above and the table on the following page use Wisconsin DOA projections, SEWRPC also published populations projections for Germantown based on the 2010 Census population. SEWRPC's projection model shows a much more aggressive growth - an additional 2,194 residents by 2035 (as compared to DOA) with a total population of 30,766 by 2050. SEWRPC also shows continued population growth through 2050 instead of the "leveling off" that the DOA projects for Germantown. As part of regular plan updates, the Village should track actual population numbers to better plan for the future.

Table 2.2 – Village of Germantown Population Projection, SEWRPC

	2035	2050
Population Projection	26,304	30,766

▲ SEWRPC Population Projections (2013).

Issues & Opportunities

As Germantown grows and households get smaller, the Village could consider adding different housing options to accommodate smaller families and an older generation that would like to downsize but stay within their community. Germantown will also need to balance the desire to preserve agricultural and environmental land in the northern part of the Village with development pressure from businesses and residents wanting to relocate and build in Germantown. A slightly higher density development pattern that still fits in with Germantown's community character would help the Village accommodate growth, welcome new neighbors and employment opportunities, and also preserve valued farmland and natural resources.

THIS IS TOO BROADLY STATED. DENSITY SHOULD BE AT DIFFERENT RATES IN DIFF. PARTS OF THE VILLAGE. THIS DISCUSSION SURROUNDING THE COUNTY LINE/CANNON DRIVE DEVELOPMENT IS A GOOD EXAMPLE.

Table 2.3 – Population History & Projection Comparison

	Population Totals			Population Projections, WI DOA					
	2000	2010	2020	2025	2030	2035	2040	% Change, 2000-2020	Projected % Change, 2020-2040
Germantown	18,260	19,749	20,917	22,660	23,700	24,110	24,110	15%	15%
Cedarburg	11,501	11,412	12,121	12,020	12,250	12,240	12,020	5%	-1%
Grafton	11,627	11,459	12,094	12,370	12,750	12,870	12,770	4%	6%
Menomonee Falls	32,647	35,626	38,527	39,840	41,510	42,160	42,060	18%	9%
Mequon	21,823	23,132	25,142	24,930	25,610	25,780	25,510	15%	1%
Richfield	10,373	11,300	11,739	12,860	13,400	13,580	13,540	13%	15%
Washington County	117,493	131,887	136,761	152,810	160,280	163,490	163,890	16%	20%

▲ 2000, 2010, & 2020 US Census, Wisconsin DOA Population Projections, 2025-2040 (2013).

Germantown is projected to keep growing until about 2035 - by about 3,500 residents, or an increase of just over **1%** per year

Households & Families

As seen on the table below, the Village of Germantown has about 8,104 households within its limits, for an average household size of about 2.48. As with most of the state and country, average household size is projected to decrease over time.

The Wisconsin DOA predicts that Germantown will have 10,147 households in 2040, for an estimated increase of about 2,043 from 2020. Average household size, however, is projected to fall to about 2.35 by 2040, a decrease of 5%. Germantown's current average household size is in line with peer communities, as is the projected decrease in average housing size.

According to the 2020 American Community Survey (ACS), the Village of Germantown has 5,756 families. The US Census defines a family as:

"A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family."

Average family size in Germantown is slightly higher than the average household size; in 2020, it was an estimated 2.97 people per family.

?

Table 2.4 – Households Comparison and Projections

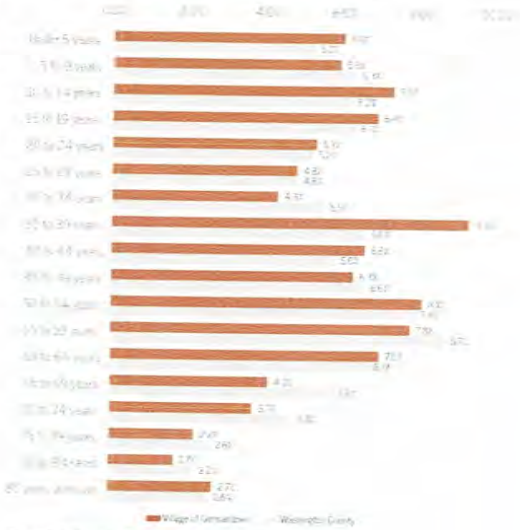
	Household Totals				Household Projections, WI DOA					
	2000	2010	2020	Average HH Size, 2020	2025	2030	2035	2040	Proj Average HH Size, 2040	% Change, in Average HH Size, 2020-2040
Germantown	6,904	7,766	8,104	2.48	9,322	9,839	10,097	10,147	2.35	-5%
Cedarburg	4,432	4,691	4,847	2.34	5,197	5,335	5,357	5,274	2.22	-5%
Grafton	4,125	4,863	5,227	2.23	5,527	5,740	5,832	5,815	2.20	-1%
Menomonee Falls	12,844	14,567	15,314	2.41	17,214	18,104	18,516	18,585	2.24	-7%
Mequon	7,861	8,598	8,993	2.55	9,732	10,064	10,161	10,049	2.38	-7%
Richfield	3,614	4,170	4,488	2.60	4,973	5,234	5,357	5,374	2.52	-3%
Washington County	43,842	51,605	54,302	2.47	62,557	66,198	68,092	68,572	2.35	-5%

▲ 2000 & 2010 US Census, 2020 American Community Survey 5-year estimates, Wisconsin DOA Household Projections, 2025-2040 (2013).

Age

The Village of Germantown's population follows a fairly typical breakdown by age cohort, and also follows a similar pattern to Washington County as a whole. Germantown's population seems to skew slightly younger than the County's as a whole, with a slightly smaller proportion of residents in the higher age brackets (60 and older), and a slightly higher proportion of residents between 10-19 years of age.

Chart 2.5 – Age of Germantown Population



▲ 2020 American Community Survey 5-year estimates

Race

Over 85% of the residents of the Village of Germantown are white. 4.3% of the population ~~identifies~~ are as Asian, while 3.1% ~~identifies~~ are as Black or African American.

3.2% of Germantown residents ~~identify~~ are as Hispanic or Latino, regardless of their race.

Table 2.6 – Village of Germantown Race and Ethnicity

	Count	Percent
White	18,160	86.8%
Black or African American	650	3.1%
American Indian and Alaska Native	71	0.3%
Asian	897	4.3%
Native Hawaiian and Other Pacific Islander	2	0.0%
Some other race	151	0.7%
Two or more races	986	4.7%
Hispanic or Latino, regardless of race	660	3.2%

▲ 2020 American Community Survey 5-year estimates

Employment and Travel to Work

Germantown has a robust workforce of about 10,958 people over the age of 16. The industry category that employs the largest proportion of Germantown's population is "Educational services and healthcare and social assistance"; 24% of Germantown workers are employed in these fields. The industry that employs the second largest proportion of the population is "Manufacturing" (17%), followed by "Retail trade" (11%).

Unsurprisingly for a suburban community, the vast majority of Germantown's workforce travels to work by car, and 88% drive alone. Only 2% of Germantown commuters are able to take public transportation to work as part of their commute. Walking and biking to work is not common in Germantown, and as of 2018 3.1% of workers worked from home. This number more than doubled to 6.9% as of 2020 likely due to the stay-at-home orders enacted as a response to the COVID-19 pandemic.

Table 2.7 – Employment of Germantown Residents by Industry

	Count	Percent
Total Civilian Employed Population aged 16+	11,165	100%
Agriculture, forestry, fishing and hunting, and mining	75	1%
Construction	454	4%
Manufacturing	2,090	19%
Wholesale trade	576	5%
Retail trade	961	9%
Transportation and warehousing, and utilities	367	3%
Information	194	2%
Finance and Insurance, and real estate and rental and leasing	1,092	10%
Professional, scientific, and management, and administrative and waste management services	1,001	9%
Educational services, and health care and social assistance	2,836	25%
Arts, entertainment, and recreation, and accommodation and food services	709	6%
Other services, except public administration	532	5%
Public administration	278	2%

Table 2.8 – Transportation to Work by Mode



▲ Data Source: 2020 American Community Survey 5-year estimates

◀ (Same as above)

Education

Residents of the Village of Germantown are well-educated in comparison to the county. Nearly half of the population over 25 years has a bachelor's degree, and fewer than 3% of people do not have a high school diploma. The Village of Germantown is slightly more educated than Washington County as a whole; 44% of Germantown residents have a bachelor's degree or higher in comparison with Washington County's 31.5%. The estimate for the state of Wisconsin overall falls somewhere in the middle at 30.1%.

Table 2.9 – Educational Attainment for Germantown Population over 25

	Germantown		Washington County	
	Count	Percent	Count	Percent
Population 25 years and older	14,132	(X)	95,178	(X)
Less than 9th grade	128	0.9%	1,235	1.3%
9th to 12th grade, no diploma	410	2.9%	3,638	3.8%
High school graduate (includes equivalency)	3,245	23.0%	28,809	30.3%
Some college, no degree	2,595	18.4%	20,694	21.7%
Associate's degree	1,540	10.9%	10,866	11.4%
Bachelor's degree	4,226	29.9%	21,140	22.2%
Graduate or professional degree	1,988	14.1%	8,796	9.2%
High school graduate or higher	13,594	96.2%	90,305	94.9%
Bachelor's degree or higher	6,214	44.0%	29,936	31.5%

Household Income

Median household income is used to identify the typical income of a household in a certain location. Germantown's median household income of $87,562 falls somewhere in the middle of its peer communities and is quite a bit higher than that of Washington County as a whole. In many cases, household income is correlated with both educational attainment and industry or profession of the workforce in a certain community.

Table 2.10 – Median Household Income Comparison

	Median Income
Germantown	$87,562
Cedarburg	$88,487
Grafton	$75,963
Menomonee Falls	$82,396
Mequon	$116,486
Richfield	$105,441
Washington County	$77,663

▲ Data source, both tables above: 2020 American Community Survey 5-year estimates

WHY IS THIS SENTENCE HERE. WHAT ARE YOU TRYING TO SAY.

CHANGING DEMOGRAPHICS & HOUSING TRENDS

Households are changing in response to demographic and lifestyle factors. In Germantown and nationwide. Our population as a whole is aging, young adults are living with their parents for longer, more children live with a single parent, and adults are getting married later each year. Many of these dynamics are also present in Germantown and the Southeastern Wisconsin region.

In the US...

28% of households have just one occupant

more than double the 13% rate from 1960



From 2000 to 2020...

36.4 → 40.1 ...the median age of Germantown residents increased from 36.4 to 40.1 (...the median age of Washington County increased from 36.6 to 43.2)

69% ...Germantown's population aged 65 and above increased by 69% (...the population aged 65 and above in Washington County increased by 85%)

12% ...Germantown's population aged 20-44 decreased by 12% (...the population aged 20-44 in Washington County decreased by 11%)

1% ...Germantown's population aged 19 and below decreased by 1% (...the population aged 19 and below in Washington County decreased by 5%)

▲ For all graphics above, data are sourced from 2020 American Community Survey 5-year estimates.

SEWRPC Jobs/Housing Balance Analysis from **A Regional Housing Plan for Southeastern Wisconsin:2035**

In 2013, SEWRPC analyzed the relationship between anticipated job wages and housing costs in each municipality as part of the 2035 Regional Housing Plan for Southeastern Wisconsin, and included a chapter of recommendations based on this analysis.

The findings indicate that Germantown's current overall ratio of jobs to housing is balanced, meaning that they have an approximately equal amount of employment and housing capacity. The breakdown of cost of housing and the wages that jobs pay in Germantown was found to be balanced as well, as of the date of the analysis.

However, the report also found that Germantown's projected jobs-to-housing ratios predicted that there was likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use map and expected development pattern. The regional housing plan defines moderate-cost housing as higher-density single family housing units, usually on lots of less than 20,000 square feet. This Comprehensive Plan update takes this warning to heart and the updated Future Land Use Map for Germantown takes a more place-based approach - one that incorporates a diversity of housing in neighborhoods throughout Germantown, including moderate - cost higher-density single family housing.

It is important to the Germantown community, and the region as whole, that the housing available in Germantown reflects the jobs available in the community so that the people who work in Germantown can live here as well.

To respond to these changing family demographics, communities are re-evaluating their housing stock and considering adding new options. Increasingly, communities are placing a higher emphasis on medium-high density, multi-family housing options so that changing individuals and families have more housing choices.

In addition to Germantown's changing demographics, there are several other ongoing issues and community goals that will impact Germantown's future housing stock. First, as discussed earlier in this section, Germantown's population is expected to grow in the coming years. As the Village adds new residents, more housing will be needed to accommodate the additional households. Germantown is projected to add about 2,100 households by 2040, which would mean that an equivalent number of new housing units would be needed. As the number of households grows, the size of households is projected to fall - which means that different, and smaller, types of housing may best accommodate these new households. More information about including different types of housing in Germantown's planned development is outlined in the Housing section.

To accommodate new housing in Germantown, new land will need to be developed. In addition to the size of housing units that should be added to suit the needs of new residents, the density of new housing should also be carefully considered. One of Germantown's goals is to preserve rural and environmental land. Developing denser housing, such as small lot single family homes, duplexes, or low-rise multifamily buildings, will allow the Village to conserve land. Adding density to the Village Center through infill development will likewise allow for more agricultural and environmental land to be conserved. More detail about the relationship between population growth, housing density is outlined in the Neighborhoods, Districts, and Corridors Chapter.

DENSITY IN GERMANTOWN



New housing, particularly high-density housing, can be a contentious issue in communities across the country. In spite of this, the market is responding to increasing demands for density, as family sizes are shrinking and baby boomers and millennials are choosing more vibrant, sustainable, and walkable places to live. Satisfying these demands for increased density presents opportunities for communities like Germantown to untap a wealth of benefits for both current and future residents.

What does "density" mean?

The term "density" is typically used to refer to the amount of housing units that are able to be developed on a given area of land - often expressed in dwelling units per acre. It is important to note that density is not the same thing as building height, size, or design.



What are the benefits of denser housing in Germantown?

More **coffee shops, restaurants, and rec options**

Denser housing attracts amenities. Research shows that millennials are more interested than prior generations in having amenities within walking or biking distance.

More **housing options for all Germantown residents**

A diversity of housing types and densities provides residents with more choices and price points, allowing young families to afford homes in Germantown and empty nesters or retirees to downsize and stay within their own community.

More **preserved agricultural and conservation land**

Denser housing means that less open space needs to be developed to accommodate the same number of households, enabling the Germantown community to preserve more land for agriculture and conservation.

For more information on the diverse housing types that Germantown is prioritizing to meet the demands of current and future residents, see the Housing section on page **140**.

How does denser housing preserve Germantown's agricultural and conservation lands?

By the year 2040, the Department of Administration (DOA) is projecting an additional 2,100 housing units for the village of Germantown. The village currently identifies five different residential densities in the Comprehensive Plan. To better understand land consumption realities, below are five land use scenarios based upon the projected growth:

Agricultural/Conservation Residential (5 Acre lots)

~~consumes~~ 10,500 acres

(2,100 UNITS EACH ON A 5 ACRE LOT)



Rural Residential (1 Ac. Min. Lot Size)

~~consumes~~ 2,100 acres

(2,100 UNITS EACH ON A 1 ACRE LOT)



Low Density Residential (2 d.u./Acre)

~~consumes~~ 1,050 acres

(2,100 UNITS EACH ON A 0.5 ACRE LOT)



Medium Density Residential (4 d.u./Acre)

~~consumes~~ up to 525 acres



High Density Residential (8 d.u./Acre)

~~consumes~~ up to 262 acres



▲ Graphic showing how increased density can be used to conserve land. Graphic by GRAEF.

Land Use Trends

As Germantown's population grows, it is vitally important that the community consider how new development will impact land use. As part of the Comprehensive Planning process, the Village has projected future acreages for three important land use categories: Residential, Industrial, and Commercial. These three categories drive other land use change, such as increased land used for transportation (new roads) and utilities. Increased land area used for commercial, industrial, and residential uses will correspond with a decrease in land used for agriculture or open space, as noted on the previous pages.

The Industrial and Commercial land use projections for Germantown, found in the table below, are based on the land use projections for those categories published by SEWRPC. The agency projects land use by acreage for industrial and commercial uses for the years 2035 and 2050. The chart below shows land use projections in five-year increments (using an even rate of change between 2015-2035 and 2035-2050).

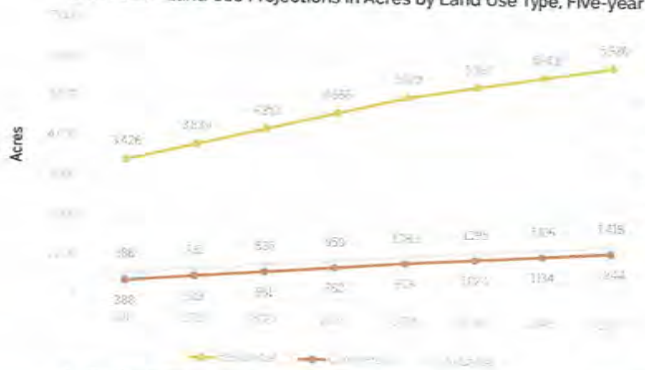
The residential land use projections are based on both projected population and household growth in Germantown, as well as a set of assumptions about the density at which housing will be developed.

Utilizing Wisconsin DOA household projection numbers, Germantown is projected to add 3,220 new households (housing units) in the community by 2050.

Land use projections were calculated using existing land use conditions as well as planned neighborhoods, districts, and corridors specified in the Future Land Use portion of the 2050 Plan (Chapter 5). The projected 3,220 new housing units were distributed across expected residential densities outlined in Chapter 5. 6% of these units would be rural or conservation subdivisions (lowest density), just under 50% of the units would be similar to the historic neighborhoods in Germantown with lots of about .5 acres (low density), and that 45% of the units would be medium or high density residential development. By 2050, this equates to an additional 2,500 acres of residential land use in the community. 58% of that land would be used for the 6% of units built at rural or conservation subdivision densities, and just 10% of that land would accommodate 45% of the new units at medium and high densities.

These assumptions represent not only a calculated projection of land use in the Village, but an illustration of how careful planning for development at target densities is essential for preserving natural landscapes and rural character in the community.

Chart 2.11 – Land Use Projections in Acres by Land Use Type, Five-year Increments



By 2050, 27% of Germantown's total land area is expected to be used for residential purposes. In 2015, 15.6% of land was residential.

▲ Data Source: Wisconsin DOA household projections (2013), SEWRPC land use projections (2013), GRAEF.

Mission, Vision, Guiding Principles

Vision Statement

Through the Comprehensive Planning process, residents of Germantown have developed the following Vision Statement, describing the community they aspire to create together:

Germantown's ethnic heritage, high-quality of life based on its rural and suburban character, and desirable location in the greater metropolitan area create our competitive advantage. We will work together, with respect for each other, maintain that character and ensure Germantown's future as a neighborly and safe place to live, work and play.



Mission Statement

The Village of Germantown staff and government must work as one cohesive body to implement this plan and work towards the community's vision statement. The following mission statement has been crafted to guide the Village's work together.

The Village of Germantown is responsive to our citizens and businesses, embracing our heritage while working together to provide quality services in a fiscally responsible manner that will enhance the quality of life in our community.

Guiding Principles

As the Village of Germantown works to realize their collective vision through implementation of this Comprehensive Plan, three core guiding principles should always remain at the center of decision making, policies, programs, and development. These three principles were first outlined in the Village of Germantown's 2020 Smart Growth Plan, which was adopted in 2004, but they are still relevant today.

Preserve and enhance the environment

Germantown is committed to preserving the natural resources and physical features of the community and landscape through regulations and partnerships, through quality new development , and by focusing on historic property and Germanic architectural features.

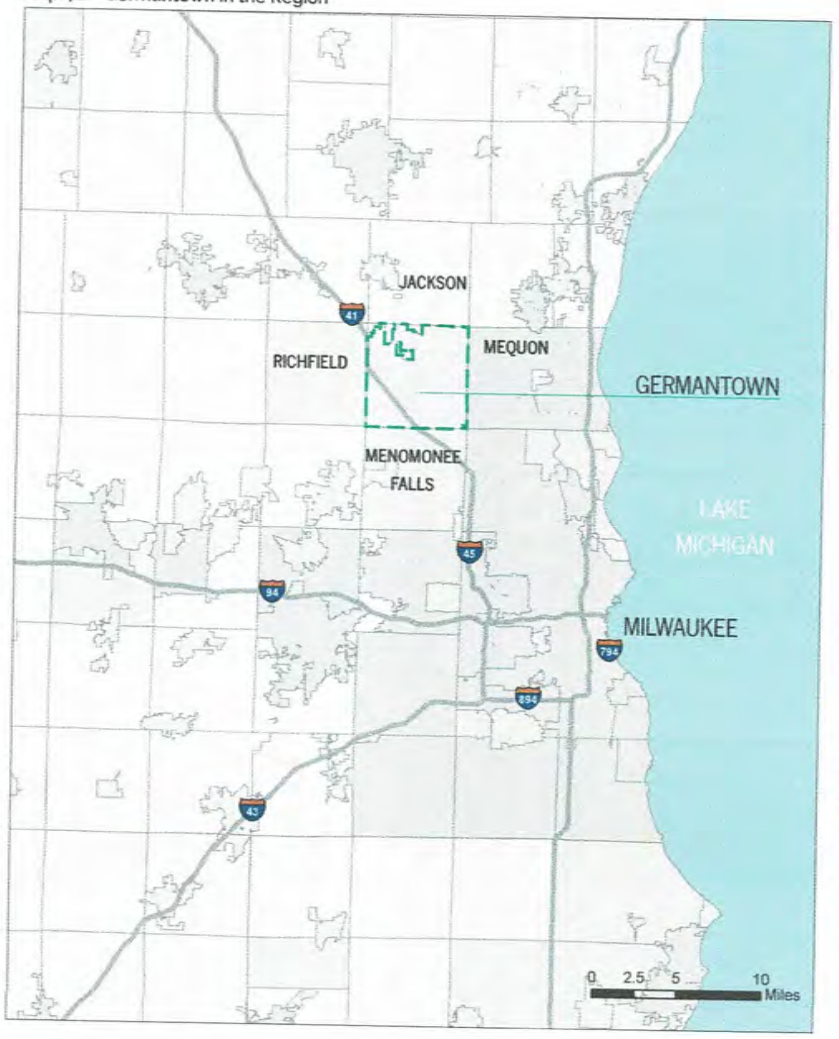
Invest in people, neighborhoods and communities

Germantown will balance land uses, preserve agricultural land, provide for diverse and supportive public facilities, and encourage safe and efficient transportation. The Village will also implement effective and responsive administrative practices, and coordinate actions between departments and adjacent communities.

Build a strong economic base

Germantown will support development that provides a diverse array of goods, services, and employment opportunities in the community. Germantown will also focus on encouraging infill development and promoting the Village as a tourist destination to bolster the Village's fiscal wellbeing.

Map 4.1 – Germantown in the Region



Regional Context & Intergovernmental Cooperation

Wisconsin's Smart Growth legislation requires that comprehensive plans are coordinated with other jurisdictions and agencies including school districts, adjacent municipal governments, and other regional agencies so that issues such as transportation, stormwater management, and sanitary sewer growth are considered at a regional scale. As part of this Comprehensive Plan update, planning efforts for the County, region, and nearby municipalities were reviewed, and are referenced throughout the document. Some of the planning efforts referenced here are shown at the right.

The Village has a relationship of mutual respect with the adjacent local governments. The Village of Germantown believes in addressing issues that are in the best interest of the citizens of Village, as well as those of adjacent communities. Further details regarding how the Village collaborates with other communities and governing bodies can be found in the table at the end of this chapter.

Regional Objectives

The Village of Germantown can take on the following objectives as it works to address regional issues.

Vision 2050

- Implementing transit-first designs on streets and would work with transit operators to implement programs to improve access to suburban employment centers.
- Asset management planning by State and local governments ensures that limited funding resources are used effectively by planning rehabilitation and reconstruction of roadway features consistent with their life cycle.

Regional Plans Referenced:



Vision 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin
SEWRPC



A Multi-Jurisdictional Comprehensive Plan for Washington County 2050
SEWRPC



A Park and Open Space Plan for Washington County
Washington County Planning and Parks

The Menomonee River Watershed Updated Implementation Plan
MMSD, Southeastern Wisconsin Watersheds Trust





Bikeway and Trail Network Plan for Washington County
Washington County Planning and Parks

(THIS SHOULD BE AFTER G.S.D.

THIS SOUNDS LIKE GOBBLE-D-GOOK & HOW IS ATTAINMENT INVOLVED?

SEE APPENDIX FOR COMPLETE LIST OF REFERENCED DOCUMENTS

Washington County Comprehensive Plan

- Accommodate higher density development in areas with appropriate urban services to encourage a diverse portfolio of housing options.
- Promote the development of new businesses, or business expansion, in areas with existing physical infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.

Washington County Parks and Open Space Plan

- Create an environment for strong intergovernmental relations and public-private partnerships.
- Use available regulatory authority to guide urban development in a way that protects important natural resources.
- Consult with the State and County to identify specific lands recommended for acquisition. These lands are listed in the Parks and Open Space Plan for preservation purposes.

The Menomonee River Watershed Updated Implementation Plan

(Goals specific to Germantown)

- Develop an enhanced pond maintenance program.
- Utilize the 10-year Road Capital Improvement Project program to reduce impervious pavement.
- Complete a green infrastructure program.

Bikeway and Trail Network Plan for Washington County

- Jackson to Germantown via Eisenbahn State Trail Extension.
- Improvements to sidepath at Holy Hill Road-Freistadt Road.
- Germantown to Bugline Trail via I-41 Pedestrian Overpass.

Village Cooperation with Outside Agencies

Regional Transportation & Land Use

The highways and roads within the Village of Germantown provide safe and convenient access within the Village and also provide residents with access to locations throughout the southeastern Wisconsin region and beyond. The Wisconsin Department of Transportation (WisDOT), Washington County Highway Department and Southeastern Wisconsin Regional Planning Commission (SEWRPC) are responsible for the maintenance, construction, and planning of all regional Federal, State and County roads within the region. WisDOT and SEWRPC have also studied alternatives to vehicular transportation including various transit systems at both a regional and local scale.

SEWRPC has developed a number of plans over the years that include data, analysis and final recommendations integral to Germantown's growth and development. As of the writing of this Comprehensive Plan update, SEWRPC's most recent long-range plan is *Vision 2050*, which was adopted in 2018 and integrates transportation and land use planning and vision for the seven-county Southeastern Wisconsin region into one document.

Sanitary Sewer System

The Village of Germantown owns and maintains the existing sanitary sewers within the Village boundary. The Milwaukee Metropolitan Sewer District (MMSD) has two wastewater treatment facilities for the region and provides treatment of the Village's wastewater. The MMSD has a Sanitary Sewer Master Plan and delineates a sewer service area boundary within the Village of Germantown. The Village of Germantown has a policy of cooperation with the MMSD and maintains regular communication as future sewer service area needs arise.

Stormwater Management

The Village's current Stormwater Management Plan is an implementation tool for the Village's stormwater management policy. MMSD has developed a Conservation Plan that addresses stormwater management policies and practices that should be adhered to in the Menomonee River Priority and the Milwaukee River Watersheds, the watersheds in which the Village is located. The Village intends to work with the MMSD to use the Conservation Plan as a guide for stormwater management and controlling nonpoint source pollution in the Village.



Photo of MacArthur Elementary School taken September of 2020. Source: GRAEF

Public School Facilities

The Germantown School District serves all of the Village of Germantown, all of the Town of Germantown, the eastern third of the Town of Richfield, the southeast corner of the Town of Polk, and the southern third of the Town of Jackson. The Village and the School District will jointly and cooperatively plan for new facilities in the area as needs arise. See Systems Chapter for more information.

> **Community Voices**
>
> ...Use this Extremely Valuable land along the best attribute that Germantown has - the RIVER...



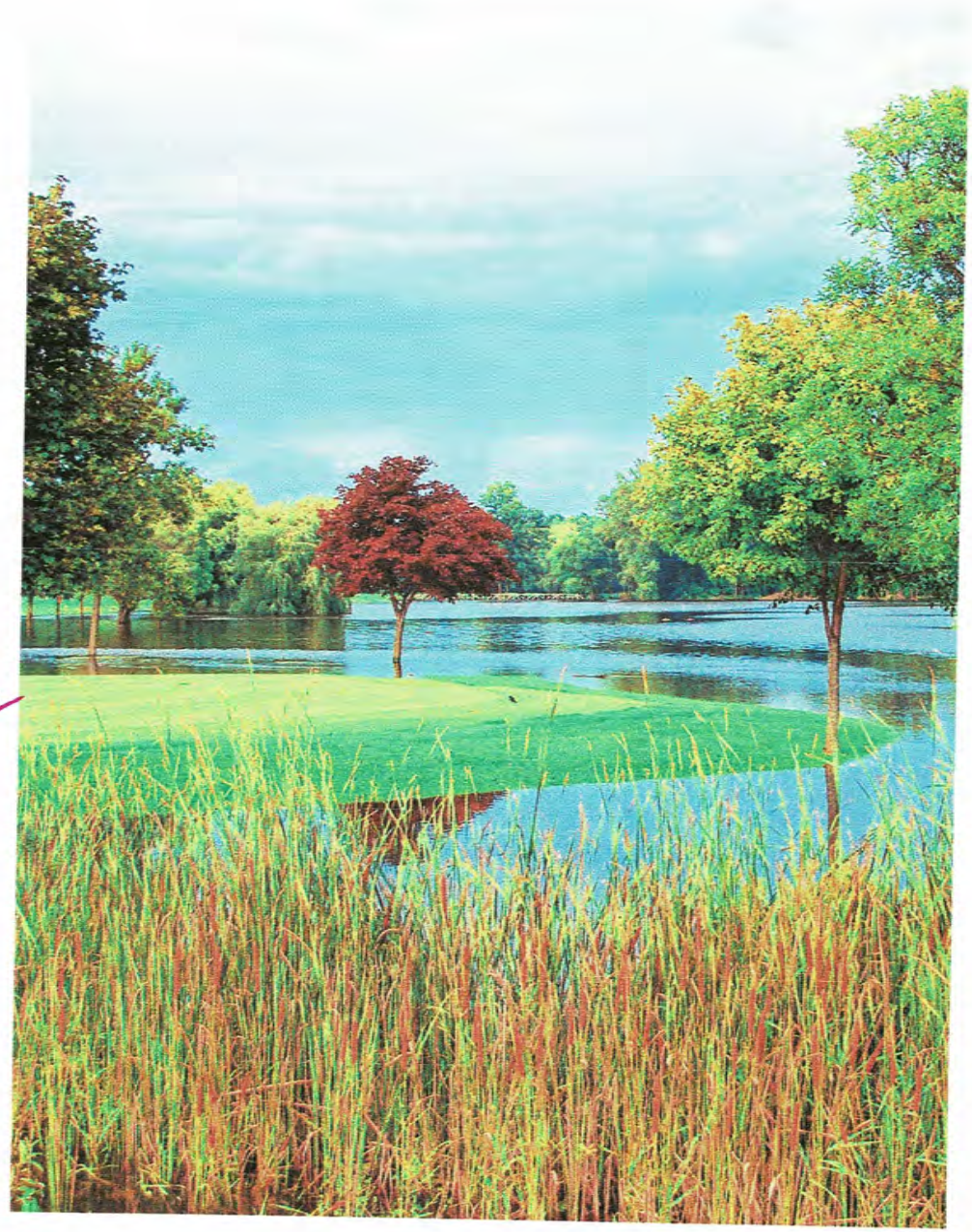
Photo of Menomonee River taken September of 2020. Source: GRAEF.

Table 4.1 – Intergovernmental Elements and Relationships

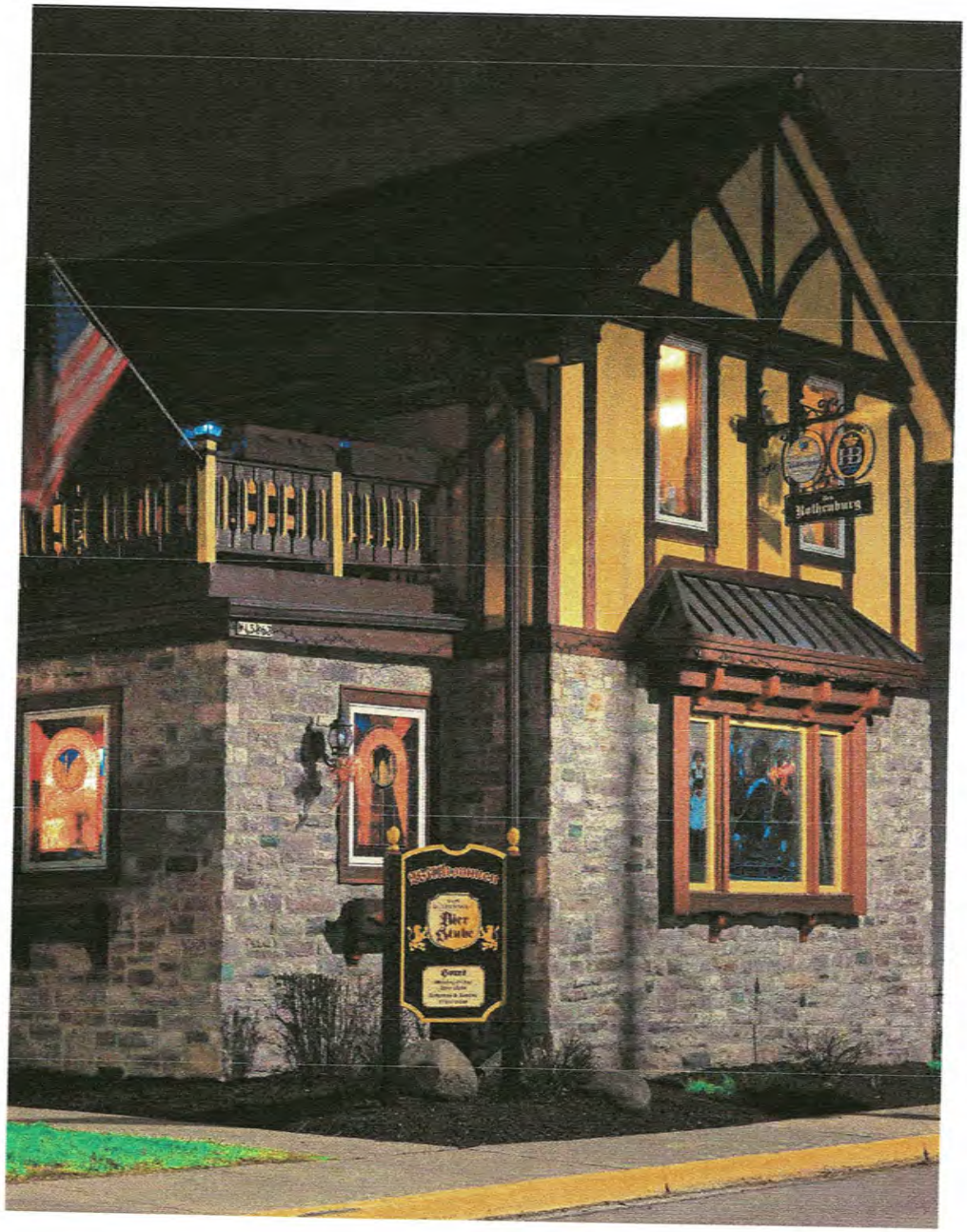
ELEMENT	RELATIONSHIP	GOVERNMENT, AGENCY, OR DEPARTMENT
Transportation	Federal and State Highways	Wisconsin Department of Transportation
	County Highways	Washington County Department of Public Works
	Airports	Washington County Department of Public Works
	Regional roadway planning	Southeast Wisconsin Regional Planning Commission (SEWRPC)
	Railways facilities	Wisconsin Central, Chicago & North Western
Natural & Cultural Resources	Wetlands, Endangered Species, Sensitive Environmental Locations	Wisconsin Department of Natural Resources (DNR)
	Floodplains	Federal Emergency Management Agency (FEMA), Wisconsin DNR
	Wisconsin History & Documents	Wisconsin State Historical Society
	Groundwater	Wisconsin DNR
Utilities & Community Facilities	Public Safety - State	Wisconsin State Patrol
	Public Safety - County	Washington County Sheriff Department
	Sanitary Sewer	Milwaukee Metropolitan Sewer District
Housing	County Assistance	Washington County
	State Assistance	Wisconsin Housing and Economic Development Authority
	Federal Assistance	United States Department of Housing and Urban Development
Economic Development	Training	The Workforce Development Center & the U.S. Small Business Administration
	State Community Development Assistance	Wisconsin Department of Commerce, Department of Workforce Development, Forward Wisconsin
	Regional Assistance	Wisconsin Regional Economic Partnership
	County Assistance	Washington County Economic Development Corporation

Source: Germantown 2020 Smart Growth Comprehensive Plan.

SPACE



THIS IS ALL WELL & GOOD BUT HOW DOES IT AFFECT OUR PLAN OR GOALS? MAKE THIS A REFERENCE DOC IN APPENDIX, WE HAVE ENOUGH TO DO.



Neighborhoods, Districts & Corridors

During the Vision 2050 planning process, the Village and Plan Commission engaged in a process to update the Land Use Plan.

The updated Land Use Plan has been developed as a "place based" approach to land use planning. It represents a customized tool that helps describe the desired future character of the various "places" in and around Germantown. Unlike a typical land use planning approach, the updated plan does not assign a single acceptable future land use designation to a parcel. Rather it gives a range of possible uses and/or activities and design criteria that represent possible acceptable uses for a parcel. The purpose of this Chapter is to guide land uses in the neighborhoods, districts, and corridors in Germantown. The assessment of existing conditions and land use planning provided in this Chapter is based on the neighborhood, district, and corridor framework devised by the Congress for New Urbanism (CNU).

This updated Land Use Plan gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to help discuss, evaluate and respond to development proposals in the village. The Land Use Plan on the following pages includes the following:

- Existing Land Use
- Future Land Use Map
- Future Land Use Table
- Neighborhood, District, and Corridor profiles

Community Voices

Less industrial, more focus on Germantown's **residential and community development.**

We moved here for the **rural environment.**

Trails, park connection, shops, **restaurants, residential.**

DON'T WANT TO BE URBANIZED.

LINKS TO ACTUAL IN APPENDIX

Existing Land Use

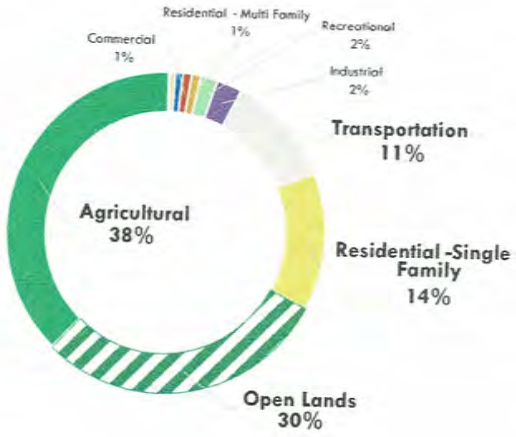
The majority of the land in Germantown is currently used for Agricultural and Open Lands purposes. These categories combined comprise over 60% of land in the Village. Single family homes and transportation uses (roads and parking) make up the next largest categories, 14% single-family residential and 11% transportation. Commercial land use, located primarily along Mequon Road and along County Line Road, makes up only 1% of the Village's land use. It should be noted that parking areas within non-single-family residential properties are counted towards the Transportation land use category, so total land areas for non-single-family residential categories are all slightly higher than the land acreages listed below.

WHAT SHOULD BE LIMITS OF RATIO TO KEEP OUR CURRENT FEEL?

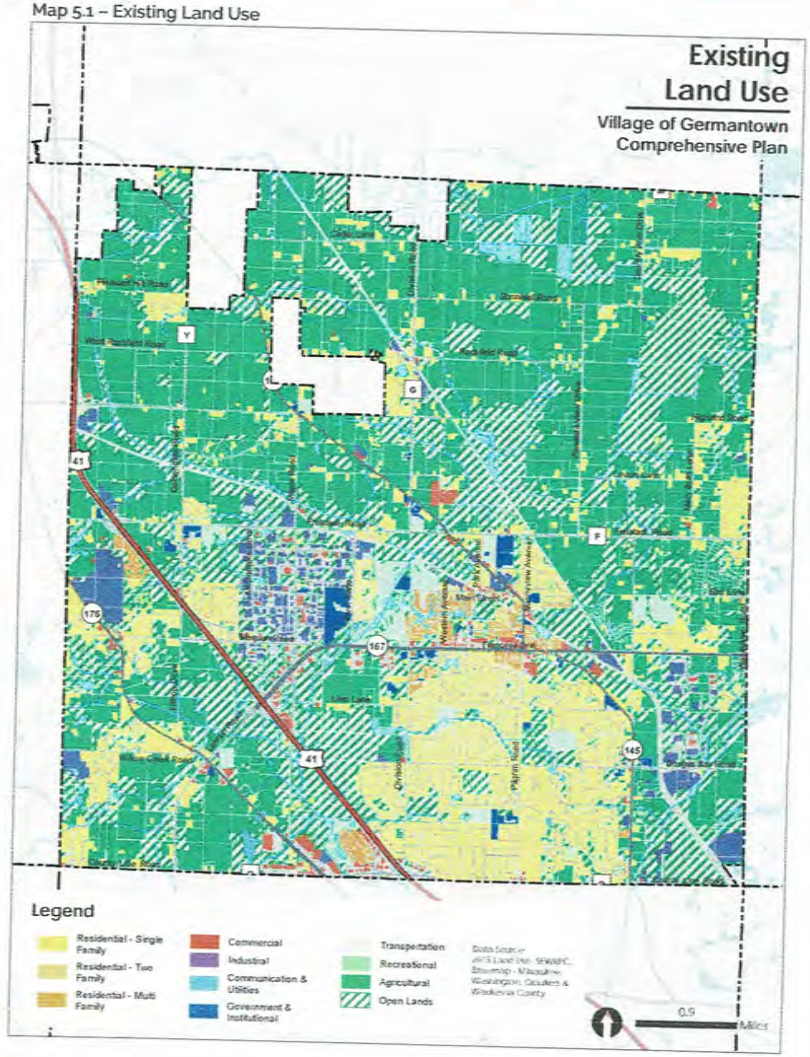
Land Use Breakdown

- Residential - Single Family
  14% - 3061 acres
- Residential - Two Family
  <1% - 110 acres
- Residential - Multi Family
  1% - 204acres
- Commercial
  1% - 196 acres
- Industrial
  3% - 566 acres
- Communications & Utilities
  <1% - 33 acres
- Government & Institutional
  1% - 168 acres
- Transportation
  11% - 2460 acres
- Recreational
  2% - 368 acres
- Agricultural
  38% - 8311 acres
- Open Lands *
  30% - 6536 acres

* - Including wetlands, areas within the floodplain, and woodlots



Map 5.1 – Existing Land Use



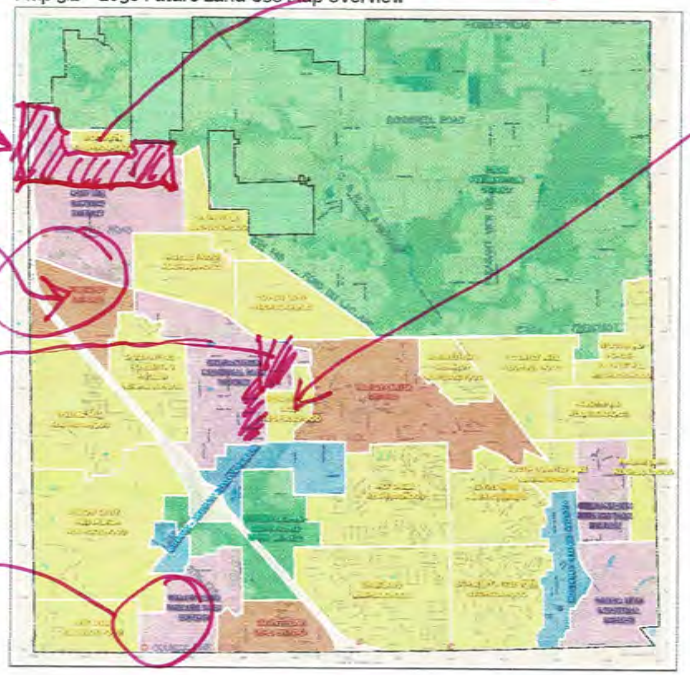
FUTURE LAND USE

The Future Land Use Map

The Future Land Use Map (Map 5.2) illustrates the Village as a series of places. Each place has a unique natural, cultural and economic character and special identity within Germantown.

Each of the Neighborhoods, Districts, Corridors, and Overlay Areas is defined with solid "boundary" lines. These areas were formed after feedback from the community, Plan Commissioners, and Village staff. These guideline "boundaries" may shift over time to accommodate an updated view of the Neighborhoods, Districts, and Corridors in the Village. Most importantly, unlike the previous 2020 Future Land Use Map, the Neighborhoods, District and Corridors shown on the 2050 Future Land Use Map do not represent a singular use but illustrate an area with a mix of compatible existing and future uses. These are detailed in the Future Land Use Table on the following pages. The 2050 Future Land Use Map and Table go hand in hand and cannot be interpreted separately.

Map 5.2 – 2050 Future Land Use Map Overview



Future Land Use Table

The Future Land Use Table (Table 5.1) organizes important land use considerations:

Category, Place Type, & Names
These columns identify each area or place as either a Neighborhood, District or Corridor, the type of place it is, and the name of the place. Each area of Germantown is categorized.

Preferred Future Land Uses
These columns identify the range of desirable uses and activities for the various places within the Village. While not intended to be a detailed or exhaustive inventory of all possible land uses, the generalized list of uses and activities represent the vast majority of likely and desirable uses within Germantown. Other possible uses not represented in a place or on the table will be considered on a case-by-case basis through application of the Zoning Code and may required a land use plan amendment to fully comply with this Land Use Plan.

The generalized types of uses and activities include:

- Existing Uses (+ existing non-conforming zoning)
- Residential: Single Family
- Residential: Two to Four Family
- Residential: Multi-family / Senior
- Mixed-Use: Commercial / Residential
- Mixed-Use: Commercial / Industrial
- Commercial (includes "Activity Centers")
- Institutional
- Open Space & Recreational
- Mineral Extraction
- Industrial
- Agricultural / Hobby Farming / Agribusiness

Each of these generalized uses and activities is "rated" on its degree of desirability for each place within the Village. Each general use is given a designation to reflect that rating. The designations are as follows::

- **Desirable (D)** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
- **Allowable (A)** – These uses are generally considered appropriate for the area but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
- **Undesirable (U)** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

A designation of Desirable or Allowable for a particular place does not imply that the use or activity will automatically be approved or judged suitable for every parcel within that place. Similarly, an Undesirable rating does not automatically exclude the use or activity from every parcel within that general place. Rather the designation of a use as Desirable, Allowable, or Undesirable within a particular place is intended as a guide to inform the discussion about the general suitability of a proposed use and its appropriateness in supporting the overall future vision for the area and its compatibility with existing and planned uses in and around the neighborhood or district.

Furthermore, the designation of Desirable or Allowable does not imply an entitlement to that future land use on any particular parcel of land within the village. The appropriateness of any specific future land use on any particular parcel will be determined on a case-by-case basis through application of the Zoning Code and is subject to further detailed review, evaluation and approval by the Village of Germantown as part of any and all applicable Village of Germantown ordinances and development review and zoning processes.

Table 5.1 – Future Land Use Table (Page 1 of 2)

Places			Preferred Future Land Uses													SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing (Use if + 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	Mixed-Use Commercial (Activity Center)?	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agriculture / Holding / Farming / Agribusiness	Sewered? (Y/N Parcel)	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	A	A	D	D	u	D	A	D	u	u	u	Y	YES	D	A	U	25 units/acre
District	Mixed-Use	County Line Road District	A	A	u	A	A	A	D	A	A	u	u	u	Y	YES	D	U	A	10 units/acre
District	Industrial / Commercial	Willow Creek Business Park District	A	A	u	A	u	A	A	A	A	u	D	u	Y	YES	-	-	-	SF: 2.9 units/acre MF: 15.0 units/acre
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	Y	YES	-	-	-	25 units/acre
District	Industrial / Landfill	Omega Hills Industrial District	A	A	u	u	u	D	A	A	A	A	D	u	N	YES	-	-	-	-
District	Mixed-Use	Freistadt District	A	A	A	D	D	D	A	A	A	u	D	u	Y	YES	-	-	-	25 units/acre
District	Rural / Open Space	Rural Preservation District	A	A	u	u	u	u	u	A	D	A	u	D	N	YES	D	U	A	see NOTE 1
District	Open Space	Schoen Laufen - Menomonee River District	A	u	u	u	u	u	u	A	D	u	u	u	P	YES	-	-	-	-
Corridor	Mixed-Use	Lannon - Mequon Road Corridor	A	u	A	A	A	A	D	A	A	u	u	u	P	YES	D	U	U	10 units/acre
Corridor	Mixed-Use	Victory Center Corridor	A	A	A	A	A	A	D	A	A	u	A	u	Y	YES	D	U	U	10 units/acre

NOTE 1: 'Rural Preservation' District
1 unit/ 20 acres (4 or fewer CSM lots)
1 unit/ 5 acre 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 acre (4 or fewer CSM lots)
1 unit/ 3 acre with Conservation Subdivision (5 or greater lots subdivided)

NOTE 4: 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 permitted through a Planned Development District approved by the Village Board pursuant to the Planned Development District section of the Zoning Code.

NOTE 5: Expansion of existing and nonconforming uses within existing property boundaries may be permitted subject to zoning restrictions and Plan Commission approval.

- Area is extra (or partially added) SSA, but the majority of properties are not connected to sewer
- Conservation Subdivision includes: (a) minimum open space requirement (40/4/GB); (b) minimum lot size 0.5 acre for 'Rural/Open Space' and 'Residential' outside SSA, 0.5/0.25 for 'Residential' inside SSA)

D = Desirable – These uses should be encouraged. Developer may be contacted early, support, and enforce the desired character of the area.

A = Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or conditions pursuant to the conditional uses section of the zoning code.

u = Undesirable – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

GERMANTOWN 2050 Planning our future together

DRAFT 6.25.2022

LIMIT % OF INDUSTRIAL

MUST ALLOW EITHER TRADITIONAL 5 ACRE OR CONSERVATION

Table 5.1 – Future Land Use Table (Page 2 of 2)

Places			Preferred Future Land Uses													SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing (Use if + 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 (Medium Activity Center)?	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agriculture / Holding / Farming	Sewered? (Y/N Parcel)	Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision	Dwelling Units / Acre See NOTE 4 for details
Neighborhood	Residential Community	Sunberry Tree Tops Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	NO	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Spreasland Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Alt Bauer Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Kindelberg Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	South Country Aire Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Prairie Glen Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	A	A	D	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Friedenfeld Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	Y•	YES	D	A	D	Remastered 1.0 units/acre Sewered 2.9 units/acre
Neighborhood	Residential Community	Woodland Ponds-Harvest Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	N	YES	U	A	D	1.0 units/acre
Neighborhood	Residential Community	Country Aire Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	Y	YES	A	A	D	2.9 units/acre
Neighborhood	Residential Community	MacArthur - Kennedy Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	U	SF: 2.9 units/acre 2.4F: 6.0 units/acre
Neighborhood	Residential Community	Blackstone Creek Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	5.8 units/acre
Neighborhood	Residential Community	Goldenthal - Homestead Hollow Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	2.9 units/acre
Neighborhood	Residential Community	Army Belle Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Willow Creek - Weidenbach Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Meeker Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Woodside Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	Y•	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Isabelle Farms Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P•	YES	D	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Levers Lane Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	U	U	D	See NOTE 2 and NOTE 3
Neighborhood	Residential Community	Dheinsville Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	D	U	D	see NOTE 2 and NOTE 3

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IS THIS UP TO DATE PER WORKSHOPS?

It is important to note that the Future Land Use Plan Table identifies possible future uses, but it does not propose the discontinuation of existing uses. There are a wide variety of existing uses throughout the village and these uses, as they currently exist, should not be discouraged. However, as uses become obsolete or change and future uses are proposed for the area, the Future Land Use Plan Table should be utilized to guide the discussions and make evaluations of the appropriateness of proposed uses.

As the land planning process evolves, the possible future uses/activities and their ratings within a particular place may be amended, added, or removed.

SSA

The village contains different portions of land that are either served by public sanitary sewer or are outside of the sewer service area (SSA). Properties outside of the SSA must provide individual private sewer facilities. Addressing the availability and future needs of utilities and facilities for a community is a primary component for a comprehensive plan. Utilities can be particularly influential when determining the location and extent of future land uses. The intensity of urban uses generally necessitates the use of a public sanitary sewer system. Since social responsibility is one aspect of smart growth, the appropriate utilities should be provided prior to allowing the development of more intensive land uses. The extent to which utilities are made available to non-urban land relates directly to the extent by which urban land uses may be developed in those areas.

Environmental Corridor

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has identified linear concentrations of unique recreational, aesthetic, ecological and cultural resources. It is a region-wide goal to protect and preserve these corridors.
Three types of Environmental areas are mapped on the NDC (hatched underlay):

- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area

As part of any future land use decision, the Future Land Use table will identify if the area contains a SEWRPC-delineated Environmental Corridor and if it does, additional regulations or guidelines may be required through the Zoning Code and/or development review process.

Preferred Site Design

This column gives guidance regarding the Village's preferred pattern of residential or mixed-use development in a particular place within the Village. The three general community design types include the following:

- **Traditional Neighborhood Design (TND):** A compact mixed-use neighborhood where residential, commercial and civic buildings are generally within close proximity to each other. TNDs may occur in infill settings or on the edges of older well-established areas, but often involve all-new construction on previously undeveloped land. This type of development involves traditional town planning principles. TND projects include a range of housing types, a network of well-connected streets (arterial, collector and local) and sidewalks, meaningful and useful public spaces, and where economically feasible have amenities such as stores, schools, and places of worship within walking distance of residences. TND projects generally have a variety of residential lot sizes ranging from smaller and narrower "village type" lots to larger and wider "estate type" lots. This type of development is similar in character to a number of the long-established neighborhoods and districts in Germantown.

- **Conservation Subdivision Design (CSD):** A residential housing development that is characterized by compact lots, clustered home sites and shared common open space, and where the natural features of land are preserved, enhanced and made accessible to the greatest extent possible. In this type of development dwellings are located in a manner that reduces the area of land cleared, graded, and converted from agricultural, woodland, or wildlife habitat uses to building sites, driveways, and yard space. In such developments, lot sizes, dimensions, and setbacks may be reduced from those typically required for conventional residential developments. Often the total allowable number of dwellings is increased as a bonus for preserving or creating meaningful and significant open space or environmental features. The common open space often makes up over 30-60% of the total subdivision area. Often the common open space is held in joint ownership by a homeowners association or other conservation related organization and is maintained and preserved according to a professionally prepared open space management plan.

- **Suburban Subdivision Design (SSD):** A residential housing development that subdivides an entire parcel of land into private lots and which does not contain significant common open space parcels or features. Generally these types of developments contain no more than 10% open space for such uses as stormwater control or possibly small park spaces. Other significant environmental features are often included within private development lots as amenities for the individual lot owners. Typical suburban subdivisions usually contain a network of streets that often have only "collector" level connections to surrounding neighborhoods. Designs often utilize landscaped cul-de-sacs to create a sense of privacy and value for individual lot owners. Landscaped streets, pathways sidewalks and parks are included in most well-designed suburban subdivisions.

Density

This column indicates the maximum prescribed densities within a particular place. The inclusion of density maximums is intended to remind landowners, Village officials and developers about the overall goal of maintaining the efficient use of land and resources. Planning for a slightly higher density development pattern within the Village makes use of the existing infrastructure that can accommodate future growth in Germantown.

Reasonable variations from the stated densities may be considered at the time particular developments are proposed provided that the overall average density does not exceed the maximum density prescribed for a given place.

Further, to ensure compatibility between existing residential neighborhoods and future residential development, the density (and lot size) of new development adjacent to existing neighborhoods should not be more than 50% higher (or lower) than the density of an adjacent existing neighborhood unless specific measures are implemented to mitigate potential incompatibilities, e.g. extensive setbacks, perimeter open space corridors, berming, landscaping, etc.

Preferred General Character Description

Each place includes a 2-page narrative that describes the desired overall character of the place. It is intended to give a brief snapshot of the Village's intentions for the general mix and character of the future land uses in the area.

Similar to the "Opportunity Area" detailed plans included in Section 6: Economic Development, it is intended that the Village will prepare a detailed land use plan for each Neighborhood, District and Corridor after adoption of the generalized Future Land Use Plan as a part of the 2050 Plan.

The Plan Commission and staff will prioritize and prepare these supplemental plans for each Neighborhood, District and Corridor based on public input received from the residents, property owners and business operators within that Neighborhood, District and Corridor. These plans will further guide decision-making regarding future development and the timing of future public improvements, including road and utility improvements and extensions. The detailed plans will be adopted as amendments to the 2050 Plan.

DRAFT JUNE 25, 2022

Neighborhoods, Districts, Corridors

Future land use for Germantown is based on two elements in this chapter:

- the Neighborhoods, Districts & Corridors map ("Future Land Use map"), and
- the Future Land Use table.

Determining the appropriate future land use for a parcel or a set of sites comes from these two items.

Neighborhoods

Germantown neighborhoods were identified during the comprehensive planning process based on their distinct identities, housing characteristics (including density and lot size) and geographic features. Some neighborhoods are well-established, while others are generally undeveloped but have potential for growth.

ADDITIONAL RESIDENCES.

Neighborhoods in Germantown:

- Sunberry-Tree Tops Neighborhood
- Spassland Neighborhood
- Alt Bauer Neighborhood
- Kinderberg Neighborhood
- South Country Aire Neighborhood
- Prairie Glen Neighborhood
- Friedenfeld Neighborhood
- Woodland Ponds-Harvest Hill Neighborhood
- Country Aire Neighborhood
- Macarthur - Kennedy Neighborhood
- Blackstone Creek Neighborhood
- Goldenthal - Homestead Hollow Neighborhood
- Amy Belle Neighborhood
- Willow Creek - Weidenbach Neighborhood
- Meeker Hill Neighborhood
- Woodside Neighborhood
- Isabelle Farms Neighborhood
- Lovers Lane Neighborhood
- Dheinsville Neighborhood

Districts

Districts were selected during the comprehensive planning process as areas where the Village, property owners, and investors should concentrate business activity and expansion over the next thirty years. District types include mixed-use, industrial, and rural/agricultural.

Districts in Germantown:

- Mixed-Use (retail, commercial, institutional offices, multi-family residential)
  - Village Center District
  - County Line Road District
  - Freistadt District
- Industrial
  - Willow Creek Business Park District
  - Germantown Business Park District
  - Germantown Industrial Park District
  - Holy Hill Gateway District
  - Omega Hills Industrial District
- Rural/Open Space
  - Rural Preservation District
  - Schoen Laufen - Menomonee River District

Corridors

Corridors identify areas of connectivity between the neighborhoods and districts along major thoroughfares that include a variety of land uses, including natural, recreational and cultural uses, retail, commercial, institutional office, higher-density single-family and multi-family residential.

Corridors in Germantown:

- Lannon - Mequon Road Corridor
- Victory Center Corridor

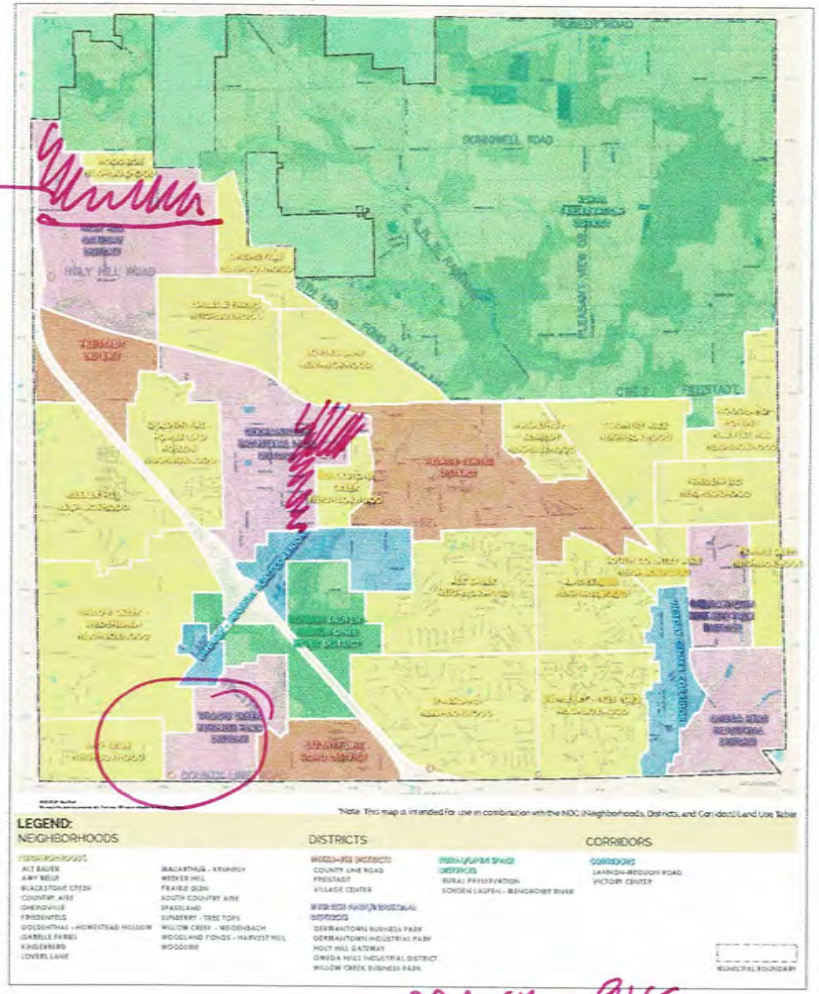
Overlays

There is only one overlay area included as a part of the future land use plan in Germantown. This overlay has been created to cater to identify the extent and importance of environmental features located throughout the Village:

- SEWRPC Environmental Corridor Overlay

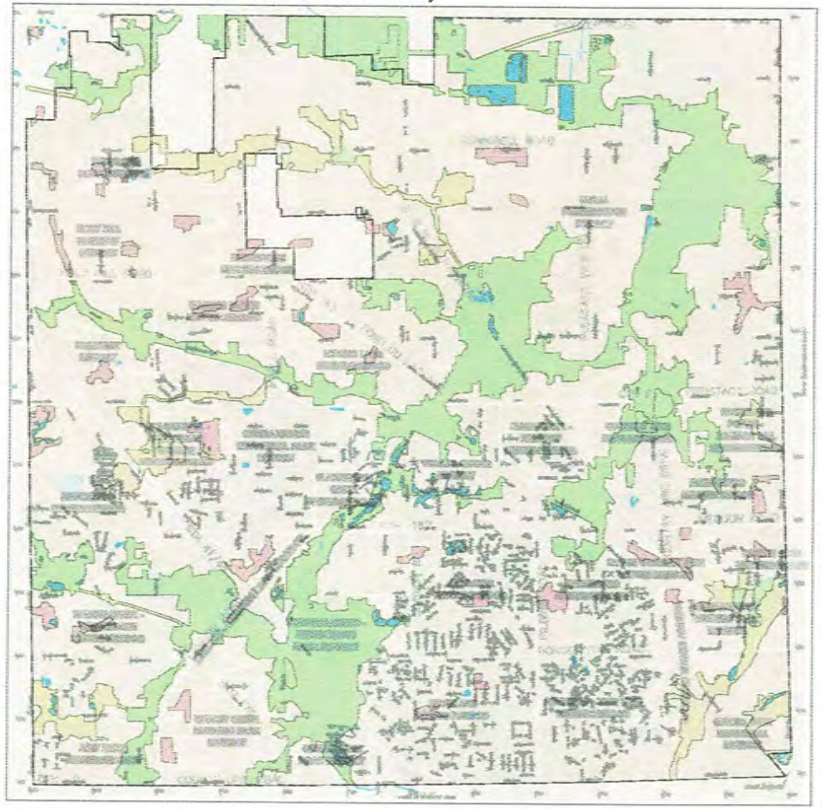
Map 5.3 – 2050 Future Land Use Map

green



UPDATE THIS

Map 5.4 – SEWRPC Environmental Corridor Overlay



LEGEND

- Primary Environmental Corridors
- Secondary Environmental Corridors
- Isolated Natural Resource Areas

THERE SHOULD BE A POLICY THAT IF THE RESIDENCES WERE THERE FIRST THEN THERE SHOULD BE NEW HOUSING + A 200' DEEP FOREST AS A BUFFER FOR WHERE INDUSTRIAL COMES IN.

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Sunberry - Treetops NEIGHBORHOOD



GENERAL CHARACTER

The Sunberry-Tree Tops Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with some multi-family residential along the eastern edge near Fond du Lac Avenue. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). There is a small commercial node located in the southwest corner of the neighborhood near the intersection of Pilgrim Road and County Line Road (Hwy Q). This area is currently zoned B-1 Neighborhood Business and includes a gas station/convenience store, café, a multi-tenant commercial building, and a commercial office building.

SPECIAL FEATURES

Transportation The Sunberry – Tree Tops neighborhood is bounded Pilgrim Road to the west, Donges Bay Road to the north, and County Line Road (Hwy Q) to the south. Hwy 145 (Fond du Lac Avenue) bounds the east edge of the neighborhood and connects the area with Hwy 100 and Interstate 41 to the south and Hwy 167 (Mequon Road) to the north.

Environmental, Natural & Agricultural There are a few small isolated Natural areas within the Sunberry-Tree Tops Neighborhood. These areas are integrated among the residential development.

Public Park, Education, Safety & Utility The Tree Tops Subdivision has a private park, approximately 4 acres in size. This neighborhood is served by Village sewer and water.

Historical & Cultural St. John United Church of Christ and Cemetery – N104W14181 Donges Bay Road – is located in the Sunberry-Tree Tops neighborhood.

PREFERRED FUTURE LAND USE

Sunberry - Treetops Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision++	Dwelling Units / Acre
A	D	A	u	u	u	A	u	D	u	u	u	No	Yes	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre

Almost all of the Sunberry-Tree Tops neighborhood is developed with single-family residential lots. There is very little unplatted vacant land available for future development. The vacant land that is available is comprised of small platted subdivision lots or small, unplatted infill parcels scattered throughout the neighborhood. Future development is intended to be predominantly single-family residential development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Spassland NEIGHBORHOOD



GENERAL CHARACTER

The Spassland Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with small pockets of multi-family residential along County Line Road and Pilgrim Road. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). There are highway oriented commercial and professional office businesses located in the southwest corner of the neighborhood near the Division Road @ County Line Road intersection. There are also scattered commercial properties along County Line Road from Division Road east to and Pilgrim Road. Institutional uses, e.g. parks, elementary school and church, are located in the east central portion of the neighborhood.

SPECIAL FEATURES

Transportation The Spassland Neighborhood is bounded by Pilgrim Road to the east, County Line Road (Hwy Q) to the south, I-41 to the west.

Environmental, Natural & Agricultural There is one isolated natural Areas within the Spassland Neighborhood. This area is located north of Spassland Park, and is owned by private property owners.

Public Park, Education, Safety & Utility Spassland Park and County Line Elementary School are located within the Spassland Neighborhood. This neighborhood is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Spassland Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	A	u	D	u	u	u		Yes	Yes	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre

Almost all of the land in the Spassland Neighborhood is developed with residential lots. There is very little unplatted vacant land available for future development. The vacant land that is available is comprised of small platted subdivision lots or small, unplatted infill parcels scattered throughout the neighborhood. There are a number of long, narrow unplatted residential properties along Donges Bay Road that could be subdivided into smaller residential lots if done in a coordinated manor.

Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

Future non-residential development is intended to be limited to neighborhood-type commercial and office uses where they already exist along Division Road and County Line Road.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Higher density single-family attached, two- and four family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

Alt Bauer NEIGHBORHOOD



GENERAL CHARACTER

The Alt Bauer Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with some multi-family and senior residential development along Division Road, Mequon Road, and Pilgrim Road. Residential zoning within this neighborhood is predominantly Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rs-6 (3.5 DU's/acre with min. 12,500 sq ft lots). There is one existing commercial property located within the Alt Bauer Neighborhood located on the south side of Mequon Road. This property is Zoned B-3 General Business and is currently a Veterinarian Clinic.

SPECIAL FEATURES

Transportation The Alt Bauer neighborhood is bounded Pilgrim Road to the west, Donges Bay Road to the south, and Mequon Road (Hwy 167) to the north. Mequon Road connects the Alt Bauer Neighborhood to I-41 to the west and Hwy 145 (Fond du Lac Avenue) to the east.

Environmental, Natural & Agricultural There are a couple of small Isolated Natural areas within the Alt Bauer Neighborhood. These areas are integrated among the residential development.

Public Park, Education, Safety & Utility Alt Bauer Park is located within the southwest quadrant of the Alt Bauer Neighborhood, approximately 19 acres in size. Pedestrian Trails run along Division Road and also connect Division Road through Alt Bauer Park to Wagon Trail. This neighborhood is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Alt Bauer Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

The Alt Bauer Neighborhood is almost fully developed. Future residential development is intended to be single-family development on existing platted lots, and, on the two large vacant tracts remaining west of Division Road (south of Lilac Lane and north of Donges Bay Road). Residential lots platted at average densities that are the same or similar to the existing pattern of development (2.9 to 3.5 DU's/acre on 12,500-20,000 sq ft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

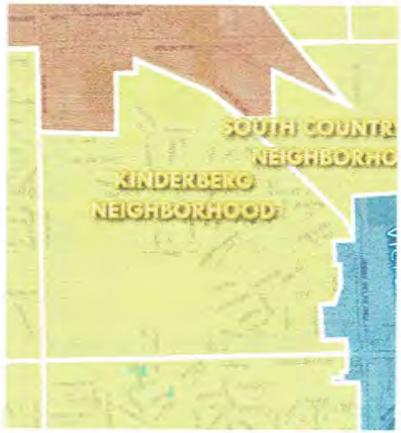
Other than the pre-existing commercial parcels no additional commercial uses are intended to develop in this neighborhood.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Kinderberg NEIGHBORHOOD



GENERAL CHARACTER

The Kinderberg Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots) and Rs-5 (2.9 DU's/acre with min. 15,000 sq ft lots). Non-residential uses are limited to institutional uses, i.e. church and park, along Pilgrim Road and Donges Bay Road. There are no commercial properties located within this neighborhood.

SPECIAL FEATURES

Transportation The Kinderberg Neighborhood is generally bounded by Hwy 145 (Fond du Lac Avenue) to the east and north, Donges Bay Road to the south, and Pilgrim Road to the west.

Environmental, Natural & Agricultural There are a couple of Isolated Natural areas located along the west and north areas of the Kinderberg Neighborhood. These areas are primarily wooded with wetland designation.

Public Park, Education, Safety & Utility Kinderberg Park is south-centrally located within the Kinderberg Neighborhood and is approximately 23 acres in size. Pedestrian Trails run along Donges Bay Road and also connect Preserve Parkway through Kinderberg Park to Magnolia Drive. This neighborhood is served by Village sewer and water.

Historical & Cultural The Jacob Schunk Homestead, designated as a local historical site, is located at N104W15446 Donges Bay Road

PREFERRED FUTURE LAND USE

Kinderberg Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

A majority of the Kinderberg Neighborhood has been developed with single-family residential and institutional uses. There are approximately 55 acres of undeveloped, unplatted land in the southwest corner of the neighborhood in the northeast corner of the Pilgrim Road @ Donges Bay intersection (west of Preserve Parkway).

Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

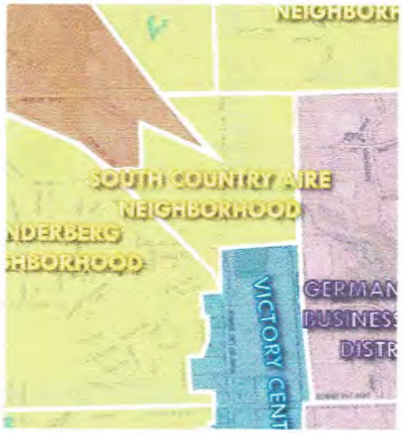
D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

No new non-residential development is intended to develop in this neighborhood.

South Country Aire NEIGHBORHOOD



GENERAL CHARACTER

The South Country Aire Neighborhood is about 50 percent developed with single-family residential uses on individually platted lots varying in size from .5 to 10 acres. Residential zoning within this neighborhood is predominantly Rs-3 (1.0 DU/acre with minimum 1-acre lots) and Rs-4 (2.2 DU's/acre with min. 20,000 sq ft lots). The remaining area is undeveloped and zoned A-2: Agricultural. There are two small commercially zoned properties located in the neighborhood but contain residential uses.

SPECIAL FEATURES

Transportation The South Country Aire Neighborhood is generally bounded Hwy 145 (Fond du Lac Avenue) to the west, Mequon Road to the north, The Germantown Business Park to the east, and the intersection of Country Aire Drive and Hwy 145 to the south. The Canadian National and the Wisconsin & Southern railroads bisect this neighborhood from the southeast corner of the neighborhood and diverge as they continue to the northwest.

Environmental, Natural & Agricultural There are two isolated Natural areas located in the neighborhood including a wooded area in the northeast area, extending south of Mequon Road and a wooded area with wetland designation along the western portion of the neighborhood south of the railroad.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area and a majority of the existing residences are served by Village water. Sanitary Sewer is not currently extended to this area, however it may be possible in the future with further development.

PREFERRED FUTURE LAND USE

South Country Aire Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (* = existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

The South Country Aire Neighborhood includes undeveloped land intended for future single-family residential development platted at average densities that are the same or similar to the existing pattern of residential development in the adjacent Kinderberg neighborhood (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots) and served by sanitary sewer.

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Prairie Glen NEIGHBORHOOD



GENERAL CHARACTER

The Prairie Glen Neighborhood is a relatively isolated single-family residential neighborhood located along the eastern boundary of the Village. The northern half of the neighborhood is a "Planned Development District" of residential development using a conservation design approach to protecting environmental features and creating common open space areas for use by the neighborhood residents. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots). The remaining area to the south is undeveloped and zoned A-1: Agricultural. This neighborhood is bisected by a navigable waterway (Nor-X-Way Channel) and abutting wetland complex. The area along Mequon Road is developed with a 1-2 acre, un-platted residential properties.

SPECIAL FEATURES

Transportation The Prairie Glen neighborhood is bounded by Mequon Road to the north, Donges Bay Road to the south, Wasaukee Road to the east, and the Germantown Business Park to the west. Mequon Road connects the Prairie Glen Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west. Wasaukee Road connects to County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There is an isolated natural area of approximately 9-acres located along the western edge of the neighborhood, about a quarter mile south of Mequon Road. Approximately 50 acres of land in the southern portion of the neighborhood are apart of an environmental corridor and include wooded area and wetland designation. Approximately 25 acres of land in the southeast corner of the neighborhood are in agricultural row crop production.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area. The properties within the Prairie Glen Subdivisions are served by Village sewer and water, while the older residential properties are still served by well and septic.

Friedenfeld NEIGHBORHOOD



GENERAL CHARACTER

The Friedenfeld Neighborhood is a single-family residential neighborhood located adjacent to the Village's Friedenfeld Park located on Country Aire Drive. Approximately half of the neighborhood is developed with single-family residential lots within the Forest Heights platted subdivisions. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots), Rs-3 (1 DU/acre with 1-acre min. lots) and Rs-2 (.5 DU's/acre with 2-acre min. lots). The remaining area to the east along Wasaukee Road is generally undeveloped and zoned A-1: Agricultural.

SPECIAL FEATURES

Transportation The Friedenfeld neighborhood extends between Country Aire Drive and Wasaukee Road, north of Mequon Road to Elm Lane. Mequon Road connects the Friedenfeld Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west. Wasaukee Road connects the neighborhood to County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There are a couple of natural areas located in the neighborhood integrated among existing single-family dwellings and agricultural lots.

Public Park, Education, Safety & Utility Friedenfeld Park is located in the northwest corner of the Friedenfeld neighborhood and contains approximately 53 acres of land. There are two (2) pedestrian access points from the adjacent residential areas into the park: one from Elm Lane and the other from Martin Drive. This neighborhood is located within the Sewer Service Area, however public water and sewer utilities have not been extended to this neighborhood.

PREFERRED FUTURE LAND USE

Friedenfeld Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	u		Yes	Yes	D	A	D	Non-sewered: 1.0 unit/acre Sewered: 2.9 units/acre

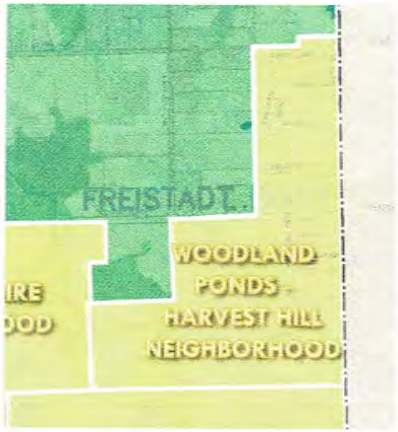
In addition to open space and recreational area, traditional neighborhood or conservation subdivisions of single-family dwellings are desirable for this neighborhood. Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of residential development if not served by public water and sewer (.5 to 1.0 DU's/acre on 1-2 acre lots), or, at a higher density if served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Woodland Ponds-Harvest Hill NEIGHBORHOOD



GENERAL CHARACTER

The Woodland Ponds – Harvest Hill Neighborhood is almost entirely developed with single-family residential lots between 1 and 2 acres in size. Residential zoning within this neighborhood is predominantly Rs-3 (1 DU/acre with 1-acre min. lots). The area north of Freistadt Road served by Crestwood, Westwood and Lovers Lane developed 30+ years ago, while the Harvest Hills and Woodland Ponds subdivisions developed only within the last 15 years.

SPECIAL FEATURES

Transportation The Woodland Ponds – Harvest Hill Neighborhood is located west of Wasaukee Road, north of Elm Lane, extending north to Lover s Lane. Wasaukee Road connects the neighborhood to Mequon Road and County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There are two large environmental areas located in the central area and the southwestern corner of the neighborhood. Residential lots have been developed around these environmental areas.

Public Park, Education, Safety & Utility This neighborhood is located outside the Village Sewer Service Area. This neighborhood has direct pedestrian access to Friedenfeld Park from Elm Lane.

PREFERRED FUTURE LAND USE

Woodland Ponds-Harvest Hill Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-Family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	u	Yes	No	U	A	D	1.0 unit/acre

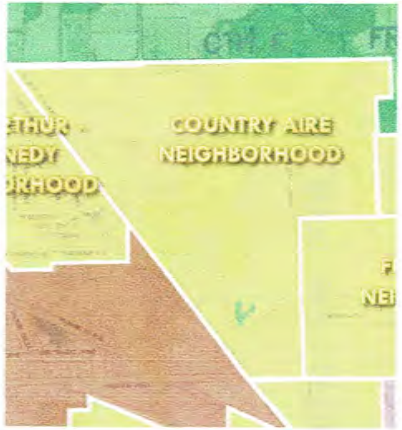
A majority of the Woodland Ponds – Harvest Hill neighborhood has been developed with single-family residential lots. Any single-family development within the remaining buildable area should be preferably of conservation subdivision design. Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of residential development (.5 to 1.0 DU's/acre on 1-2 acre lots). No commercial development is intended to develop in this neighborhood.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Country Aire NEIGHBORHOOD



GENERAL CHARACTER

The Country Aire Neighborhood is a relatively new neighborhood with single-family residential and some multi-family condominium development west of Country Aire Drive. Residential zoning within this neighborhood is predominantly Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rm-2 (8 DU's/acre with minimum .5-acre lots). The remainder of the neighborhood is comprised of estate-size residential lots in the Rs-1 zoning district (.2 DU's/acre with 5-acre minimum lots) and agricultural parcels in the A-1 zoning district (minimum 35-acre parcels).

SPECIAL FEATURES

Transportation The Country Aire neighborhood is bounded by Mequon Road to the south, Freistadt Road to the north, the Canadian National Railroad to the west and Country Aire Drive to the east. Approximately 80 acres of the neighborhood extends east of Country Aire Drive in the northeast portion of the neighborhood. Country Aire Drive and Mequon Road connects the Country Aire Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west.

Environmental, Natural & Agricultural The Country Aire neighborhood is bisected by a large environmental corridor composed of wooded areas and wetland designation. Much of the undeveloped areas outside of the environmentally designated areas are in agricultural row crop production.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area.

PREFERRED FUTURE LAND USE

Country Aire Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	u	Yes	Yes	A	A	D	2.9 units/acre

Future land use in the Country Aire neighborhood includes single-family residential development following conservation design principals is preferred on future lots platted at average densities that are the same or similar to the existing pattern of residential development served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sq ft lots).

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

MacArthur-Kennedy NEIGHBORHOOD



GENERAL CHARACTER

The MacArthur - Kennedy Neighborhood is predominantly a single-family and two-family traditional residential neighborhood located to the east of the Village Center District. This neighborhood is developed around two public schools: Kennedy Middle School and MacArthur Elementary School. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sq ft lots), Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots), Rs-6 (3.5 DU's/acre with minimum 12,500 sq ft lots) and Rd-2 (two-family at 5.8 DU's/acre with minimum 15,000 sq ft two-family lots).

SPECIAL FEATURES

Transportation The MacArthur - Kennedy neighborhood extends between Freistadt Road to the north to the Wisconsin and Southern Rail line to the south. The neighborhood is bounded by Fond du Lac Avenue and Park Avenue to the west and the Canadian National Railroad to the east. Fond du Lac Avenue connects the neighborhood to Mequon Road to the south and further to County Line Road and US 41/45.

Environmental, Natural & Agricultural There is a large natural area, approximately 53 acres, located in the southern portion of the MacArthur neighborhood. This is a portion of a larger primary environmental corridor.

Public Park, Education, Safety & Utility MacArthur Elementary School and Kennedy Middle School are both located along the western edge of the MacArthur Neighborhood. This neighborhood is located within the Sewer Service Area and served by Village sewer and water.

Historical & Cultural The Jacob Schlaefer Homestead, a local designated historical site, is located at W156N11685 Pilgrim Road near the center of the MacArthur neighborhood.

PREFERRED FUTURE LAND USE

MacArthur - Kennedy Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	U	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

The MacArthur-Kennedy Neighborhood has been fully developed. Any future construction would be infill or redevelopment of existing residential uses at average densities that are the same or similar to the existing pattern of residential development (2.2 to 2.9 DU'sAcre on 15-20,000 sqft lots) The large open space area in the south part of the neighborhood is both environmentally sensitive with a large wetland complex and the site of the former Germantown landfill; a designated brownfield site.

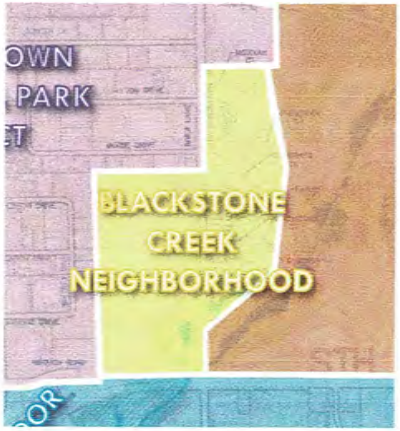
Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Blackstone Creek NEIGHBORHOOD



GENERAL CHARACTER

The Blackstone Creek Neighborhood is a relatively new neighborhood with single-family residential and two-family condominium development east of River Lane and part of the Blackstone Creek Planned Development District (PDD). Residential zoning within this neighborhood is Rs-5 (2.9 DU's/acre with minimum 15,000 sq ft lots) and Rd-2 (8 DU's/acre with minimum .5-acre lots). The Germantown High School property west of River Lane makes up the western portion of the neighborhood. The large open space area in the south part of the neighborhood contains the Menomonee River and associated wetlands and floodplain.

SPECIAL FEATURES

Transportation River Lane bisects the Blackstone Creek Neighborhood north and south. The Germantown Industrial Park District establishes the western and northern boundaries of the neighborhood. Mequon Road is the southern boundary of the neighborhood and connects the neighborhood to US 41/45 to the west.

Environmental, Natural & Agricultural The Menomonee River Corridor environmental area crosses the southern quarter of the Blackstone Creek neighborhood, with the river itself crossing the very southeastern corner of the neighborhood.

Public Park, Education, Safety & Utility The Germantown High School makes up the western portion of the Blackstone Creek neighborhood. This neighborhood is located within the Sewer Service Area and served by Village sewer and water.

PREFERRED FUTURE LAND USE

Blackstone Creek Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	5.8 units/ acre

The Blackstone Creek Neighborhood has been fully developed. Any future construction would be infill or redevelopment compatible with surrounding uses and densities.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Goldenthal-Homestead Hollow NEIGHBORHOOD



GENERAL CHARACTER

The Goldenthal - Homestead Hollow Neighborhood is a single-family and two-family residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots), Rs-5 (2.9 DU's/acre with minimum 15,000 sqft lots) and Rd-2 (two-family at 5.8 DU's/acre with minimum 15,000 sqft two-family lots). There are a few commercially zoned properties located along the east side of US 41/45, including the Keller construction management property and restaurant property, and south of the intersection of Freistadt Road @ Goldendale Road. St. Boniface Church and School is located in the southeast corner of the Freistadt Road / Goldendale Road intersection. A childcare center is located southwest of this intersection, off Deppert Road.

SPECIAL FEATURES

Transportation The Goldendale-Homestead Hollow neighborhood is bounded by US 41/45 and the Freistadt Business Park District to the west, Mequon Road to the south, and the Germantown Industrial Park District to the north and east. US 41-45 can be accessed via Mequon Road and Lannon Road to the South or Goldendale Road and Holy Hill Road to the north.

Environmental, Natural & Agricultural The west central portion of the Goldendale - Homestead Hollow Neighborhood is covered by a secondary environmental corridor and separates the existing development into two general areas, north and south. An isolated environmental area is located in the east central portion of the neighborhood and is a part of the Homestead Hollow County Park.

Public Park, Education, Safety & Utility Washington County's Homestead Hollow Park is located in the north western portion of the neighborhood with access from Freistadt Road. St. Boniface Church and School are located in the southeast corner of the Freistadt Road @ Goldendale Road intersection. This neighborhood is located within the Sewer Service Area and most of the southern area is served by public sewer and water (or is at least available). The area north of Freistadt Road is not currently served by sewer or water (but it is available).

Historical & Cultural The St. Boniface Catholic Parish, cemetery and private elementary and middle school is located in the Goldenthal-Homestead Hollow neighborhood.

PREFERRED FUTURE LAND USE

Goldenthal-Homestead Hollow Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision++	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	D	A	D	2.9 units/acre

A majority of the Goldenthal-Homestead Hollow Neighborhood is developed. Undeveloped parcels on the west side and through the middle of the neighborhood are unbuildable due to environmentally sensitive wetlands. The only undeveloped area suitable for new residential development is in the northwest corner of the Goldendale @ Freistadt intersection; land currently used for agricultural purposes. Traditional Neighborhood or Conservation Subdivision would be desired future development in this area at average densities that are the same or similar to the existing pattern of residential development served by public water and sewer (2.2 to 2.9 DU's/acre on 15-20,000 sqft lots).

Higher density single-family attached, two- and four-family attached uses may also be allowed as "infill development" on vacant parcels at densities up to 6 DU's/acre, provided that such development meets the "compatibility requirements" for adjacent development in the Zoning Code.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Amy Belle NEIGHBORHOOD



GENERAL CHARACTER

The Amy Belle Neighborhood is a generally undeveloped except for the single-family Happy Hollow subdivision in the southwest corner of the Village. Residential zoning within this area is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots). Undeveloped parcels in this neighborhood range from vacant residential lots approximately 0.5 acres in size to larger 5-acre residential and 10 to 40-acre agricultural parcels. Agricultural parcels are generally used for hobby farm or crop production uses.

There are two properties zoned commercial at the Amy Belle Road @ County Line Road intersection that are currently occupied by a gas station/convenience store.

SPECIAL FEATURES

Transportation The Amy Belle neighborhood is bounded by County Line Road to the south, Lannon Road to the east, and Amy Belle Road to the west. The neighborhood is connected to US 41-45 via County Line Road (Hwy Q).

Environmental, Natural & Agricultural A primary environmental corridor runs through the eastern quarter of the neighborhood just west of Lannon Road and contains both wooded areas and designated wetlands. There is a secondary environmental corridor located in the north-central area of the neighborhood which also contains a wooded area with wetland designation. Both agricultural row crops and tree farming are located in the Amy Belle Neighborhood.

Public Park, Education, Safety & Utility This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Amy Belle Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision+	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	No	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Amy Belle Neighborhood include undeveloped open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels at the County Line @ Amy Belle Road intersection, no additional commercial uses are intended to develop in this neighborhood.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots) 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Willow Creek-Weidenbach NEIGHBORHOOD



GENERAL CHARACTER

The Willow Creek-Weidenbach neighborhood is a predominantly single-family residential neighborhood located in the southwest area of the Village. The neighborhood is home to residential subdivisions north and south of Willow Creek Road and along Appleton Avenue, pre-existing commercial properties scattered along Appleton Avenue and individual large-lot residential lots and agricultural parcels throughout the neighborhood. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots).

SPECIAL FEATURES

Transportation The Willow Creek - Weidenbach neighborhood is bounded by the western limits of the Village and the Lannon-Mequon Road Corridor to the east. Appleton Avenue (Hwy 175 runs from the north central area of the neighborhood, south and east to connect with Lannon Road, which provides access to Hwy 41/45.

Environmental, Natural & Agricultural Environmental Corridor areas make up a large portion of the northern and western areas of the neighborhood. Much of the remaining undeveloped area is in agricultural row crop production.

Public Park, Education, Safety & Utility Weidenbach Park is located in the south-central area of the Weidenbach neighborhood, containing 4 acres. This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Willow Creek-Weidenbach Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	No	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Willow Creek-Weidenbach neighborhood include undeveloped open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside of the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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 sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Prairie Glen NEIGHBORHOOD



GENERAL CHARACTER

The Prairie Glen Neighborhood is a relatively isolated single-family residential neighborhood located along the eastern boundary of the Village. The northern half of the neighborhood is a "Planned Development District" of residential development using a conservation design approach to protecting environmental features and creating common open

SPECIAL FEATURES

Transportation The Prairie Glen neighborhood is bounded by Mequon Road to the north, Donges Bay Road to the south, Wasaukee Road to the east, and the Germantown Business Park to the west. Mequon Road connects the Prairie Glen Neighborhood to Hwy 145 (Fond du Lac Avenue) to the west. Wasaukee Road connects to County Line Road (Hwy Q) to the south.

Environmental, Natural & Agricultural There is an isolated natural area of approximately 9-acres located along the western edge of the neighborhood, about a quarter mile south of Mequon Road. Approximately 50 acres of land in the southern portion of the neighborhood are apart of an environmental corridor and include wooded area and wetland designation. Approximately 25 acres of land in the southeast corner of the neighborhood are in agricultural row crop production.

Public Park, Education, Safety & Utility This neighborhood is located within the Sewer Service Area. The properties within the Prairie Glen Subdivisions are served by Village sewer and water, while the older residential properties are still served by well and septic.

PREFERRED FUTURE LAND USE

Prairie Glen Neighborhood

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	A	u	u	u	u	u	D	u	u	u	Yes	Yes	A	A	D	SF: 2.9 units/ acre 2-4F: 6.0 units/ acre

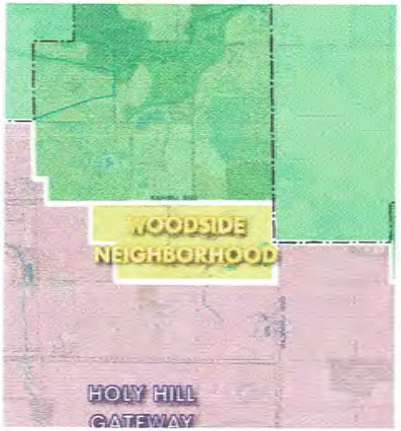
Additional conservation design development with single-family lots at the same or similar density are desirable for the remaining undeveloped areas in this neighborhood, including the 25 acres of undeveloped land in the southeast corner of the neighborhood along Wasaukee Road. Strawgrass Lane has been designed with the potential of an extension connecting with Mequon Road if the large

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Woodside NEIGHBORHOOD



GENERAL CHARACTER

The Woodside Neighborhood is a rural single-family residential neighborhood located in the northwest corner of the Village. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots). Outside of the fully developed Woodside subdivision, there are larger, individual residential lots with the remaining area to the west along Bonniwell Road generally undeveloped and zoned A-2: Agricultural.

SPECIAL FEATURES

Transportation The Woodside neighborhood is bounded by Bonniwell Road to the North and Goldendale Road to the east. Goldendale Road connects the neighborhood to Holy Hill Road and US 41/45 to the south. The neighborhood extends approximately 1/2 mile west of Goldendale Road and is bounded by the Gateway Corporate Park District to the south and west.

Environmental, Natural & Agricultural There is approximately 7 acres of wooded, isolated environmental area located in the west-central area of the neighborhood. The western properties of the neighborhood are primarily in agricultural row crop production.

Public Park, Education, Safety & Utility The Woodside neighborhood is not currently served by Village Sewer and Water, however, it is located within the Planned Sewer Service Area extension. Properties are currently served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Woodside Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision*	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	Y	A	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Woodside Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

D= **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A= **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u= **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots) 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Isabelle Farms NEIGHBORHOOD



GENERAL CHARACTER

The Isabelle Farms Neighborhood is a rural, single-family, large-lot residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-1 (.2 DU's/acre with minimum 5-acre lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots).

SPECIAL FEATURES

Transportation The Isabelle Farms neighborhood is generally bounded by Holy Hill Road to the north, Goldendale Road to the west, Maple Road to the east, and the Wisconsin and Southern Rail line to the south. Holy Hill Road connects the neighborhood to US 41/45 to the west. Maple Road connects the neighborhood to Fond du Lac Avenue to the north.

Environmental, Natural & Agricultural In addition to two isolated environmental areas in the northern half of the neighborhood, a primary environmental corridor runs along the southern boundary of the neighborhood, and the Wisconsin and Southern Rail line. There are a few isolated environmental areas located throughout the neighborhood. The areas (generally the northwest and southeast) that have not been developed with residential lots are currently in agricultural row crop production.

Public Park, Education, Safety & Utility The Isabelle Farms neighborhood is not currently served by Village Sewer and Water, however, the northern quarter mile of the neighborhood is located within the Planned Sewer Service Area extension. Properties are currently served by onsite septic and well water.

Historical & Cultural The Johann Kretzger Homestead is located at W188N12369 Maple Road, in the southeastern corner of the Isabelle Farms neighborhood.

THERE FIRST — BUFFER FROM INDUSTRIAL

PREFERRED FUTURE LAND USE

Isabelle Farms Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	P	D	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Isabelle Farms Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

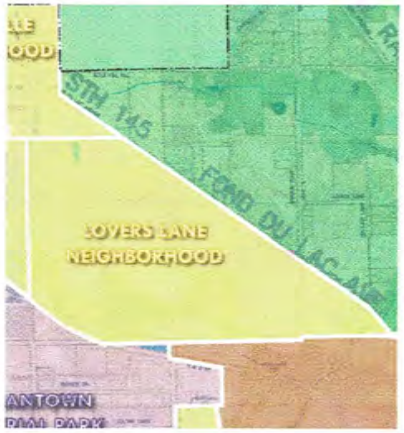
D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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 sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Lovers Lane NEIGHBORHOOD



GENERAL CHARACTER

The Lovers Lane Neighborhood is a rural, single-family, large-lot residential neighborhood. Residential zoning within this neighborhood is predominantly Rs-1, Rs-2 , and pockets of Rs-3.

SPECIAL FEATURES

Transportation The Lovers Lane neighborhood is generally bounded by Holy Hill Road to the north, Maple Road to the west, Division Road to the east, and the Wisconsin and Freistadt Road to the south. Holy Hill Road connects the neighborhood to US 41/45 to the west. Maple Road and Fond du Lac Avenue connect the neighborhood to the south.

Environmental, Natural & Agricultural A primary environmental corridor runs along the southern boundary of the neighborhood. There are a few isolated environmental areas located throughout the neighborhood as well.

Public Park, Education, Safety & Utility The Lovers Lane neighborhood is not currently served by Village Sewer and Water. Properties are currently served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Isabelle Farms Neighborhood

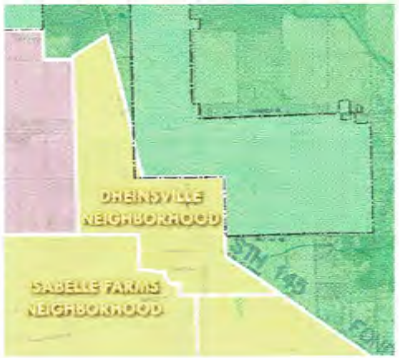
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (= existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision+	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	N	U	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Lovers Lane Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewerCSM lots) 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewerCSM lots) 1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

Dheinsville NEIGHBORHOOD



GENERAL CHARACTER

The Dheinsville Neighborhood is a predominantly undeveloped rural residential neighborhood located in the northern part of the Village adjacent to the Town of Germantown. Most of the land is zoned for agricultural uses. Residential uses within this neighborhood are predominantly zoned Rs-1 (.2 DU's/acre with minimum 5-acre lots), Rs-2 (.5 DU's/acre with minimum 2-acre lots), and Rs-4 (2.2 DU's/acre with 20,000 sqft lots).

A few small commercial parcels are located at the Maple Road @ Holy Hill Road intersection and at the Division @ Fond du Lac Ave intersection. There are institutional uses located at the Division @ Fond du Lac Avenue intersection (Village public works facility and Little League baseball complex) and churches along Division Road and in the hamlet of Dheinsville at the Maple Road @ Holy Hill Road intersection.

SPECIAL FEATURES

Transportation The Dheinsville neighborhood is generally bounded by Rockfield Road to the north, Fond du Lac Avenue (Hwy 145) to the west (including the parcels on the west side of the highway), 1/4 mile west of Lancelot Drive to the east, and 1/4 mile south of Holy Hill Road to the south. Fond du Lac Avenue (Hwy 145) runs from the northwest corner of the neighborhood to the southeast corner. Holy Hill Road connects the neighborhood to US 41/45 to the west.

Environmental, Natural & Agricultural The neighborhood includes several isolated natural resource areas. Much of the neighborhood is in active agricultural row crop production.

Public Park, Education, Safety & Utility The Dheinsville neighborhood is not currently served by Village sewer and water, however, the Dheinsville hamlet and area around it near the Maple Road @ Holy Hill Road intersection is located within the Planned Sewer Service Area extension. Properties are currently served by onsite septic and well water.

Historical & Cultural The Dheinsville Neighborhood is home to the historic Dheinsville Settlement located at the intersection of Fond du Lac Avenue (Hwy 145), Maple Road, and Holy Hill Road, and includes Dheinsville Park. The Valentine Wolf House (N128W18780 Holy Hill Road), The Christ Evangelical Church (W188N12808 Fond du Lac Avenue), and the Christ Church Parsonage (N188W12838 Maple Road). Our Saviour's United Church of Christ is located at W172N12533 Division Road, along the eastern edge of the neighborhood.

PREFERRED FUTURE LAND USE

Dheinsville Neighborhood

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	D	u	u	u	u	u	u	D	u	u	D	Yes	N	D	U	D	see NOTE 2 and NOTE 3

Desirable future land uses within the Dheinsville Neighborhood include open space and recreational areas and agricultural and hobby farm uses. Any future residential is desired to be developed with conservation subdivision design at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots. If future development is served by public water and sewer, residential development with conservation subdivision design is acceptable at an average density of 2.2 DU's/acre for 4 or fewer individual lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or greater conservation subdivision lots.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

No new, expanded, or additional commercial uses are intended to be developed in this neighborhood.

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)

Willow Creek Business Park District



SPECIAL FEATURES

Transportation The Willow Creek Business Park includes land on both sides of Appleton Avenue bounded by Lannon Road to the west, County Line Road to the south. The district has access to US41 by way of the Lannon Road and County line Road interchanges.

Environmental, Natural & Agricultural The primary environmental corridor associated with the Menomonee River and Willow Creek is located along the eastern edge of the district.

Public Park, Education, Safety & Utility The entire district is served by Village sewer and water.

GENERAL CHARACTER

The Willow Creek Business Park District is an industrial district comprised predominantly of undeveloped agricultural and environmentally sensitive land. Light industrial uses, including warehouse and corporate office uses, have developed in the eastern part of the district on Willow Creek Way east of Appleton Avenue. Residential uses are located along and east of Lannon Road north of County Line Road and along Maple Road north of Appleton Avenue. Apart from the WE Energies Germantown Power Plant, most of the land in the district south of Appleton Avenue, east of Lannon Road, and north of County Line Road is undeveloped.

PREFERRED FUTURE LAND USE

Willow Creek Business Park District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	u	A	u	A	A	A	A	u	D	u	Yes	Yes	-	-	-	SF:2.9 units/ac MF:10 units/ac

The Willow Creek Business Park District is intended to further develop and maintain as a mixed-use industrial and commercial district with light industrial, warehouse, corporate office, retail and service-related commercial uses, single-family and/or multi-family residential uses.

Neighborhood-type commercial retail and service-oriented uses may be acceptable along Appleton Avenue and at the County Line Road/ Lannon Road intersection.

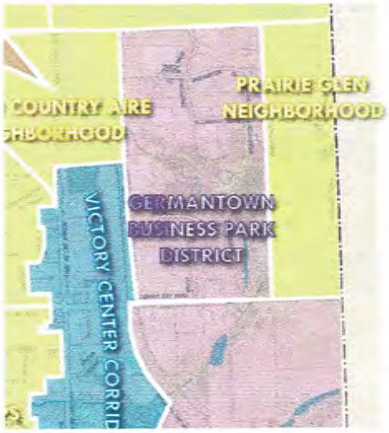
At the time the 2050 Plan was being prepared, the Village was considering a mixed-used commercial residential and industrial development proposal at the northeast corner of the Lannon Road (CTH-Y) and County Line Road (CTH-Q) intersection.

D= **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A= **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u= **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Germantown Business Park DISTRICT



GENERAL CHARACTER

The Germantown Business Park District is an industrial district comprised predominantly of light industrial uses, warehouse, and corporate office uses. The entire district lies within Tax Incremental District (TID) No. 4. The Germantown Business Park is almost entirely developed with only a few vacant parcels. Except for one small, single-family residential use along Donges Bay Road and the Village water tower, all parcels within the district are zoned M-1: Limited Industrial.

SPECIAL FEATURES

Transportation The Germantown Business Park includes land south of Mequon Road, east of the WSOR-Canadian National railroads, north of the Nor-X-Way Channel and west of the Prairie Glen residential subdivision. An active rail siding serves the Waste Management recycling facility on Donges Bay Road.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the southern edge of the district. Development of the Germantown Business Park included the creation of a 12-acre storm water basin and wetland mitigation area adjacent to an existing environmental corridor running through the middle of the district.

Public Park, Education, Safety & Utility The Village water tower is located in the northwest corner of the district. The entire district is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Germantown Business Park District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	u	D	u	Yes	Yes	-	-	-	-

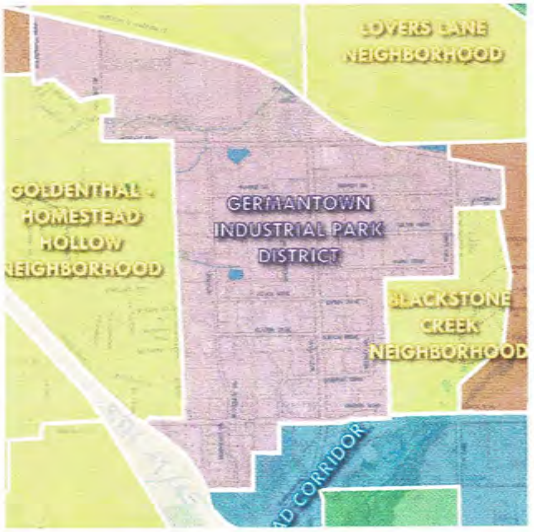
The Germantown Business Park is intended to further develop and maintain a mixed-use industrial and commercial district with light industrial, warehouse, corporate office and service-related commercial uses. No residential uses are intended for this district.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Germantown Industrial Park District



GENERAL CHARACTER

The Germantown Industrial Park District is an industrial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. The district lies within Tax Incremental District (TID) Nos. 1, 2 3 and 7. The Germantown Industrial Park is almost entirely developed with only a few undeveloped parcels and generally in the TID No. 7 area. Except for one small, single-family residential use along Maple Road, the Village water tower and Fire Station No. 2, all parcels within the district are zoned M-1: Limited Industrial.

SPECIAL FEATURES

Transportation The Germantown Industrial Park includes the area generally bounded by Mequon Road to the south, River Lane to the east, the WSOR railroad to the north and the Homestead Hollow County Park to the west.

Environmental, Natural & Agricultural A tributary to the west branch of the Menomonee River runs through the Speaker Corporation campus north of Freistadt Road.

Public Park, Education, Safety & Utility One of three Village water towers is located in the district. The entire district is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Germantown Industrial Park District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	u	D	u	Yes	Yes	-	-	-	

The Germantown Industrial Park is intended to further develop and maintain as an industrial and mixed-use commercial district with light industrial, warehouse, corporate office and service-related commercial uses. No residential uses are intended for this district.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Holy Hill Gateway District



GENERAL CHARACTER

The Holy Hill Gateway District is predominantly undeveloped but intended to be an industrial and mixed-use commercial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 8. Existing development includes personal storage and highway-oriented commercial uses at the Holy Hill road interchange, a trucking and warehouse operation at the Holy Hill @ Goldendale Road intersection, and light industrial and warehousing uses in the Gateway Corporate Park north of Holy Hill Road and west of Goldendale Road. Existing zoning in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Holy Hill Gateway District is located at the Holy Hill Road interchange with US41. The district is generally bounded by US41 to the west, Bonniwell Road to the north, Fond du Lac Ave to the east and the WSOR railroad to the south.

Environmental, Natural & Agricultural Goldendale Creek, a tributary to the Menomonee River, and associated environmental corridor runs along the north side of the WSOR railroad in the southern part of the district. Rockfield Creek, a separate tributary to Little Cedar Creek, runs north-south through the district parallel to US41.

Public Park, Education, Safety & Utility The entire district is currently not served by Village sewer and water, although recent extensions of both water and sewer are available.

PREFERRED FUTURE LAND USE

Holy Hill Gateway District

Preferred Future Land Uses													Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness		Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	D	D	D	A	A	A	u	D	u		Yes	Yes	-	-	-	25 units/acre

The Holy Hill Gateway District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, hospitality, corporate office uses. Community-scale retail and service-related commercial uses are intended to locate at the Holy Hill Road interchange (except for "big box" retail) and neighborhood-type commercial uses at the Holy Hill Road/Frontage Road intersection. The potential for mixed-use commercial with high-density is desirable for land adjacent to and along the US41 corridor. See the Economic Development Section of this Plan for more information on future land uses within the Holy Hill Gateway District.

Industrial and Warehousing Development in the Holy Hill Gateway District created potentially negative impacts on the surrounding rural areas. Residents and property owners demand that future industrial, warehousing, and commercial development not expand beyond Rockfield Road to the North and Goldendale Road to the East. In addition, residents have requested that regardless of where the ultimate district boundary is established, the Village needs to develop specific and substantial setback and buffering requirements for future development of the land within the district that is adjacent to the Rural Preservation District, Woodside Neighborhood, Dheinsville Neighborhood, and Isabelle Neighborhood. The Village intends to develop and adopt specific setback, buffering, lighting, noise, and other development requirements in the Zoning Code to mitigate potential negative impacts associated with future development in this and other districts.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Omega Hills Industrial District



GENERAL CHARACTER

The Omega Hills District is an industrial district found in the southeast corner of the Village comprising the 83-acre Omega Hills North landfill site and other Waste Management uses and services. Additionally, Tax Incremental Financing District (TID) No. 9 comprises the Omega Hills Industrial Park as well as the Village's new public works and recycling facility. Service uses include the Orchard Ridge landfill gas-to-electric power station, industrial pre-treatment facility, medical waste recycling and disposal facility, and composting operation. Other uses within the district include the Hyponex soil packaging operation on Wasaukee Road and agricultural uses along Donges Bay Road and Wasaukee Road. Zoning within the district includes M-1: Limited Industrial (along Donges Bay Road), M-2: General Industrial (along Wasaukee Road) and M-3: Special Industrial for the Waste Management uses along County Line Road.

SPECIAL FEATURES

Transportation The Omega Hills District is bounded by Donges Bay Road on the north, Wasaukee Road on the east, County Line Road on the south, and the Nor-X-Way Channel on the west. The district is bisected by the WSOR and Canadian National railroads, but the rail lines do not directly serve any abutting land.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the western edge of the district.

Public Park, Education, Safety & Utility The district is not served by Village sewer and water; a portion of the district along County Line Road is served by water from Menomonee Falls.

PREFERRED FUTURE LAND USE

Omega Hills District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use, Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	D	A	A	A	A	D	u	Yes	No	-	-	-	-

The Omega Hills District is intended to continue as an industrial district with various landfill-related uses. The vacant land along Donges Bay Road and Wasaukee Road is intended to develop with light industrial, warehouse, corporate office uses. Limited service-related commercial uses are acceptable. No residential uses are intended for this district.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** - These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Village Center District



GENERAL CHARACTER

The Village Center District is a mixed-use commercial and residential district that is predominantly developed with banking and other financial uses, medical clinics and offices, churches, veterinary uses, grocery and other retail shopping uses, the Germantown post office, other general office uses, fast-food and sit-down dining restaurants, automobile service and convenience stores, the Village Hall, Library and Police Department campus. Residential uses widely vary in type and density throughout the district but include single-family lots north of Main Street with Rs-4 zoning (2.2 DU's/acre with minimum 20,000 sqft lots), Rs-5 (2.9 DU's/acre with min. 15,000 sqft lots), and Rs-6 (3.5 DU's/acre with min. 12,500 sqft lots). Multi-family condominiums and apartment-style rental units with Rm-2 (8.0 DU's/acre) and Rm-3 zoning (10.0 DU's/acre) are located south of Main Street from Division to Pilgrim Road. There are a few existing industrial uses on the east end of the district along Mequon Road near the WSOR and CN railroads.

SPECIAL FEATURES

Transportation The Village Center District is in the middle of the Village and is generally bounded by Freistadt Road to the north, Mequon Road to the south, the Menomonee River to the west and Pilgrim Road to the east (except for an area extending easterly to the Canadian-National railroad). The district has access to all parts of the Village by the main east-west roadways, e.g., Mequon Road, Fond du Lac Ave and Main Street, as well as the main north-south roadways, e.g., Division Road, and Pilgrim Road.

Environmental, Natural & Agricultural The Menomonee River and associated environmental corridor runs through the Blackstone Creek golf course on the west side of the district. The ponds in the Lake Park residential area are also tributary to the Menomonee River.

Public Park, Education, Safety & Utility The historic Main Street area is in the Village Center district. Firemen's Park, Fire Station No. 1, the Village's Senior Center and the Blackstone Creek golf course are in the district. The entire district is served by Village sewer and water.

The Village Center is intended to serve as the heart or central place within the community. The two primary circulation routes, Main Street and Mequon

PREFERRED FUTURE LAND USE

Village Center District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	A	D	D	u	D	A	D	u	u	u	Yes	Yes	D	A	U	25 units/acre

Road, are envisioned to be better connected through a combination of infrastructure improvements and redevelopment. The Village Center District is intended to continue as a mixed-use commercial and residential district but reinvigorated with more placed-based, pedestrian-friendly design elements. Improvements to Main Street and Pilgrim Road should continue to emphasize the conversion of existing buildings to entertainment, retail, and high-density residential uses that would service existing residents as well as draw visitors from the region. Historic and architecturally significant buildings should be preserved, and curb cuts and off-street parking areas minimized or placed in the rear of properties.

Opportunities exist at major intersections along Mequon Road for mixed-use redevelopment inclusive of outdoor gathering spaces. This shift from auto-dominant site design to "place-based" development should be emphasized with existing and future commercial property owners (see opportunity area scenarios included for the Village Center District). Multi-family residential development is acceptable in a traditional pattern of development up to densities

D=	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A=	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u=	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

of 25.0 DU's/acre and is encouraged to be developed as part of an overall mixed-use development. Park and open space uses are desirable, particularly those with a river-orientation abutting the Menomonee River corridor, including the area currently used for the Blackstone Creek golf course.

See the Economic Development Section of this Plan for more information on future land uses within the Village Center District.

The Village has intentions to adopt a new "Village Center" zoning district to guide development within the district consistent with the parameters in Section 6, "Opportunity Areas", and the 2018 "Saxony Village Connectivity Plan".

County Line Road District



SPECIAL FEATURES

Transportation The County Line Road District is located at the interchange with US41. The district is generally bounded by US41 to the east, County Line Road to the south and the Walmart-Maple Road extension to the west. Appleton Avenue bisects the district.

Environmental, Natural & Agricultural The Menomonee River and associated environmental corridor bisects the district north to south as it crosses south into Menomonee Falls.

Public Park, Education, Safety & Utility The entire district is served by Village sewer and water.

GENERAL CHARACTER

The County Line District is a mixed-use commercial and residential district that is predominantly developed with banking and other financial uses, grocery and other retail shopping uses, office uses, hotel and restaurant uses, automobile service and convenience stores. Residential uses are limited to a small area of small, single-family lots zoned Rs-4 (2.2 DU's/acre with 20,000 sqft lots) on Orchard Drive south of Appleton Ave and the Riversbend condominium and apartment complex zoned Rm-3 (10 DU's/acre) north of County Line Road and Riversbend Lane.

PREFERRED FUTURE LAND USE

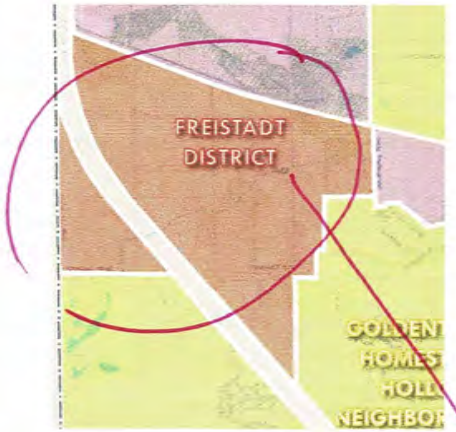
County Line Road District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	A	A	A	D	A	A	u	u	u	Yes	Yes	D	U	A	10 units/acre

The County Line Road District is intended to continue as a mixed-use commercial and residential district. New development will likely be the result of redevelopment along Appleton Avenue and County Line Road, including multi-family residential uses at average densities up to 10 DU's/acre.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Freistadt District



GENERAL CHARACTER

The Freistadt District is predominantly undeveloped but intended to be a mixed-industrial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 7. The District is almost entirely undeveloped. Existing uses include the D.J. Frank nursery and landscaping services operation and the Germantown Mutual Insurance campus. Existing zoning in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Freistadt District is bounded by I-41/Town Line Road to the west, the WSOR railroad to the north, Goldendale Road to the east and Freistadt Road to the south (except for the Germantown Mutual Insurance campus immediately south of Freistadt Road). Freistadt Road does not currently have an interchange with I-41.

Environmental, Natural & Agricultural Goldendale Creek bisects the district from west to east as part of an environmental corridor south of the railroad.

Public Park, Education, Safety & Utility The entire district is currently not served by Village sewer and water, although recent extensions of both water and sewer are available.

PREFERRED FUTURE LAND USE

Freistadt District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	A	D	D	D	A	A	A	u	D	u	Yes	Yes	-	-	-	SF:2.9 units/ac 2-4F: 6.0 U/ac MF:25 units/ac

The Freistadt District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, corporate office and service-related commercial uses. The potential for mixed-use commercial with high-density residential could be appropriate for land adjacent to Freistadt Road and I-41.

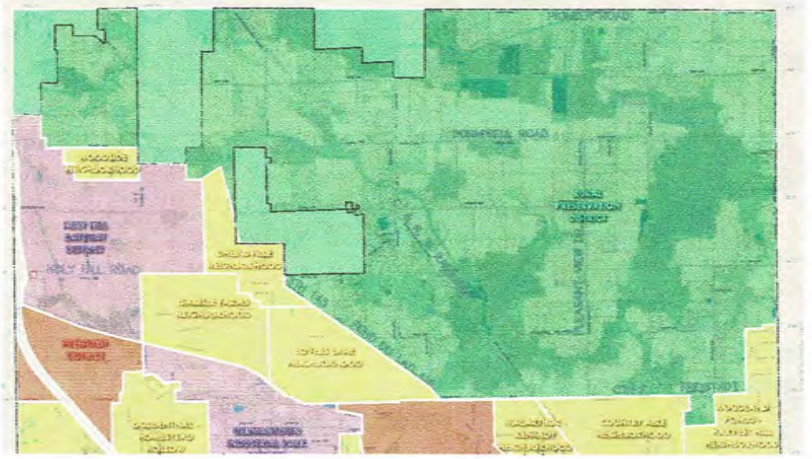
See the Economic Development Section of this Plan for more information on future land uses within the Freistadt District.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Rural Preservation District



GENERAL CHARACTER

The Rural Preservation District includes the majority of land outside of the sewer service area in the northern portion of the village. Nearly 1/3 of the total area includes environmental corridors. The remaining land is either working agricultural land or low-density residential.

SPECIAL FEATURES

Transportation The Rural Preservation District is generally bounded by Pioneer Road to the north, Wasaukee Road to the east, Freistadt Road to the south, and CN Railroad to the west. The District also includes land west of CN Railroad north of Bonniwell Road.

Environmental, Natural & Agricultural The headwaters of the Menomonee River are within the district along with Little Cedar Creek.

Public Park, Education, Safety & Utility Wilderness Park is located in the district.

PREFERRED FUTURE LAND USE

Rural Preservation District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	u	u	u	u	u	A	D	A	u	D	Yes	No	D	U	A	see NOTE 1

The Rural Preservation District is intended to primarily contain agricultural and open space uses. In order to retain the rural character of the district, the allowance for new non-farm residential uses is limited to (1) the development of residential subdivisions as a conservation subdivision at a density of 1 unit/5 acre; or (2) single-lot CSM development to a density of 1 unit/20-acre.

This residential development policy replaced the previous 5-acre density and lot size policy in an effort to better preserve the rural character, appearance, and quality of life in the district. It is intended that the Village will adopt a new set of "conservation subdivision design" regulation in the Zoning Code based on a density of 1 unit/5 acres, a minimum open space requirement of 40-60%, and a minimum lot size of 1.0 acres.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

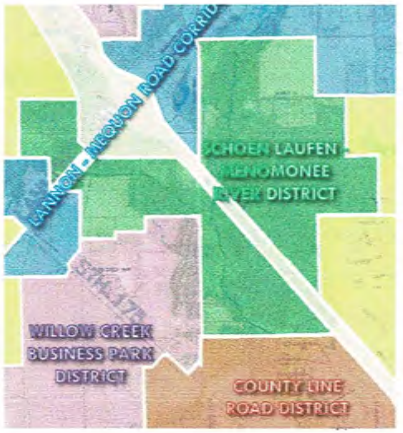
u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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)

NOT TO THE EXCLUSION OF 5 ACRE

EITHER / OR

Schoen Laufen - Menomonee River District



GENERAL CHARACTER

The Schoen Laufen District is an environmentally sensitive, open space district comprised predominantly of open space and agricultural uses. Except for a few single-family residential parcels along Lilac Lane and Maple Road and the Village's Schoen Laufen Park, all parcels within the district are zoned A-1 or A-2: Agricultural.

SPECIAL FEATURES

Transportation The Schoen Laufen District is bisected by US41 and has access primarily from Lilac Lane or Maple Road.

Environmental, Natural & Agricultural The Menomonee River runs through the district on both sides of US41 and the majority of the land is within a primary environmental corridor.

Public Park, Education, Safety & Utility Schoen Laufen Park is located in the district.

PREFERRED FUTURE LAND USE

Schoen Laufen District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	u	u	u	u	u	A	D	u	u	u	Yes	P	-	-	-	-

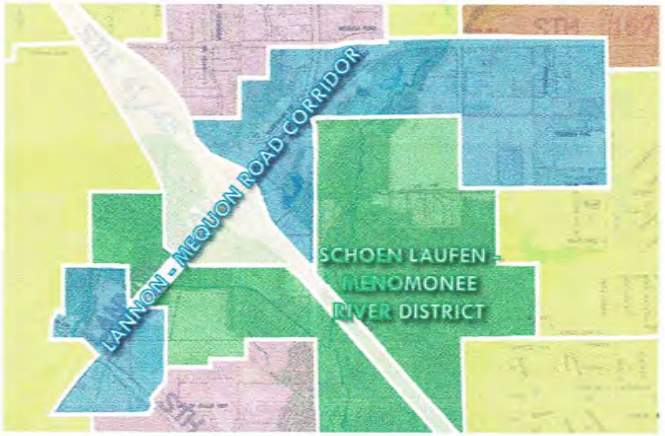
The Schoen Laufen District is intended to remain undeveloped, except for the existing residential and institutional uses.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Lannon-Mequon Road CORRIDOR



GENERAL CHARACTER

The Lannon-Mequon Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including hotels and event venues, appliance sales, banking and financial uses, truck & trailer rental services, medical and general offices, institutional and government uses, independent senior and assisted living communities, and some single-family residential uses.

SPECIAL FEATURES

Transportation The Lannon-Mequon corridor includes land abutting portions of Lannon Road on both sides of US41 and Mequon Road from Lannon Road east to Division Road.

Environmental, Natural & Agricultural The Menomonee River and associated primary environmental corridor is located across the middle of the corridor west of River Lane.

Public Park, Education, Safety & Utility The corridor is served by Village sewer and water.

PREFERRED FUTURE LAND USE

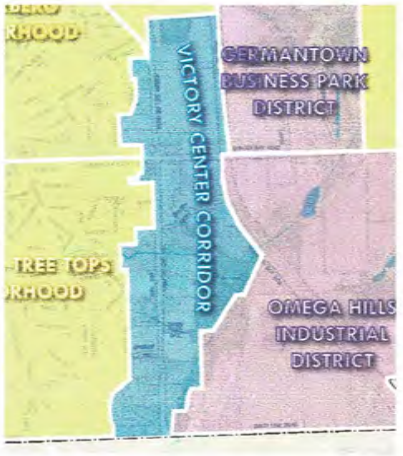
Lannon-Mequon Road Corridor

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	u	A	A	A	A	D	A	A	u	u	u	Yes	P	D	U	U	10 units/acre

The Lannon-Mequon Road corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development. Residential development is intended to develop in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two- to four-family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre. Future commercial uses are desirable including retail, office, hospitality and other service-oriented uses.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Victory Center CORRIDOR



GENERAL CHARACTER

The Victory Center Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including auto and truck repair services, personal storage uses, and a local bar. Sports Specialists, a wholesaler of fishing equipment, has a large warehouse near the Donges Bay @ Fond du Lac Ave intersection.

A portion of the corridor is in Tax Incremental district (TID) No. 4, including approximately 60 acres of vacant land east of Fond du Lac Ave.

SPECIAL FEATURES

Transportation The Victory Center corridor includes land abutting a portion of Fond Du Lac Avenue (STH 145) from the Country Aire Drive intersection south to County Line Road. The corridor is bounded on the east by the WSOR railroad, Nor-X-Way Channel and Omega Hills landfill.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the eastern edge of the corridor.

Public Park, Education, Safety & Utility The Germantown School District office is in the corridor. The FC Wisconsin soccer organization has play and practice fields at their facility on the east side of Fond du Lac Ave. The corridor is served by Village sewer and water.

Historical & Cultural The Victory Center, also known as "Kuhberg", was one of seven unincorporated hamlets within what is now the Village of Germantown.

PREFERRED FUTURE LAND USE

Victory Center Corridor

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	A	A	A	A	D	A	A	u	A	u	Yes	Yes	D	U	U	10 units/acre

The Victory Center corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two- to four-family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre.

Future commercial uses are desirable including retail, office and other service-oriented uses. Industrial uses are also acceptable in those areas currently zoned M-1 and/or located within the TID No. 4 boundary.

D = **Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

A = **Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = **Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

ENTIRE MUNI-CODE SHOULD BE EVALUATED FOR INCONSISTENCIES ACROSS THE BOARD.

ZONING GUIDE FOR FUTURE LAND USE

How to use this matrix:
As the Neighborhoods, Districts, and Corridors chapter guides land use, it also appropriately locates development within Germantown's zoning code. Any zoning amendments in the Village shall use the below matrix to ensure the proposed zoning is consistent with the Future Land Use (NDC) Map.

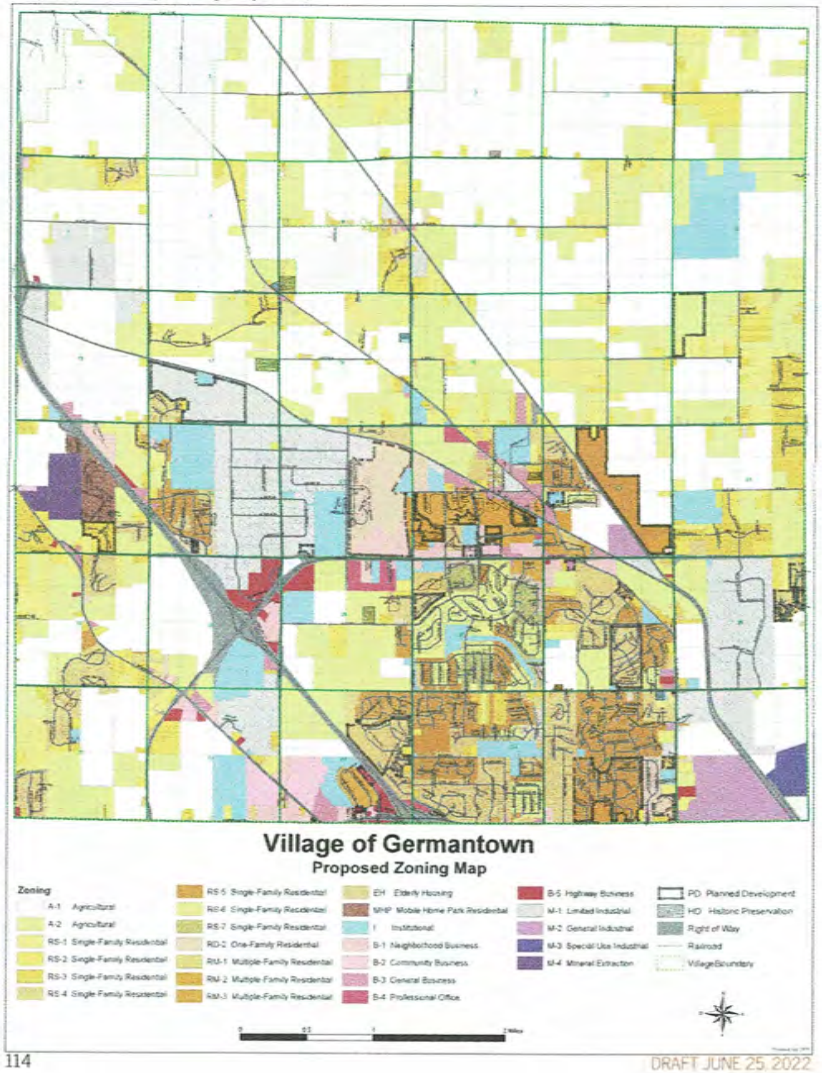
FUTURE LAND USE	ZONING: Agricultural A-1	Agricultural A-2	Single-Family Residential RS-1	Single-Family Residential RS-2	Single-Family Residential RS-3	Single-Family Residential RS-4	Single-Family Residential RS-5	Single-Family Residential RS-6	Single-Family Residential RS-7	One- and Two-Family Residential RD-2
Residential: Single Family	C	C	C	C	C	C	C	C	C	C
Residential: Two to Four Family	I	I	I	I	I	I	I	I	I	C
Residential: Multi-family / Senior	I	I	I	I	I	I	I	I	I	C
Mixed-Use: Commercial / Residential	Village to amend the Zoning Code to permit mixed-use buildings									
Mixed-Use: Commercial / Industrial	I	I	I	I	I	I	I	I	I	I
Commercial (includes "activity centers")	I	I	I	I	I	I	I	I	I	I
Institutional	C	C	I	I	I	I	I	I	I	I
Open Space & Recreational	C	C	C	C	C	C	C	C	C	C
Mineral Extraction	I	I	I	I	I	I	I	I	I	I
Industrial	I	I	I	I	I	I	I	I	I	I
Agricultural / Hobby Farming / Agribusiness	C	C	I	I	I	I	I	I	I	I

C = Consistent
I = Inconsistent

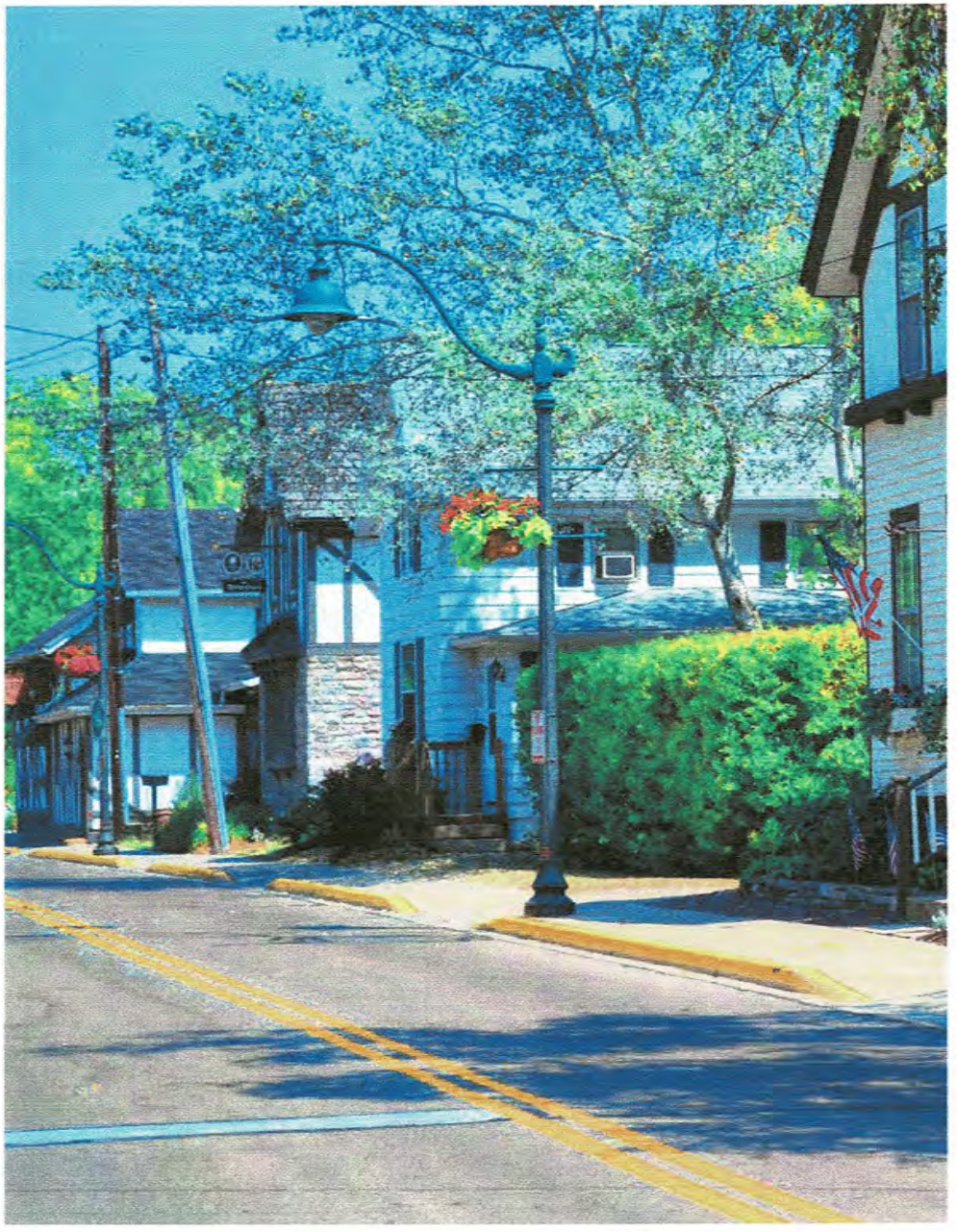
FUTURE LAND USE	ZONING: Multiple-Family Residential RM-1	Multiple-Family Residential RM-2	Multiple-Family Residential RM-3	Elderly Housing EH	Mobile Home Park Residential MHP	Institutional I	Neighborhood Business B-1	Community Business B-2	General Business B-3	Professional Office B-4	Highway Business B-5	Limited Industrial M-1	General Industrial M-2	Special Use Industrial M-3	Mineral Extraction M-4
1-fam	I	I	I	I	I	I	I	I	C	I	I	I	I	I	I
2-4fam	C	C	C	C	I	I	I	I	I	I	I	I	I	I	I
5+ fam	C	C	C	C	C	I	I	I	I	I	I	I	I	I	I
Com/Res	Village to amend the Zoning Code to permit mixed-use buildings														
Com/Ind	I	I	I	I	I	I	I	I	I	I	I	C	I	I	I
Com	I	I	C	I	I	I	C	C	C	C	C	C	I	I	I
Inst	I	I	I	I	I	C	I	I	I	C	I	I	I	I	I
Rec	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Mineral	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C
Ind	I	I	I	I	I	I	I	I	I	I	I	C	C	C	C
Ag	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I

C = Consistent
I = Inconsistent

Map 5.5 – Existing Zoning Map (2019)



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Economic Development

Introduction

The Village of Germantown takes a proactive view of economic development as an important facet of community vibrancy and success. A focus on economic development aids in creating jobs and income in the community, contributing to an overall sense of well-being and community stability.

Objectives

This section will provide an overview of economic development within the Village of Germantown. This section will identify the economic characteristics and market conditions of Germantown and, using this information and data, project the Village's economic competitiveness within the region. In addition, this section will outline the recent economic development activities, policies, and programs as well as goals and strategies that can help initiate continued success of the Village's economic development initiatives.

Economic Characteristics & Market Conditions

Economic Base

While the foundation for economic growth is evident by the robust presence of existing businesses, increasing the demand for new businesses is key to the Village's future. This element of the economic development chapter begins to look at the many facets of Germantown's economic conditions, which enable the Village to chart a course for a healthy and diverse economic future. As of 2018, the Village's $2.5 billion tax base of equalized value was primarily residential (68.4%) but had a sizable commercial (19.32%) and manufacturing (8.9%) presence. This indicates there is significant room for growth to diversify the tax base and relieve pressure from the residential sector by encouraging commercial and industrial business operations to locate or expand in Germantown.

As of 2021, The Village of Germantown was home to 891 businesses. The economic base of the Village is largely comprised of service (34.68%), retail trade (16.5%), and manufacturing (11.34%) businesses. Table 6.1 displays the distribution of the types of businesses in Germantown. Table 6.1 also confirms the distribution of businesses is consistent with those of Washington County, although, notably, the percentage of businesses engaged in manufacturing is higher in Germantown at 11.34% compared to 6.74% in the County. Germantown has consistently maintained a significant presence of manufacturing businesses, and this is also reflected in the number of employees engaged in the industry described in more detail below.

Job & Labor Force

The labor force is an important indicator for potential economic investors in a community. Many businesses research the skills and education of a community's population as well as nearby amenities for potential employees when planning a new location or expansion of an existing facility.

As of 2021, there were 11,300 employed workers over the age of 16 in the Village of Germantown and 285 unemployed workers over the age of 16. The unemployment rate in the Village was 2.5%. The distribution of industries in which Germantown residents are employed is generally consistent with those of Washington County (see Table 6.2) Germantown relies heavily on the

Table 6.1 – Employment of Germantown Residents by Industry

Industry	Germantown (Percent)	Washington County (Percent)	Wisconsin (Percent)
Agriculture/Mining	1.91	3.10	3.01
Construction	7.52	9.63	7.10
Manufacturing	11.34	6.74	4.40
Transportation	1.68	3.23	2.99
Communication	0.79	0.77	0.77
Utility	0.45	0.26	0.34
Wholesale Trade	6.73	3.70	3.39
Retail Trade	16.50	18.58	20.37
Finance/Insurance/ Real Estate	8.42	8.44	9.14
Service	34.68	35.65	38.24
Government	2.24	3.68	4.73

▲ Source: ESRI Business Analyst, US Census American Community Survey 2016-2020.

Table 6.2 – Percent of Total Workers Employed by Industry

Industry	Germantown (Percent of workers employed)
Agriculture/Mining	2.80
Construction	5.40
Manufacturing	33.00
Transportation	1.10
Communication	0.03
Utility	0.50
Wholesale Trade	13.40
Retail Trade	15.80
Finance/Insurance/Real Estate	2.70
Service	22.60
Government	1.80
Unclassified Establishments	0.6

▲ Source: ESRI Business Analyst, US Census American Community Survey 2016-2020.

Table 6.3 – Educational Attainment

Education Level	Germantown (Percent)	Washington County (Percent)
High School Diploma	29.2	26.6
GED	2.0	3.1
Some College/ No Degree	18.4	21.7
Associate's Degree	10.9	11.4
Bachelor's Degree	29.9	22.2
Grad/Professional Degree	14.1	9.2

▲ Source: US Census American Community Survey 2016-2020

SMART PEOPLE LIKE LIVING IN MORE RURAL SETTINGS

manufacturing industry for its job base, as well as its economic base as one of the top business sectors, as noted above. Over 33% of Germantown's workers are employed in the manufacturing industry. The next greatest percentages of Germantown residents work in the service and retail industries, 22.6% and 15.8%, respectively.

In Germantown, 94.1% of workers utilized a car, truck, or van to commute to work and 89% drove alone. This is higher than the average in the Milwaukee metro area, where about 81.5% percent of all workers drove to work alone in 2018. More workers walked (1.3%) or used a bicycle (0.3%) to get to work than used public transportation (0.1%), potentially signaling an opportunity for improved access to public transportation. The amount of time workers needed to complete their commute to work varied, with 16.9% of workers needing 30-34 minutes, 16.3% needing less than 10 minutes, and 15.5% needing 20-24 minutes. Of note, in 2019 only 25.6% of Germantown residents worked in Washington County, while 74.4% worked outside of the County. This signals an important opportunity for economic development if the Village can keep more residents working within the Village's borders.

DOES IT?

OR DOES IT EVEN WE LIKE LIVING HERE & COMMUTE TO OFFICES

As seen in Table 6.3, residents in the Village exhibit a higher number of advanced degrees than those of Washington County overall, with 29.9% possessing a bachelor's degree compared to 22.2% of workers in Washington County as a whole. In addition, 14.1% of Germantown residents possess Graduate or Professional Degrees compared to only 9.2% of residents in Washington County. The higher proportion of individuals holding a bachelor's degree or higher may be due to the manufacturing and technical knowledge base the resident population and local industry is involved in. This is supported by the fact that 28.4% of those in the Village with bachelor's degrees majored in science and engineering areas of study, 28.3% majored in business, and 15.8% majored in science and engineering related fields.

Furthermore, residents in Germantown received higher per capita income than those in Washington County ($42,450 compared to $37,632 in 2021). This is expected to continue into the future, with Germantown residents projected to receive $46,828 per capita income compared to $41,907 per capita income for those in Washington County in 2026.

In 2019, 19.1% of workers in Germantown worked from their place of residence. Due to the widespread work-from-home experiences during the COVID-19 pandemic during 2020 and 2021, it is likely some businesses will continue remote work options and some workers may prefer to continue to work from their residence. 90.0% of Germantown residents had an Internet subscription, which would likely enable remote work capabilities, while 9.1% did not have an Internet subscription, likely making remote work a challenge or impossible.

Business Parks & Job Centers

Germantown is home to several business parks and important job centers, mostly concentrated in the suburban-like south-central third of the village, including:

- Willow Creek Business Park
- Omega Hills Industrial Park, Germantown, conveniently located off of Highways 41 and 54
- Germantown Business Park
- Commercial Centers along Mequon Road and County Line Road
- Germantown Gateway Corporate Park
- Capstone 41 Business Park

County & Regional Economic Development

From January-May 2021, the average monthly unemployment rate for the Milwaukee-Waukesha Metropolitan Statistical Area (MSA), which includes Germantown, was 5.08%. This is a reduction from the 7.9% monthly unemployment rate from January-December 2011, a decade ago, and only slightly higher than the lowest monthly unemployment rate of the past decade, 2.7% in December of 2017. Germantown's 2021 monthly unemployment rate of 4% was higher than the 3.66% monthly unemployment rate in Washington County and slightly higher than the 3.85% monthly unemployment rate in the state of Wisconsin. Note, the year 2020 was excluded from this analysis because of the uncharacteristic unemployment trends due to the COVID-19 pandemic.

Figure 6.1 – Major Germantown Business Parks & Job Centers



1. Germantown Gateway Corporate Park and Capstone 41 Business Park
2. Germantown Industrial Park
3. Mequon Road Commercial Areas
4. Germantown Business Park
5. Omega Hills Industrial Park
6. County Line Road District
7. Willow Creek Business Park

According to a 2020 report by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) titled "A Comparison of the Milwaukee Metropolitan Area to Its Peers," of which the Village of Germantown falls within, the Milwaukee Metro Area's increase in jobs from 2010 to 2018, 8.8%, lags behind most of the Midwest areas and all of the other metro areas, most of which have seen double-digit growth since 2010. Following the recession of the late 2000s, most of the major national metro areas saw an increase in the size of the labor force between 2010 and 2018. With a slight gain of 0.9%, the Milwaukee Metro Area had among the smallest increase of all the metro areas experiencing an increase in labor force. The report also highlights 17.1% of the Milwaukee metro area Gross Domestic Product (GDP) was related to manufacturing in 2018. This compares to the average of 14.8% for the Midwest metro areas and 11.4% for the other metro areas. As previously noted, manufacturing is a key economic sector in Germantown.

Economic Competitiveness

SWOT Analysis

A SWOT Analysis is laid out below in order to assess Germantown's economic competitiveness "Strengths, Weaknesses, Opportunities, and Threats." This analysis is helpful to provide an overview of key elements affecting the Village's current and future economic growth strategies and informs the goals and strategies described later in this section.

SWOT Analysis: Breakdown

Strengths

- Educated workforce with higher percentage of workers with advanced degrees than the surrounding region (32.1% of Germantown workers have a bachelor's degree compared to 23.9% of those in Washington County; and, 14.3% of workers in Germantown have a graduate or professional degree compared to 9.6% of those in Washington County).
- Germantown residents have a higher per capita income than those of Washington County ($42,450 in Germantown compared to $37,632 in Washington County in 2021; and, projected $46,826 in Germantown compared to $41,907 in Washington County, projected, in 2026).
- The Germantown Chamber of Commerce is an asset to the business community in the Village.

Weaknesses

- Housing values and sales prices in Germantown are relatively high compared to most metro areas.
- Germantown has comparatively high electric rates. According to the Strategic Energy Assessment by the Wisconsin Public Utility Commission for 2016-2022, Wisconsin's average residential rate is 10.97 cents per kWh, where Michigan is only 10.87 cents per kWh, and Iowa's rates are at 8.65 cents per kWh.
  - The difference is even greater for industrial customers reaching 7.81 cents per kWh in Wisconsin while only reaching between 6.06 to 7.25 cents per kWh for other Midwest states.
  - Manufacturing businesses are particularly susceptible to high electric rates due to higher energy demand than other industries.

Opportunities

- Germantown's population is projected to increase (estimated 0.46% growth from 2021-2026 compared to slightly lower increase of 0.43% from 2010-2021).
- Most residents commute outside of the county for work, creating an opportunity to keep more residents working in Germantown.
- American Rescue Plan Act (ARPA) funds may be used for critical infrastructure.

Threats

- COVID-19 related labor shortages may impact Germantown disproportionately. According to a 2020 report on "Wisconsin Economy and Workforce," employers located in Washington County, of which Germantown is a part, have an employment mix that can

DRAFT JUNE 25, 2022

Table 6.4 – SWOT Analysis

	+	-
Internal	**Strengths** ▪ Educated workforce ▪ High per capita income ▪ Active Chamber of Commerce	**Weaknesses** ▪ High housing values and sales prices ▪ High electric rates
External	**Opportunities** ▪ Projected population increase ▪ Keep residents working in Germantown ▪ ~~ARPA funding for infrastructure improvements~~	**Threats** ▪ Workforce shortage due to COVID-19 ▪ Company relocation ▪ Aging community ▪ Decrease in new workforce ▪ Increasing automation

be expected to bounce back slowly because a large segment of the workers in lower skilled positions that were harder hit from the pandemic come from outside of the county.

- High energy rates are also triggering conversations about complete company relocation to states with lower or more affordable rates.
- Germantown has an aging community (Germantown population aged 65+ increased by 67% from 2000 to 2017).
- There has been a relative decrease in new workforce in Germantown (between 2000-2017, the Germantown population aged 20-44 decreased by 21%, nearly double the Washington County decrease of 12%).
- Increased automation in the manufacturing industry may continue to negatively affect job availability.

Polices & Programs

Policies

The Village has used several policies to encourage and support economic growth in the past. Primarily, Germantown has used Tax Incremental Financing (TIF) districts to support the growth of business parks and attract new investments. TIF allows municipalities to purchase land and build the necessary infrastructure for industrial development such as roads or utilities. The increase in property tax revenue collected on the resulting development pays for the initial public expenditures over time. TIF can also be used to provide financial incentives to private companies in order to attract them to the community. Germantown currently has three Tax Incremental Districts (TID) in operation: TID #6, TID #7, and TID #8. As of 2022, TID #9 is a potential new district at the southwest corner of Donges Bay Road and Wausaukee Road that would support a 70-acre development area inclusive of a new Village Public Works Facility.

TID #6, created in 2014 is a Tax Incremental District mixed-use business park suitable for industrial and commercial purposes. Due to major infrastructure development to the park in 2016, it is classified as a major fund. It is located along Appleton Avenue south of Lannon Road. The estimated sale-able property consists of fifty-two acres. The project plan consists of site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and

related costs. The Village issued $5,405,000 in General Obligation Community Development Bonds on October 1, 2014. The majority of those proceeds were spent in 2016.

Recently, the Germantown Joint Review Board approved an amendment to TID #7 adding land to pave the way for a new development: new construction of 800,000 square feet of industrial space in three buildings off Holy Hill Road by Capstone Quadrangle. The TID was adjusted to add the property where that development will occur to the district to allow Village assistance. The amendment also includes project costs for a public trail identified in the Village's CORP - Goldendale Creek Loop Trail. The TID area is projected to create about $61 million in new value, according to the TID project plan.

The Village has an Economic Development Commission consisting of five active members and two open seats. The work of the Commission is intended to guide the development of the industrial and business parks and overall economic development in the Village. The Commission makes loan decisions under the Business Loan Pool program, discussed below.

During the past several decades, the Village of Germantown has worked with the Wisconsin Department of Natural Resources to clean up many contaminated brownfield sites, better positioning available land within the Village limits to be used productively.

Programs

The Village of Germantown also has a Business Loan Pool, which was established to help business attraction efforts, increase capital investments, and provide support for existing businesses in the Germantown area. The fund was established through a commitment from First Bank Financial Centre and the Village of Germantown. Eligible businesses include all businesses in the defined area for the Village of Germantown. Eligible expenses under the Business Loan Pool include the acquisition of land, building and/or business, building improvements and/or construction, equipment purchases, environmental or safety compliance, and any investment to promote business growth.

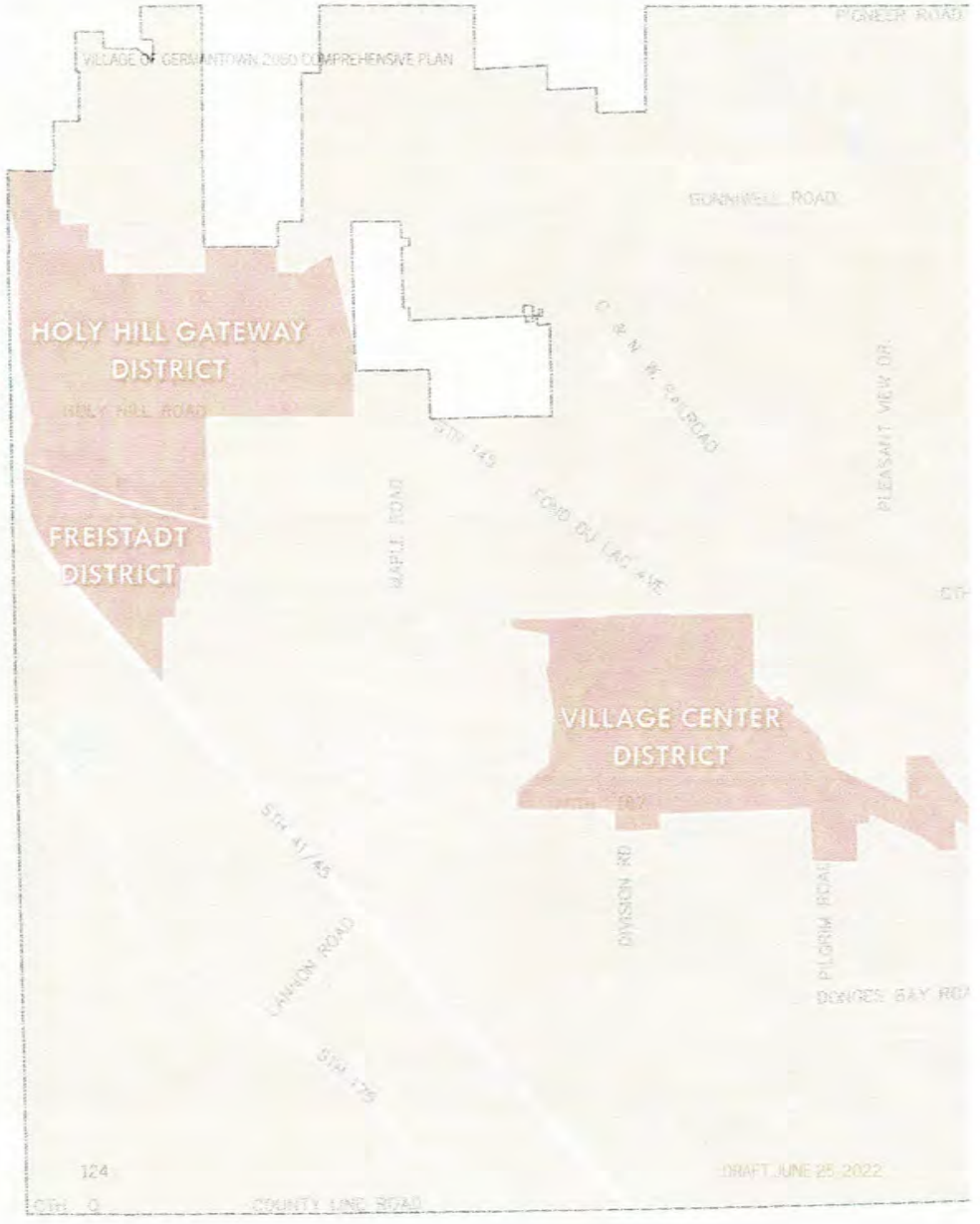
The Village of Germantown is home to an active Chamber of Commerce that offers various programs and initiatives to strengthen the economic landscape within the Village. Specifically, the Chamber of Commerce helps members promote their businesses through networking, advertising, and event sponsorships. The Chamber empowers business owners to make personal connections with other business leaders, influencers, and community residents. The Chamber helps members grow and develop productive networks through local events, marketing, fund-raising, and leveraging valuable resources available such as SCORE, UW-Extension, Economic Development/Washington County, Wisconsin Safety Council, and more.

Additional programs are available from the Wisconsin Economic Development Corporation, including the Manufacturing and Agriculture Credit, Business Development Tax Credits, Training Grants, Wisconsin Certified Sites Program, Main Street and Connected Communities Program, and Revolving Loan Funds.

Community Voices

> The village should use **TIF funding** to design and build something the residents desire in the Main Street District.

> Not chains! Antique stores, coffee shops, farm to table restaurants, green space, art/sculpture/museum or other things unique to downtown environments.



OPPORTUNITY AREAS

As part of this Comprehensive Plan Update, Germantown residents and stakeholders have identified two key opportunity areas for future development: **Germantown's Village Center** and the **Holy Hill Gateway & Freistadt District.** These two opportunity areas represent the greatest potential for change in Germantown over the next 30 years. This section focuses on community ideas for what these areas could become in the future, and what types of development and design characteristics would be most desirable.

Community Voices

...wherever the downtown area is needs to be safely & easily accessible by foot or bike, **i.e., sidewalks, paved bike paths.**

The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? **Right now there is no heart of Germantown.**

Village Center Inspiration









Village Center District

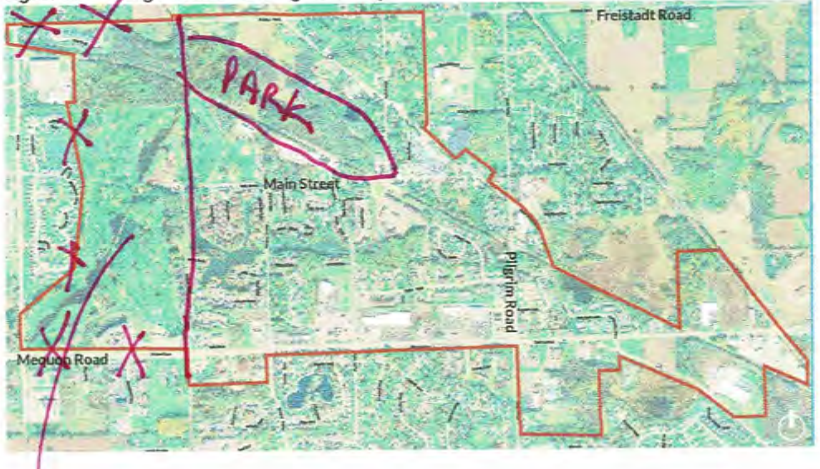
Germantown's Village Center has historically served as the heart of the community - a central place for gathering, shopping, and living close to amenities. Over the past years, development in this area has separated the historic main street area from the primary transportation corridors, and very little pedestrian infrastructure exists to connect residents to walkable destinations. The future vision for the Village Center district is to better connect Main Street with Mequon Road through pedestrian and bicycle infrastructure improvements along roadways and the addition/enhancement of multi-use paths.

Village residents and stakeholders have also identified the need for new mixed-use, walkable development patterns in the Village Center District. Redevelopment at any of the intersections along Mequon road could be designed with new housing options and outdoor gathering spaces in mind. Possible redevelopment nodes are identified for the area as well as more detail about a public-private partnership that could bring mixed use housing, retail, and active open space development to Germantown's Village Center.

Finally, residents and stakeholders have clearly identified another overarching goal of development and infrastructure improvements in the Village Center: to better connect to the Menomonee River and the surrounding environmental areas, and to ensure that the river remains accessible for recreation and education as well as protected for long-term sustainability.

The following pages include a summary of key issues that exist within the Village Center as it exists today, as well as guiding principles that the Village should apply to any future redevelopment proposed for the area. To assist the Village in evaluating development proposals, two redevelopment scenarios are included. These scenarios should be considered as illustrations, not a mandated regulation. The scenarios have a very clear illustration of a desired outcome, but the Village must also allow changes to accommodate the desires of specific developers and investors.

Figure 6.2 – Village Center Planning Boundary



FLOOD AREA - KEEP THIS GREEN

DEVELOP DESIGN STANDARDS BEFORE THIS WORK BEGINS

Creating A Village Center

An analysis of the existing Village Center identified the following key issues:

- The existing land uses are destination-driven uses and include little-to-no synergies with adjacent uses.
- Existing residential development is disconnected from Village Center destinations.
- It is difficult or unpleasant to walk or bike from one business to the next, thus people who use this area will generally only visit one business and leave.
- There isn't a sense of arrival or central identity to Village Center.
- Main Street lacks connection to adjacent uses and is in need of streetscape enhancements.
- A number of uses exist that are not typically present in "downtown" areas and do not contribute to the attractiveness of the Village Center.

The Village Center recommendations focus on three guiding principles or elements to address the above issues: Making a Neighborhood, Making a Place, and Making Connections.

Making a Neighborhood

While the Village Center primarily caters to auto-oriented commercial uses today, the future vision looks to create a neighborhood: compact, pedestrian-friendly, and mixed-use. Traffic and visits drive success of commercial and retail centers, and providing high-density housing offers additional market, visibility and dynamics to a neighborhood.



Making a Place

Public spaces must be flexible in their design. Placemaking is a collaborative process where community members, business partners, property owners, and the Village work together to reimagine public spaces through urban design, events, and programs. The goal of placemaking projects is to help people feel more connected to places: more excited to walk to lunch, shop locally, and stay/play for extended periods of time.



Making Connections

Great Village Centers are walkable, drivable, and bike-able and include a variety of civic spaces, such as complete streets, plazas, greens, and parks. The future vision looks to better connect Main Street, the Menomonee River, and Mequon Road through a combination of private sector development and public realm improvements.



Village Center Circulation: Future Vision

(see map following page)

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



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



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



4 Western Ave
Sidepath and sidewalks to be added.



5 Squire Drive
Sidepath and sidewalks to be added.



6 Pilgrim Road
Sidepath and sidewalks to be added.



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





8 Allee
Tree-lined multi-use trail that connects mixed-use development on Mequon Road to park and recreation uses to the north.

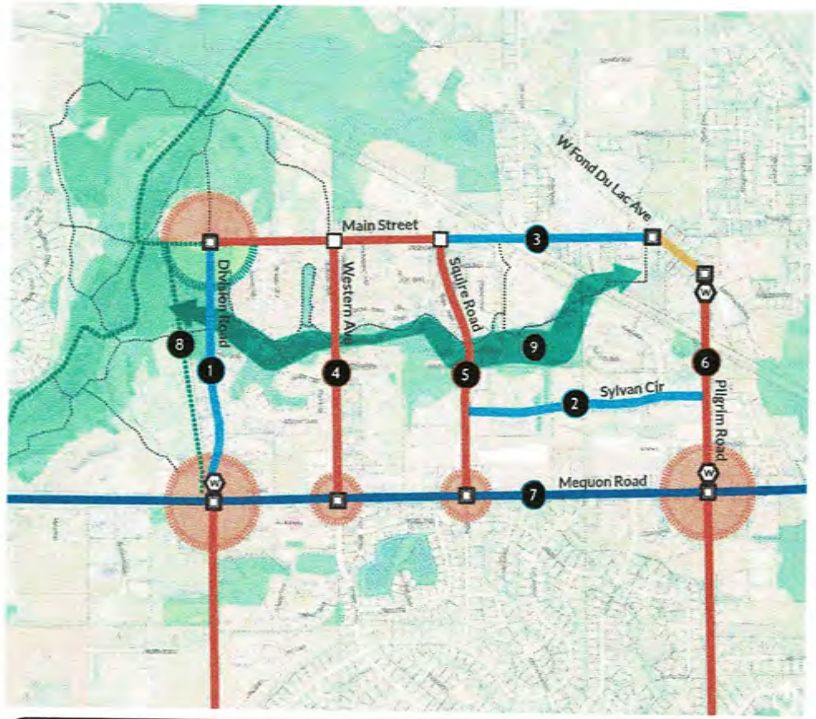


9 Secondary Trails
Combination of paved and unpaved paths that connect existing and new residents to retail and recreation destinations throughout Village Center.



▲ Cross sections taken from the 2018 Village Master Plan: Connecting Saxony Village

Figure 6.3 – Village Center - Circulation and Nodes



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

Village Center - Blackstone Development Node

The Blackstone Development Node, named for the existing golf course, is a critical redevelopment opportunity site. The site has high visibility and frontage on Mequon Road, it serves as the terminus or western end cap to the Historic Main Street, and it is home to the incredible natural asset that is the Menomonee River. The physical size of this area along with its location have made this site attractive for redevelopment proposals from the private sector. The Village understands the market attractiveness of this site, and the development illustration on the following page includes a desired vision that balances private sector development, community enjoyment, conservation of natural environment, and access to the Menomonee River.

Key design elements shown in Figure 6.4:

- A walkable, mixed-density development with majority multi-family housing stock (apartments & townhomes).
- Active retail/hospitality uses with residential above in the area visible from Mequon Road.
- Highly-design plaza (splashpad, ice rink, etc) and outdoor seating areas adjacent to retail.
- Transition from tall, mixed-use buildings (south) to mid-rise townhomes (north).
- Duplex or single-family lots to the west.
- An intentional, linear path runs from south to north with a variety of outdoor passive and active recreation amenities. The critical site design element of this site is connecting Mequon Road to Historic Main Street. This can only be achieved through an intentional combination of built and natural environment.
- Current Village recycling center site (to be relocated) serves as a terminus point to both Historic Main Street and the proposed N-S pathway. The site should be designed to embrace this location and draw people from both directions. Housing along with community-focused retail/institutional uses should be encouraged (nature center, community center, recreation equipment rental, etc.).
- A proposed Menomonee River Trail runs through the site and includes multiple connections to existing roadways and new development
- Additional active recreational activities should be further examined depending on supply of such features elsewhere in the village.



Community Voices

The current sidewalk network in this area is discontinuous and requires crossing Division multiple times and using the neighborhood to access the CTH Q sidewalk system. Would like to see the remainder of the sidewalk along Division connected in the future.

Figure 6.4 – Village Center - Blackstone Development Node

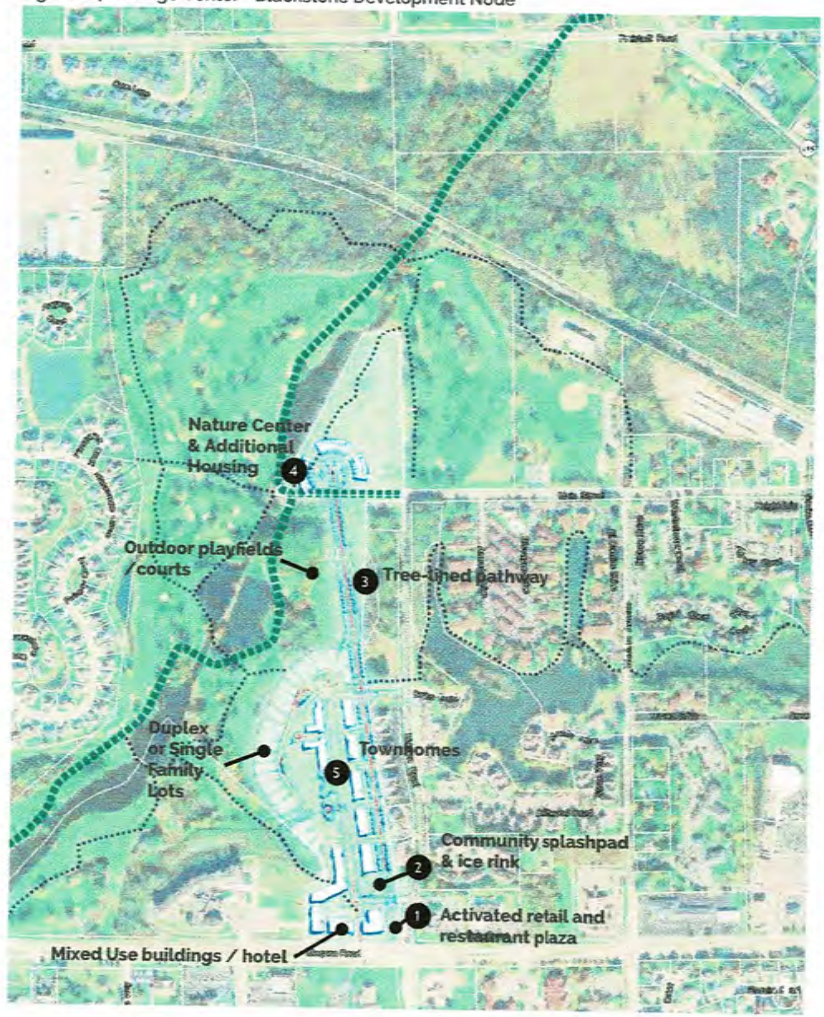
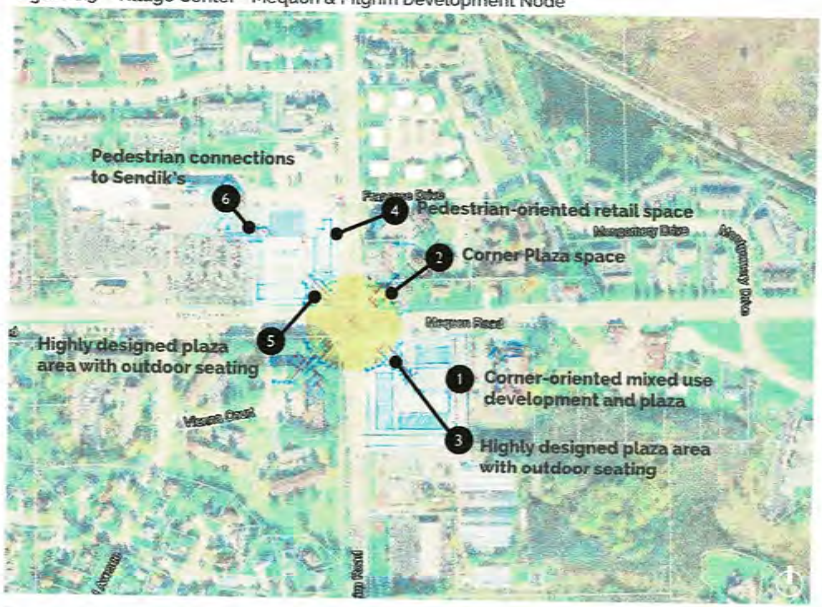


Figure 6.5 – Village Center - Mequon & Pilgrim Development Node



Traditional suburban retail centers are in need of a refresh. A reorientation from "auto-only" to "place-based, pedestrian-friendly" design is the model that thriving retail centers are embracing across the nation. Every major intersection within the Village Center along Mequon Road should look for ways to strategically place buildings that frame outdoor spaces, introduce intentional green/landscaping (vs. left-over 9' wide parking lot islands), and allow for mixed-use buildings with residential above.



Village Center: Next Steps

(1) DEVELOP DESIGN STANDARDS FIRST.

In order to realize the vision for Germantown's Village Center, the Village should undertake the following:

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each**: The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.
2. **List the key existing conditions (constraints and opportunities) for each parcel**: Key parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).
3. **Create a phasing plan for infrastructure improvements:** Prioritize infrastructure enhancements that will better connect Main Street with the Menomonee River and Mequon Road.
4. **Document current available subsidies as well as additional subsidies the Village could pursue:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed. Additional programs and incentives should be explored with an emphasis on mixed-use redevelopment and active pedestrian spaces.
5. **Describe what the Village wants in terms of both short-term and long-term missions:** The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.
6. **Conduct one-on-one meetings with property owners to determine interest in sale or redevelopment of their land:** Create a simple, easy-to-review executive summary that can be used in emails and hard copy handouts. Staff/consultants conducting the interview should have a portfolio of additional information concerning examples and possibilities the Village would like to see.
7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or develop an overlay zoning district, that provides specific regulations and expectations for future development in this area (ex. updated design guidelines with an emphasis on pedestrian space design, prohibit uses such as gas stations that are against desired vision for the area, etc.)

Holy Hill Gateway District/ Freistadt District

The land surrounding Holy Hill Road to the north and south has been in demand for new industrial development and growth in the Village. New businesses in this area include the Gateway Corporate Park, Capstone 41 Business Park, Dielectric Manufacturing, and Illing Packaging, which are located north of Holy Hill Road and west of Goldendale Road. It is anticipated that this demand will continue, and that more development and land conversion from agricultural to industrial land use will take place as a result. However, the exact areas that should be developed as part of the emerging industrial park is in question, as well as the design of those industrial buildings themselves.

As the Village plans future land use in this area, important considerations include the existing residential development to the southeast of the industrial development, the fact that much of the area already falls within the Village's sewer service area, and the desired character of the Holy Hill and Goldendale Road corridors, both for vehicles and for cyclist and pedestrians.

Through the comprehensive planning process, the Village has determined that the land in this area should be developed as a combination of Light Industrial, Commercial Warehousing, and High Density Multi-family Residential, primarily. Commercial development, potentially including multifamily housing if it is developed alongside community amenities and with a walkable format, is also a potential use along Interstate 41. Medium Density Residential areas are envisioned as conservation subdivisions, which allow clustering of residential lots around areas of environmental areas. These districts are also deemed suitable for potential "next generation" housing opportunities provided that the Village qualifies under the Washington County's regional affordable housing ownership initiative. These subdivisions will allow a transition in development intensity between the industrial uses and the more rural and agricultural residential areas in this part of the Village.

Additionally, the area includes a vision for a regional trail network along existing environmental corridors and newly created regional stormwater corridors. This trail network will serve as an amenity to existing and future uses and serve as a physical connection for residents and businesses to the Village Center.

Community Voices

I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green space. It would make a much more desirable area for all.

INFILL
HOUSING BETWEEN INDUSTRIAL & HOUSING
THAT WAS THERE FIRST. 200' FOREST BUFFER

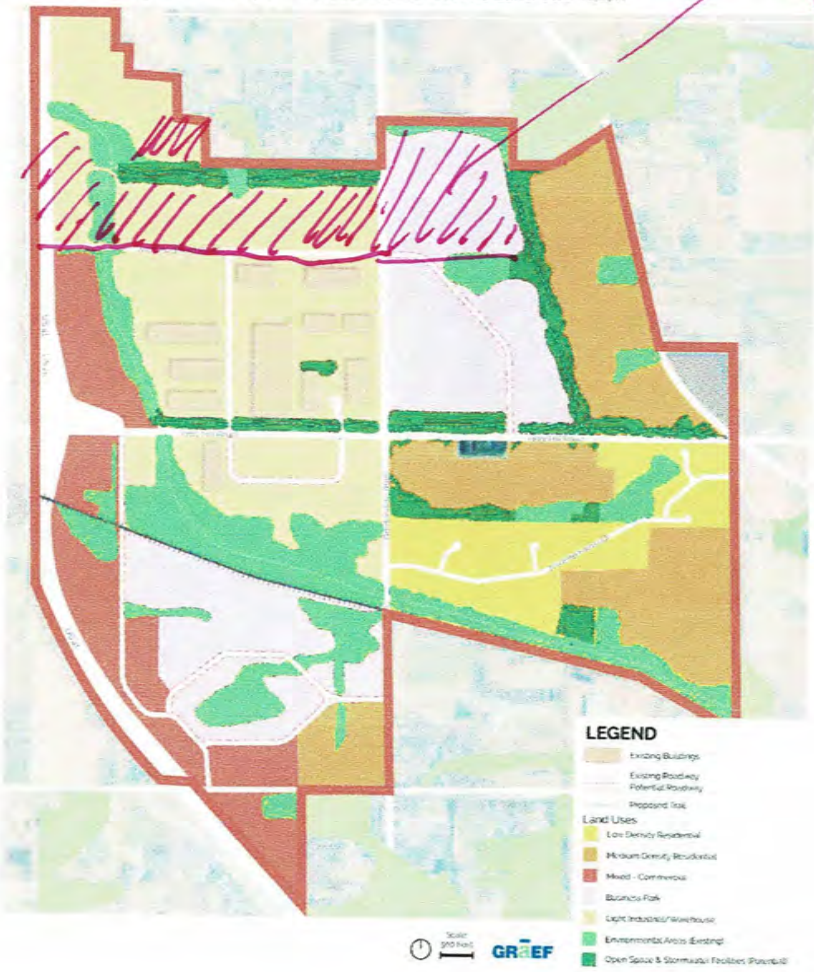
Next Steps

In order to realize the vision for this area of Germantown, the Village should undertake the following:

1. Develop a master plan for the Holy Hill/Freistadt Road area that includes the following elements:
   - Street and Block framework
   - Preferred Future Land Use
   - Regional stormwater concept plan
   - Trail and Open Space plan
   - Regulations and Design Guidelines
   - Funding & Incentives
2. Adopt the master plan as an amendment to the Comprehensive Plan.
3. Re-zone. Develop a new zoning district, or develop an overlay zoning district with design guidelines that will provide specific regulations and expectations for future development in this area, based on the master plan.
4. Engage with the development community to determine interest in the area and further refine proposed development patterns in response to specific needs of tenants.

THE ENTIRE AREAS CURRENTLY SHOWN CANNOT BE ENTIRELY INDUSTRIAL DUE TO RESIDENCES WHO WERE THERE FIRST.

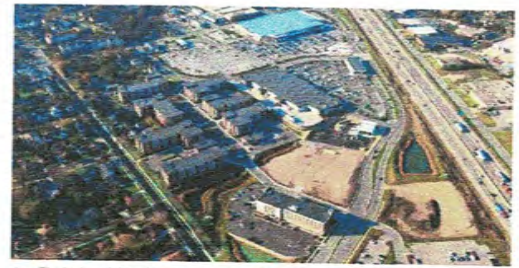
Figure 6.6 – Holy Hill Gateway & Freistadt District - Future Land Use Vision



Holy Hill & Freistadt Inspiration



▲ The Village envisions unique industrial building design that stands apart from traditional warehouse look and feel



▲ The high visibility of lands adjacent to I-41 could accommodate mixed-use commercial destinations similar to Whitestone Station in Menomonee Falls.



▲ Stormwater and Open Space: Industrial areas should be required to set aside public easements for regional trails and stormwater features should be designed as a natural amenity along with the functional purpose.





Systems

Housing

Transportation

Agricultural & Natural Resources

Utilities & Community Facilities

Housing

The Village of Germantown prides itself on its housing and neighborhoods. From leafy, historic subdivisions, to rural estates, to multifamily buildings closer to downtown, the Village has a lot to be proud of. However, Germantown's population is growing and changing. The community is affected by the same economic factors that have been impacting communities all over the country.

As of the writing of this plan, the housing market in the region is booming ~~as the COVID-19 pandemic enters its third year~~. Demand for housing along with the increasing cost of materials is driving rent and home prices higher than ever before. Some of the dynamics of the current housing market may not be captured in the data presented here.

As the cost of housing increases, ensuring that housing is accessible and affordable to current and future Germantown residents also takes on new importance. Nationally, wages have been nearly stagnant for decades, which means that young professionals and families often cannot afford the same type of housing that their parents could at their age. Workers moving to Germantown's newly created industrial jobs may have a difficult time finding housing in the Village as well. As discussed previously in this plan, more housing development in Germantown will also come at the cost of open space and agricultural land.

The Village is re-examining its future housing growth with all of these factors in mind, placing an emphasis on creating housing options that are accessible to a range of households that also blend seamlessly with Germantown's existing neighborhoods and landscape. As Germantown considers future housing development, this chapter can be used as resource of information that captures some of the complex dynamics at play in the existing housing stock, housing market, and Germantown households.

Existing Housing Conditions

Housing Units Growth Rate

Based on U.S. Census data, in 1970, there were 1,787 housing units in Germantown, increasing to 7,075 in 2000 and 8,115 housing units in 2020. About 96% of those housing units are occupied and 4% remain vacant, mostly available for sale or rent, or only used seasonally.

Housing Tenure & Types

Of all the occupied housing units in Germantown, 23% are occupied by households that rent, while 77% are owner occupied. However, 83% of Germantown residents live in housing units that they own, indicating that renters typically live in households with fewer people. The median rent in Germantown was estimated at $1,061 in 2020.

Of all of the housing units in Germantown, whether or not they are occupied, 63% are detached single family homes and 10% are attached single family homes, such as townhomes. The percentage of housing stock that consists of single family homes varies widely among the Village's peer communities. Germantown's rate of single family housing is similar to Cedarburg, Menomonee Falls, and the County as a whole, lower than Mequon and Richfield, and higher than Grafton. There is no one-size-fits-all ratio of multi-family to single-family housing. Rather, a mix of housing types can provide options to individuals and families with different incomes and preferences, which change overtime and in different stages of life.

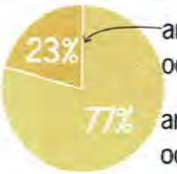
Housing Age & Price

The majority of Germantown's current housing stock was built between 1970 and 2009, with over 1/4 of the housing stock being built in the decade between 1990 and 1999. Only 8% of Germantown's housing stock was built before the 1950s.



There are 8,115 housing units in the Village of Germantown. About 96% of them are occupied, and 4% remain vacant.

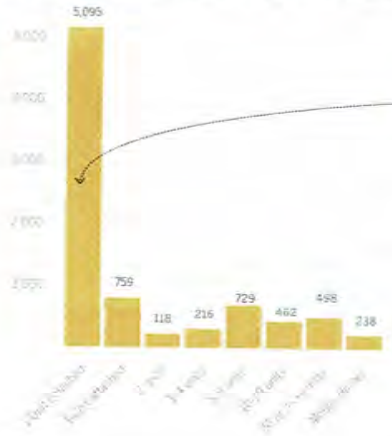
of all occupied housing units,



are renter occupied

are owner occupied

Figure 7.1 – Germantown Housing Units by Type



▲ 2020 American Community Survey 5-year estimates

63% of the total housing units are detached single family homes

Table 7.1– Village of Germantown Household Projection, SEWRPC

	2035	2050
Household Projection	10,786	12,597

▲ SEWRPC Household Projections (2013)

Rates and Demand for Residential Development

While there have been occasional high peaks in the number of permits issued the past, mainly due to large multi-family unit developments in 1988, 1991 and 1995, a general trend in permit issuance can be seen. In the early to mid 1980s, the Village averaged 106.5 permits issued per year. This was followed by a sharp increase, to an average of 250.9 permits, issued between 1987 and 1995. From 1996 to 2000, the average number of permits issued had dropped to 170.4 permits per year. Between 1980 and 2000, the Village of Germantown averaged 177 total residential building permits issued per year.

Demand for Dwellings and the Rate of Growth

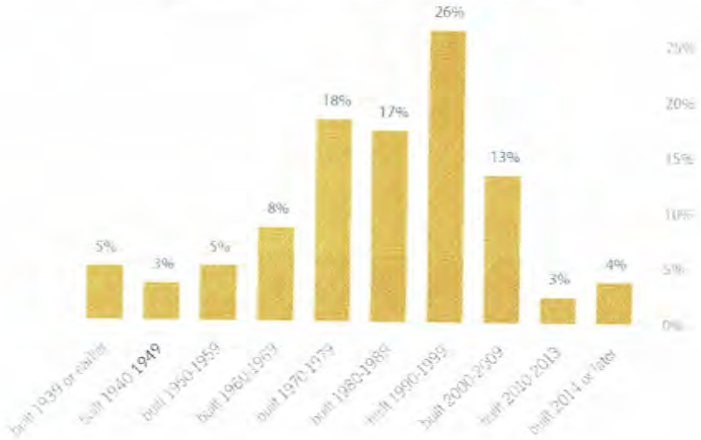
Germantown's population is expected to continue to grow over the next thirty years. By 2050, SEWRPC projects that the Village of Germantown will have added over 4,000 new households to the community. This projection is due to anticipated population growth in the Village, as well as an average household size that is trending down over time.

These projections represent the potential for housing growth in Germantown. The actual rate of housing development and growth in the Village is ultimately dependent on the amount of housing units that are developed each year and what types of units they are.

INCONSISTENT #s w/ PECULIONS CHAPTERS

170
-30
5,100

Figure 7.2 – Germantown Housing Units by Year Built



2020 American Community Survey 5-year estimates

Table 7.2 – Comparison of Housing Units by Number of Units Germantown and Peer Communities

	Germantown	Cedarburg	Grafton	Menomonee Falls	Mequon	Richfield	Washington County
Total # of housing units	8,494	5,058	5,380	15,986	9,488	4,635	56,737
1-Unit detached	63%	65%	57%	68%	76%	96%	69%
1-Unit attached	10%	7%	9%	5%	11%	2%	8%
2 units	3%	3%	3%	1%	3%	2%	5%
3-4 units	4%	4%	5%	2%	2%	0%	4%
5-9 units	7%	8%	12%	5%	1%	0%	5%
10-19 units	5%	3%	5%	4%	2%	0%	3%
20 or more units	7%	11%	9%	14%	6%	1%	5%
Mobile Homes	2%	0%	0%	0%	0%	0%	1%
Boat, RV, Van etc	0%	0%	0%	0%	0%	0%	0%

2020 American Community Survey 5-year estimates

Table 7.3 – Comparison of Occupied Housing Units Tenure of Occupants Germantown and Peer Communities

	Germantown	Cedarburg	Grafton	Menomonee Falls	Mequon	Richfield	Washington County
Total # of occupied housing units	8,104	4,847	5,227	15,314	8,993	4,488	54,302
Owner Occupied	77%	70%	66%	75%	85%	97%	78%
Renter Occupied	23%	30%	34%	25%	15%	3%	22%

2020 American Community Survey 5-year estimates

WHAT IS THE APPROPRIATE MIX W/OUT GETTING POLITICAL?

Accessible and Affordable Housing

Housing/Jobs Ratio

As outlined on page 24 of this plan, SEWRPC analyzed the relationship between anticipated job wages and housing costs in each municipality as part of the 2035 Regional Housing Plan for Southeastern Wisconsin. The report predicted that there is likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use map and expected development pattern.

This Comprehensive Plan update takes this warning to heart, and the updated Future Land Use Map for Germantown takes a more place-based approach – one that incorporates a diversity of housing in neighborhoods throughout Germantown, including moderate - cost, higher - density single family housing. The regional housing plan defines moderate-cost housing as higher-density single family housing units, usually on lots of less than 20,000 square feet.

It is important to the Germantown community, and the region as whole, that the housing available in Germantown reflects the jobs available in the community so that the people who work in Germantown can live here as well. However, considering housing affordability in Germantown is not only about planning for future residents. The Village should also closely examine affordability for current Germantown residents.

Housing Cost Burden

Housing cost burden is defined as paying more than 30% of household income on housing costs including mortgage, taxes, and utilities, or gross rent. Generally, households that spend more than 30% of their income on housing costs are considered burdened by those costs. However, housing cost burden is not always an adequate measure of affordable housing in a community. High income households may spend more than 30% of their income on housing and still have enough left over to cover all of their other expenses and savings. For lower income households, however, housing cost burden can accompany difficulty affording necessities such as food, clothing, transportation, and medical care.

47% of Germantown households that pay rent spend more than 30% of their income on rent. However, a more revealing number may be how many households whose income falls below 50% of the median income and also spend 30% or more of their income on housing costs, whether renters or owners.

Germantown's median income is $89,111; half of this is $45,556. According to 2020 American Community Survey estimates, somewhere between 11% - 15% of Germantown's households earn less than $43,781 per year and pay more than 30% of their household income towards housing costs, regardless of whether they rent or own their homes.

Table 7.4 – Germantown: Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months

Percent of gross rent spent on rent	Income in the past 12 months	# Households
	Less than $20,000	5%
	Less than 20 percent	0%
	20 to 29 percent	0%
	30 percent or more	5%
	$20,000 to $34,999	8%
	Less than 20 percent	0%
	20 to 29 percent	2%
	30 percent or more	6%
	$35,000 to $49,999	12%
	Less than 20 percent	3%
	20 to 29 percent	5%
	30 percent or more	4%
	$50,000 to $74,999	16%
	Less than 20 percent	8%
	20 to 29 percent	5%
	30 percent or more	3%
	$75,000 or more	59%
	Less than 20 percent	42%
	20 to 29 percent	15%
	30 percent or more	1%
	Zero or negative income	1%
	No cash rent	0%

▲ 2020 American Community Survey 5-year estimates

Community Voices

Modern loft/living spaces that would attract a younger ... resident. Pairing that with shops restaurants and outdoor spaces.

It would be great to see Germantown value smaller single family lots that are more welcoming to younger families over creating large expensive ... neighborhoods that create physically segregated subdivisions.

...decent sized lots, not cookie-cutter homes packed tightly together

In an effort to address the existing housing market void of high quality homes necessary to accommodate an expected 37% increase in the Washington County labor force that are affordable for young professionals seeking entry-level housing and a desire to live in the area, Washington County has created the "Next Generation Housing Initiative".

This program is intended to kick-start and support investment in the housing stock and enhance the quality of housing and neighborhoods throughout the County. An initial investment of $10 million of American Rescue Plan Act (ARPA) recovery funds allocated to Washington County for economic and community recovery purposes.

WHY IS THIS HERE?

The primary goal of the "Next Generation Housing" initiative is to provide governmental services and support to participating municipalities in the County that will foster the creation of attainable (affordable) housing options. A goal of providing 1,000 new single-family, owner-occupied housing units with 75% having a lot & home cost under $300,000 and 25% under $400,000 by the Year 2023.

The Village of Germantown is a participating municipality through Village staff involvement and membership in the Next Generation Housing (NGH) Committee. The NGH Committee is currently in the process of ranking, prioritizing and selecting three (3) pilot developments from a lengthy list of potential development sites scattered throughout the County that will be eligible to share a total of $6.75 million for funding various development costs, e.g. engineering services, surveying, environmental due diligence, land acquisition, infrastructure development and direct developer incentives for residential developments that satisfy the NGH goals.

It is intended that the Village will participate in the NGH program and seek start-up funds totaling $50,000 to complete preliminary steps toward the development of the Village's priority site(s) (to be determined).

THIS IS POLITICAL & HAS NO PLACE IN 2050 PCAN

DRAFT JUNE 25, 2022

Transportation

This section includes a profile of the streets and highways, truck routes, rail service, aviation service, transit service and pedestrian and bicycle facilities within Germantown. Goals and actions are identified in the Implementation Chapter which will guide the maintenance and improvement of existing facilities and address future opportunities for transportation facilities in the Village. These actions also reflect the need for Germantown to coordinate the use and connection of Village transportation facilities with adjacent communities and regional authorities. Such coordination will insure Village residents have safe and convenient access to the various regional destinations and that regional travelers will have access to the destinations within the Village.

Community Voices

> Consider inclusion of County-wide Bike and Trail Network corridors and side paths

> Recreate Mequon Road between Division and Pilgrim into a slow speed road with bike lanes and sidewalks, nice downtown lighting, to make it part of the downtown core.

> It would be good to see Germantown move towards a more walkable design, where businesses abut the street and parking is in the rear. Moving towards an environment that revolves around bikes and pedestrians over autos.

Street and Highway Circulation

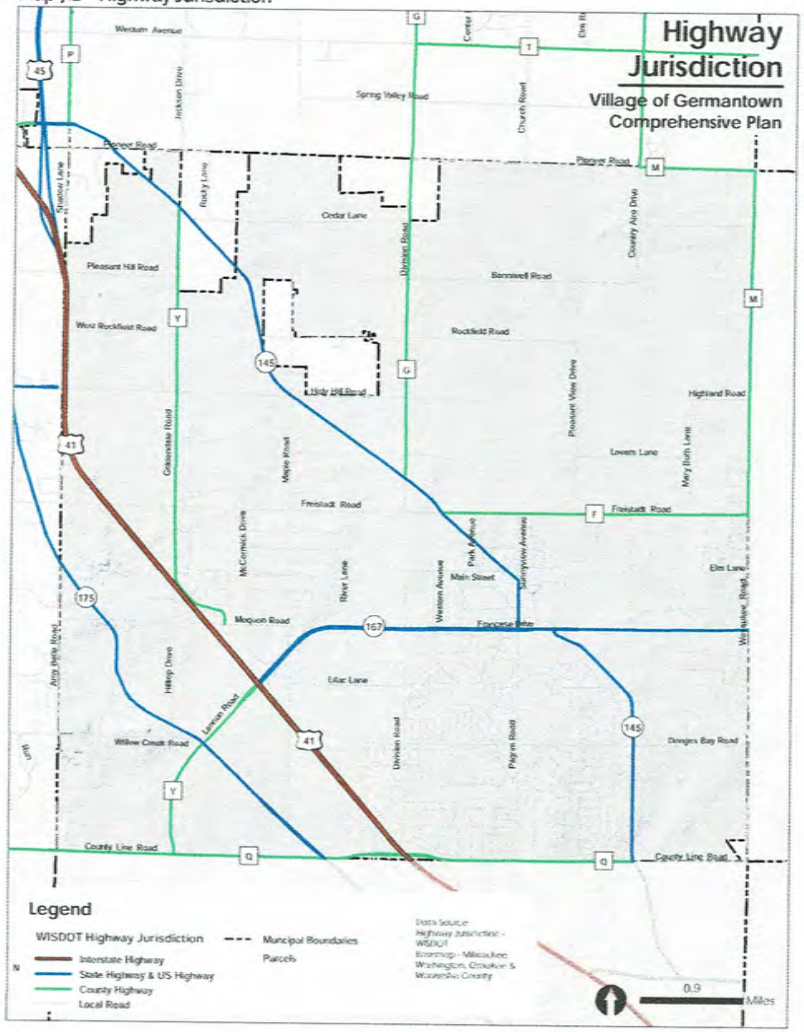
Highway Jurisdictions and Functional Street Classifications

A combination of Federal, County, State, and local roadways make up Germantown's street network system. Both the Wisconsin Department of Transportation (WisDOT) and Southeastern Wisconsin Regional Planning Commission (SEWRPC) have devised functional classification systems for roads. The SEWRPC functional classification system classifies streets and highways solely according to the function that they serve. The WisDOT functional classification system is used to assess eligibility for federal aid as well as local roadway planning. WisDOT functional classification definitions include the following:

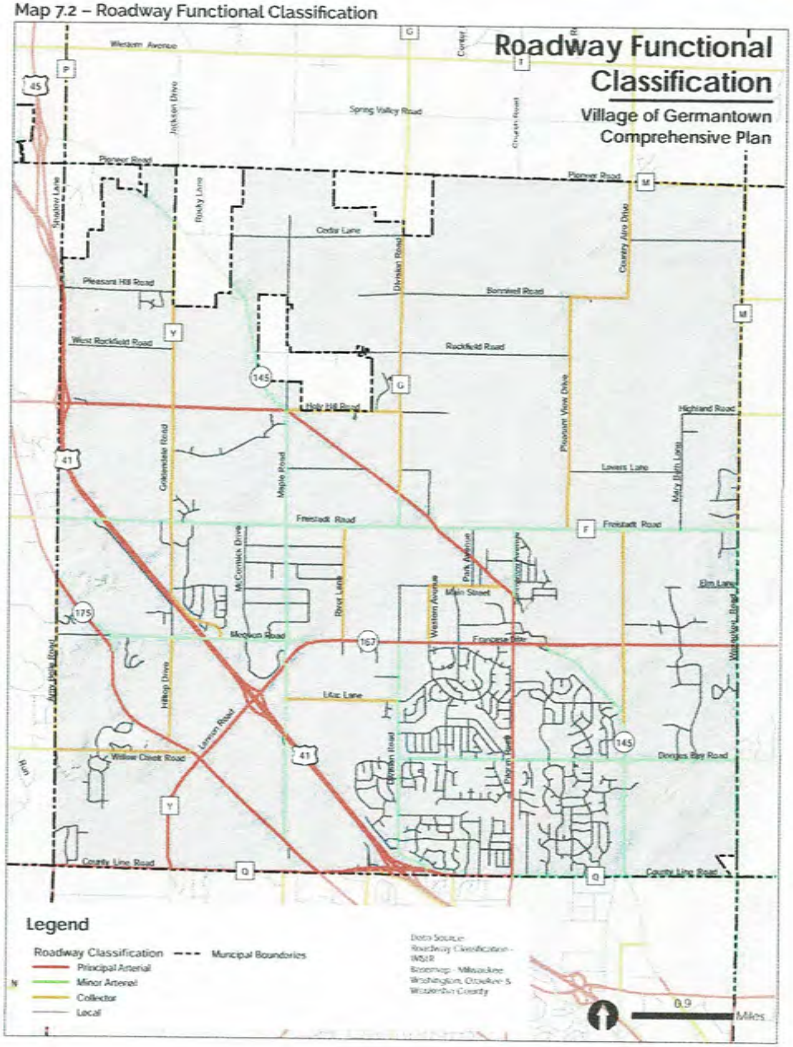
- Principal Arterial : Principal arterials serve major economic activity centers of an urban(ized) area, the highest average daily traffic (ADT) corridors, and regional and intra-urban trip length desires. Because they have the longest trip lengths, highest ADTs, and are generally extensions of the highest rural functional routes, such routes should be principal arterials.
- Minor Arterial : Urban minor arterials serve important economic activity centers, have moderate ADT, and serve intercommunity trip length desires interconnecting and augmenting the principal arterial system. In conjunction with principal arterials, minor arterials should provide an urban extension of the rural collector system to the urban(ized) area Central Business District (CBD) and connect satellite community CBD's with the main CBD.
- Collector : Collectors provide direct access to residential neighborhoods, commercial, and industrial areas, and serve moderate to low ADT and inter-neighborhood trips. As the name implies, these routes collect and distribute traffic between local streets and arterials. In the CBD and areas of similar development and traffic density, the collector system may include the street grid, which forms the logical entity for traffic circulation.
- Local Street : Urban local streets predominantly serve to access adjacent land uses. They serve the ends of most trips. All streets not classified as arterials or collectors are local function streets.

Germantown is well connected to the larger region through a series of federal, state, and county roadways. I-41 provides the most vital link to the larger region including the greater Milwaukee Metropolitan area, Fond du Lac, and the Fox River Valley area. Roads and their functional classifications that form the primary components of the roadway transportation system in the Germantown area are displayed in the maps on the following pages.

Map 7.1 – Highway Jurisdiction



Map 7.2 – Roadway Functional Classification



Traffic Volumes
Traffic volume data is one way to evaluate future roadway improvement needs. Traffic volumes also are a valuable economic development tool that assists developers understand visibility of certain sites.

Traffic counts are reported as the number of vehicles expected to pass a given location on an average day of the year. This value is called the "annual average daily traffic" or AADT and is represented on traffic count or traffic volume maps. The AADT is based on a short duration traffic count, usually 48 hours, taken at the location. This count is then adjusted for the variation in traffic volume throughout the year and the average number of axles per vehicle. Short duration counts are collected over three, six, or 10-year cycles at more than 26,000 rural and urban locations throughout the state.

The Wisconsin Department of Transportation (WisDOT) provides traffic counts via an interactive map that allows you to view counts anywhere in the state. This mapping application enables users to search, pan and zoom to areas throughout the state to view AADTs, both continuous and short durations. The data included provides users the most recent volume count as well as historical data if available. Due to the fluidity in traffic volumes, the Village should continue to reference WisDOT's interactive mapping tool to assess current traffic volumes within the Village:

Planned Street and Highway Improvements
Roads and highways within the Village of Germantown are under various jurisdictions. Federal, State, County and Village road designations are based on the function and importance of a roadway in the regional road network. These designations also indicate which agencies are responsible for the roadways and dictate the funding sources available for both maintenance and improvements.

While the U.S. Department of Transportation provides funding for all Federal roads, the maintenance and improvement of Federal roads is conducted at the State level. The Wisconsin Department of Transportation conducts transportation studies for Federal and State road expansion, provides improvements for any new or expanded Federal or State road, and provides direction to the Washington County Highway Department for maintenance along the Federal and State roadways.

In addition to the responsibility of maintaining approximately 200 miles of State and Federal highways, the Washington County Highway Department is also responsible for the maintenance and construction of approximately 200 miles of County Trunk Highways. County road construction is decided on the basis of need and roads are built with Federal aid if possible. Maintenance includes patching pavements, picking up trash within the right of way, mowing, tree cutting, shoulder repair, drainage, sign repair, guard rails, putting up snow fence, salting and plowing. The Highway Department also issues driveway permits and special land permits on County Trunk Highways.

The Village of Germantown oversees maintenance and improvements for all local roads within its boundaries. Some projects are funded completely through the Village's Capitol Improvement Program and some are funded through grants or non-local funding sources (County, State, Federal, etc.). The Village's Engineering Department communicates all planned roadway projects on the Village website. This includes projects identified as part of the Annual Road Program (5-year forecasts).

Recently completed or slated roadway improvement projects as of 2022 included the following:

- Freistadt and Maple intersection (WisDOT project with HSIP funding) – constructed in 2022
- Holy Hill Road – Village funded (redevelopment) from B St to Goldendale Rd - 2021 and 2022 construction
- CTH M (Freistadt to 2.5-miles north to Ozaukee County border) - Washington County funded. 2023 construction
- CTH M (Pioneer from Country Aire to Wasaukee) – Washington County funded. 2022 construction (likely)
- Division Road (Wendy Lane to STH 167) – looking to get funded through WisDOT Local program - 2025 or 2026 construction (if funded)

Truck Routes

The Village is currently served by several officially designated truck routes including the entire lengths of USH 41/45, STH 145, STH 175 and the segment of STH 167 from the eastern boundary of the Village to its intersection with STH 145. These designated roads appear to address the needs of trucks passing through the Village. There are no private truck stops located within the Village.

Freight Rail Service

The Village is served by freight service on the Wisconsin Central Transportation Corporation and Wisconsin & Southern Railroad Company rail lines. The potential exists for certain sites located within the Germantown Business Park to have freight service by rail. The Village supports continued freight service, which is important to a number of regional businesses.

Aviation Service

There are five airports which serve the Village. These include:

- West Bend Municipal Airport, 18 miles north of the Village.
- Lawrence J. Timmerman Field, 10 miles southeast of the Village
- Hartford Municipal Airport, 18 miles northwest of the Village
- Milwaukee's Mitchell International Airport, 30 miles southeast of the Village
- Chicago's O'Hare International Airport, 100 miles south of the Village

As indicated above, the Village meets the SEWRPC's standard of having accessibility within 60 minutes travel time of scheduled air transport at Mitchell International Airport, the primary air passenger facility in the region. There has been regional level studies conducted and there is no future plan for location of an airport within the Village of Germantown.

Transit Service

The Washington County Commuter Express Bus System (WCCE) provides rides for employees traveling between Washington and Milwaukee Counties. The WCCE is a collaborative project of Washington County employers, economic development organizations and local governments. The two routes are the Downtown Milwaukee Express and the Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express. The WCCE Downtown Milwaukee Express and Mitchell Street Express both pick up commuters at the Germantown park & ride lot located at Lannon Road & Hwy 41/45. The Washington County Shared-Ride Taxi provides service to and from the Germantown park & ride location.

The Village supports SEWRPC's VISION 2050 public transit element which recommends improved and expanded commuter bus connections from Washington County to Milwaukee and through Milwaukee to the other urban centers of Southeastern Wisconsin, and improved and expanded local transit service to commercial and industrial development in the Germantown.

Pedestrian and Bicycle Transportation

Sidewalks and Sidepaths

The existing sidewalk network in Germantown is focused within the Village Center District along Main Street and Mequon Road. Other sidewalks exist sporadically throughout the village, but lack connectivity. Since sidewalks begin and end sporadically, residents have difficulty relying on a safe and convenient walking path to various destinations within the Village.

Over the past decade, the Village has worked towards providing pedestrian and bicycle connections through the use of sidepaths. A sidepath is a bidirectional shared use path located immediately adjacent and parallel to a roadway. By definition, sidepaths are different from sidewalks as they are intended to accommodate both walking and bicycling. As such, these paths are often wider than traditional sidewalks and will be constructed with asphalt as opposed to concrete sidewalks.

As outlined in the Economic Development Chapter of this Plan, the Village seeks to better connect the existing Historic Main Street to Mequon Road through the addition of sidewalks, sidepaths, and off-street trails. All developments within the Village Center District are envisioned to be pedestrian-friendly in design, which includes, at a minimum, sidewalks. The proposed improvements to the sidewalk network are designed to connect sidewalks which currently begin and end sporadically and to improve the connections between residential and non-residential areas of the Village Center. The new sidewalk network will provide a safe and reliable method for residents to walk to the destinations, increasing the potential for more residents to utilize these facilities as a form of transportation.

Off-Street Trails

Off-street trails exist within a majority of village parks. Similar to the sidewalk network, the off-street trails lack connectivity. Proposed off-street trails are focused along arterial and collector roadways as well as environmental corridors.

One of the priority focus areas of the Village identified in the Comprehensive Outdoor Recreation Plan (CORP) is the creation of a village-wide Trail System Plan. An overview of this plan is illustrated on Map 7.3. While several parks and residential subdivisions currently have hiking or biking trails, they are small and serve only nearby residents. The proposed system of trails would link these parks promoting greater accessibility and connectivity within the Village, and potentially become a regional amenity. In a 2019 public meeting conducted for the 2021 CORP update, "expanding and improving the trail system" was the park initiative that received the most votes.

Priority Project Spotlight

Menomonee River Trail

- Off-street trail that runs adjacent to Menomonee River
- 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
- Begin conversations with land owners that touch the Menomonee River to negotiate public access easements or acquisition opportunities

Goldendale Creek Loop Trail

- This potential trail loop would act as a recreational amenity to planned industrial park users and future residential subdivisions
- 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)

Map 7.3 – Village-wide Bicycle & Pedestrian Connections Map



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
Proposed Menomonee River Trail	Proposed Goldendale Creek Loop Trail	

Agricultural & Natural Resources

This chapter identifies the existing natural features and agricultural resources located within Germantown. How agricultural land use has influenced and changed over the years is discussed and its importance to the future of Germantown is assessed. Identification of vital characteristics of these resources and methods which can be used for preservation of these attributes is discussed. Goals and actions are identified in the Implementation Chapter which address changes to Village policies and procedures and outlines the need for preservation of the most vital resources of the Village of Germantown.

While the built environment is generally the most influential characteristic that people use to identify a community, the natural characteristics of an area can be much more influential in creating the character of an area. Given the homogeneous building style created in many suburban communities, the ability to distinguish one suburb from the other cannot generally be done by looking at its buildings. Germantown is unique in understanding this failing of newer communities and has chosen to accent some of its buildings with a specific character. However, existing natural features can also greatly contribute to enhancing the unique character of the Village. Additionally, it has been found that a high percentage of residents moving to outer ring suburbs chose the communities because of the open views, 'its more green', or natural features. The Village must deal with the irony that the development which is drawn to the area by its green spaces can sometimes be responsible for destroying the very green spaces which attracted them to the area.

The combination of flora and fauna unique to the Village, the open views of farmland, rolling hills, wetlands and woodlands and the cultural characteristics which have developed in the area all contribute to the individual character which is Germantown. The loss of these characteristics threatens to transform Germantown into a generic suburb which can be found throughout the country. The Agricultural and Natural Resources element will identify various valuable resources and will provide the Village with a guide for its decision making regarding the preservation of the unique resources of Germantown.

Agricultural Land and Preservation

Agricultural Land Use

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.

As indicated in Section 5, existing agricultural uses comprise approximately 38 percent (8,300 acres) of all land use in the Village. The number of farms in the Village has also decreased to the point that there is only one dairy farm currently operating in the Village (Charlie Jones farm on north Maple Road). The Census of AgricultureTindicates that Washington County land area in farms decreased five percent from 2012 to 2017 and the market value of agricultural products sold increased 28% during that same time period. In the "Farms Under Threat: The State of the States" 2020 report, the American Farmland Trust placed the State of Wisconsin in the "medium-threat" category when it came to measuring state-level policy responses to agricultural land threats. Nearby Midwestern states such as Illinois and Indiana are considered "high-threat" while Minnesota, Michigan, and Iowa are considered "low-threat". Most of the remaining farmland in Germantown is located in the north-northeastern portion of the Village, north of Freistadt Road (CTH F). There is currently a small amount of development in this area, which is primarily single family residential. The settlements of Rockfield and Dheinsville are located in this area, however after their initial creation, very little development has occurred around these crossroads. Much of the farming activity in Germantown is focused on livestock and related activities. According to the 2017 Census of Agriculture, Washington County's crop sales accounted for 69% of the market value of agricultural products sold and livestock sales accounted for 31%. In the Village's 2020 Comprehensive Plan, the majority of the undeveloped land suitable for agricultural use is classified as "Agricultural/Conservation Residential" for purposes of protecting this land for future agricultural and hobby farm use.

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 related uses and to protect rural lands from urban development until thoughtful and informed planning indicates that the land would be better suited for some type of 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.

Preservation of Rural Character

The 2020 Plan also acknowledges that the conversion of agricultural land to other land uses in the Village will continue as the viability of farming and the provision of farming support services decreases and the value of land and demand for non-farm uses increases in and around the Village. With that in mind, the 2020 Plan created a policy of allowing non-residential development to occur in the "Agricultural/Conservation Residential" at a density of one (1) DU per five (5) acres and



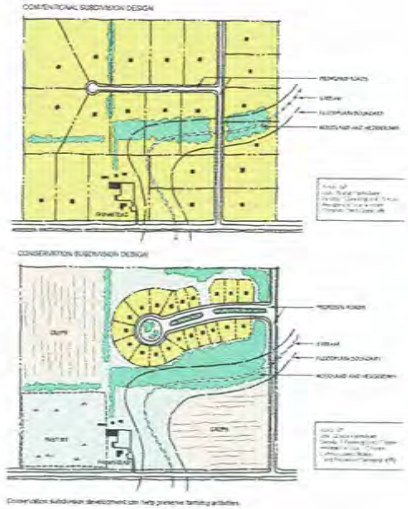
Diagram 1 - This image shows the extent of the Rural Conservation District in Germantown, Wisconsin, North of CTH-F. (Freistadt Road).

a minimum lot size of five (5) acres. The Rs-1: Single-Family District was intended to further protect agricultural land for continued farming on larger tracts of land and on smaller parcels for small-scale or hobby farms. In addition, the 2020 Plan intended to reply on the use of planned development districts (PDD) to create "conservation subdivisions" as a further land development tool to accommodate the demand for residential land use while also preserving environmental features and open space from development.

It was thought that by allowing a lower overall density of residential uses, limiting the extension of urban infrastructure into the rural area, and redirecting future residential development to other areas of the community where urban services, i.e. public water and sanitary sewer, the Village would ensure the preservation of agricultural land, open space and the overall rural character and appearance of the undeveloped land outside the urban service area in the Village.

However, as pointed out in Section 2: Community Profile, the projection of demand for residential land use is expected to effectively double through the Year 2050 with an additional 2,100 dwelling units needed to accommodate the projection of population and housing in the Village. As shown on page 26, if the Village were to continue to accommodate the demand for future residential land use with development at a low density such as the current 5-acre density allowed in the rural areas of the Village classified as "Agricultural/ Conservation Residential", the amount of land needed to meet that demand (10,500 acres) would exceed that which is currently used for agricultural use (8,300 acre) and likely result in the conversion of much of the existing agricultural land to non-farm residential uses.

Conservation subdivisions are another possible approach for preserving the Rural Preservation District, the agricultural land north of CTH F (see Diagram 1 below). A conservation subdivision, otherwise known as a cluster subdivision, maintains a significant portion of development site as open space by minimizing individual lot



▲ Diagram 2 - This image illustrates how conservation districts conserve land with varying levels of density.

sizes, while maintaining the overall density (see Diagram 2). In "Farms Under Threat", The American Farmland Trust notes that most agricultural land in the United States is being converted to either urban and high developed (UHD) or low-density residential land uses (LDR). The report states that "UHD development is closely tied to population growth, LDR expansion is not", thus linking LDR to weak and ineffective land use regulations. By utilizing conservation subdivisions, the Village can support residents' desire to live a more natural and rural setting without compromising the high-quality, existing agricultural land.

The 2050 Plan is intended to further the goal of preserving the Village's rural character and appearance outside the urban service area of the Village and accommodating the demand for future residential land use by further encouraging

(and in some circumstances requiring) the conservation subdivision and design approach for future residential development.

As detailed in the Future Land Use Table in Section 5, the "Rural Preservation District" effectively replaces the former "Agricultural/Conservation Residential" classification of lands outside the urban service area. Future non-farm residential land uses within the Rural Preservation District will be allowed at a density of one (1) DU per twenty (20) acres unless developed in a conservation subdivision at an allowable density up to one (1) DU per five (5) acres with a minimum open space area of 40-60 percent open space (to be determined through specific Zoning Code regulations).

Soil Suitability for Farming

The US Department of Agriculture, Soil Conservation Service uses a soil classification system to identify agricultural soil capability. This system was designed to implement federal policy concerning the protection and preservation of prime farmlands. Land classified as National "prime farmland" is best suited for producing food, feed, forage, fiber, and oilseed crops. Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops. Unique farmland includes the production of such crops as cranberries, apples, cherries and mint. Farmland of statewide significance is rated as not as significant as the two other categories but it is still considered important in the production of food, feed, fiber, forage and oilseed crops. In 2021, the majority of farmland in Germantown was categorized as national prime farmland (Map 7.4/"Prime Agricultural Land").

Historic And Cultural Resources

Continued preservation and enhancement of the cultural and historical resources in Germantown are priorities of many within the community. Christ Evangelical Church, the home of the Germantown Historical Society, is located at the historic "Six Corners" intersection (the intersection of Fond du Lac Avenue, Holy Hill Road, and Maple Road), which was a thriving crossroads in the mid-1800's. Commonly referred to as the Historic Dheinsville Settlement, this area also includes the historic Wolf Homestead, the Sila L. Bast Bell Museum, and a new Festhalle, home to the annual Oktoberfest Celebration. The old Germantown Mutual Insurance Company is also located to the south of the intersection.

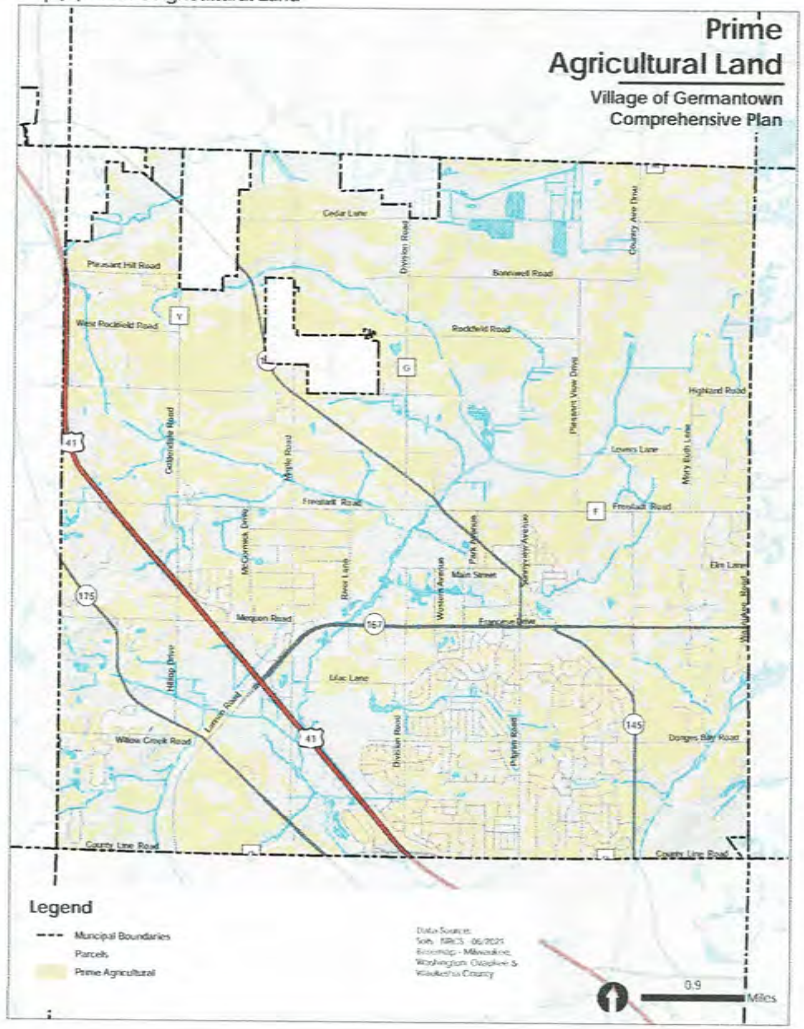
There are two structures in the Village of Germantown that are listed on the State and National Register of Historic Places:

- Christ Evangelical Church at the "Six Corners" intersection of Fond du Lac Avenue, Holy Hill Road and Maple Road.
- Jacob Schunk Farmhouse at Donges Bay Road and Pilgrim Road

The Village of Germantown Historic Preservation Commission also works to protect and enhance historic sites and districts within the village. There are currently 13 properties with historic designation by the Historic Preservation Commission. They include:

- The Robert Trinwith Homestead at N108W17760 Lilac Lane
- The Jacob Schunk Homestead at N104W15446 Donges Bay Road
- The Johann Knetzger Homestead at W188N12369 Maple Road
- The Philip Kauth Homestead at N136W16202 Bonniwell Road
- The Christ Church Parsonage at W188N12836 Maple Road
- Christ Evangelical Church at W188N12808 Fond Du Lac Avenue
- The Valentine Wolf Haus at W188N12369 Maple Road
- The Jacob Schlaefer Homestead at W156N11685 Pilgrim Road
- St. John United Church of Christ & Cemetery at N104W14181 Donges Bay Road
- The Frank Schlaefer Home at N116W15775 Main Street
- Our Savior's United Church of Christ at

Map 7.4 – Prime Agricultural Land



W172N12533 Division Road

- The Friedrich Groth House at W148N12297 Pleasant View Drive
- Braun Farm at N120W15515 Freistadt Road

Cultural resource sites significant for their historic uses include:

- Rockfield Lime Kiln ruins at the corner of Rockfield Road and Division Road
- Old School house located at W140N10393 Fond du Lac Avenue
- Germantown Mutual Insurance Building at Main Street and Park Avenue
- Old Germantown Village Hall site along Fond du Lac Avenue, north of County Line Road

The Wolf Homestead, Christ Evangelical Church, and the Old Germantown Mutual Fire Insurance Company are all clustered at the six corners intersection that was a thriving crossroads community in the mid-1800's. Together they create an informal district that is the core of Germantown's historic resources. The limestone Gothic revival church is home to the Germantown Historical Society. The Society purchased the Wolf Homestead in 1993 and has been developing it as the Dheinsville Historic Park. Structures in the park are gradually being renovated and converted into museums. The Wolf home is now the Welcome Center for the site and the barn is the Sila L Bell Museum.

Continued preservation and enhancement of these cultural and historic resources is an important goal for many in the community. Together, these sites represent and reinforce the community's German heritage in a time of sustained rapid growth that threatens the community's identity.

Natural Features

Topography and Watersheds

Map 7.5/"Principal Watershed Features" shows the principal watershed features of the Village of Germantown. The Village lies primarily within the Menomonee River watershed and partially in the Bark River and Cedar Creek watersheds. 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 west of Germantown. The topographic features consist of hills and ridges interspersed with broad undulating plains and poorly drained wetlands. Slopes range up to 17 %, and elevations range from a low of 770 feet to a high of 1,020 feet above the mean sea level. Along the eastern and western borders of Germantown, there are some areas with slopes of 12 % and greater. Slopes at this grade severely limit conventional development.

The Jackson-Germantown agricultural drainage district extends into the northern fringe of Germantown encompassing an area of approximately 1,872 acres. This special purpose unit of government is responsible for the construction, operation, and maintenance of agricultural drainage improvements. Development should be carefully planned in relation to existing soil, groundwater, and surface drainage conditions. According to the Wisconsin Department of Agriculture, Trade and Consumer Protection, the District is active but with no record of recent assessment as of the publication of this document.

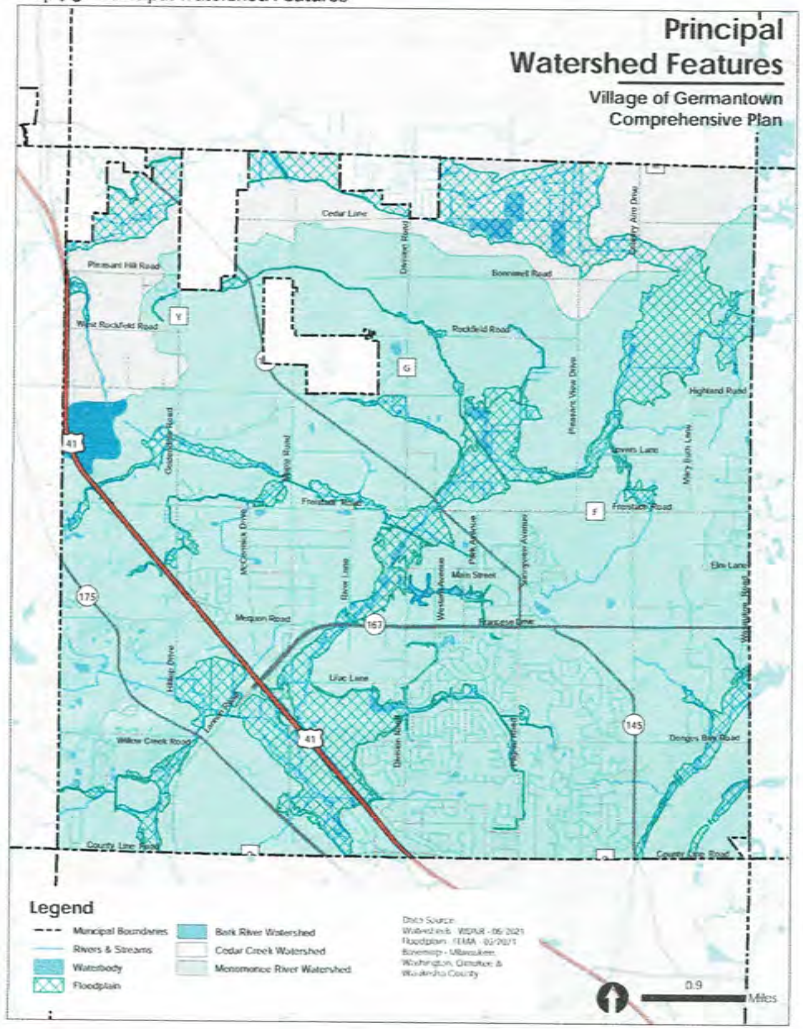
Soils

According to SEWRPC data and analysis, Germantown includes substantial areas underlain by shallow bedrock in a north-south pattern through the central portion of the Village. Areas with slopes of 12 % or more are located along the western edge of Germantown and areas containing organic soils typically lie adjacent to the Menomonee River and its tributaries and in the associated floodplains. Approximately half of Germantown is covered by soils that have very severe to severe limitations for residential development.

Surface Water

Surface water is depicted on Map 7.5/"Principal Watershed Features". 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

Map 7.5 – Principal Watershed Features



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 lakes located in the Lake Park Homes development just south of Main Street which constitute approximately 34 acres of surface area.

Rivers and streams are also depicted on Map 7.5/ "Principal Watershed Features". Rivers and streams are defined as watercourses having a perennial flow and intermittent streams significant enough to have been named. There are four watercourses that meet this definition. The most significant watercourse in the area is the Menomonee River and its north and west branches within the central and south-central portion of the Village. Cedar Creek and its southern tributary which cut across the northwestern corner of Germantown and have a combined length of 1.2 miles in the Village: Goldendale Creek, a tributary of the Menomonee River which is located in the southwestern corner of the Village and has a length of 2.0 miles in the Village; and Willow Creek which is located in the southeastern corner of the Village with a length in the Village of 2.3 miles.

Floodplains

Floodplains or floodlands are normally defined as the areas along rivers and streams that are subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity once on the average of every 100 years. 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. Legacy comprehensive watershed plans were completed for both of these watersheds by SEWRPC. These plans were also referenced in the Village's 2020 Smart Growth Plan. SEWRPC recognizes the age of these plans, but notes that "a number of recommendations flowing from these plans remain highly relevant today." Additionally, the Southeastern Wisconsin Watershed Trust, in collaboration with MMSD, published The Menomonee River Watershed Updated Implementation Plan in January of 2022. This watershed plan is further referenced in the implementation section of this Plan. This comprehensive watershed restoration plan lists community-specific recommendations to improve the quality of the Menomonee River Watershed. The 100-year floodplain shown on Map 7.5/"Principal Watershed Features", includes delineations from these watershed plans and delineations of floodplains from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency.

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.

The Village's mechanisms for protecting floodplains include consistent enforcement of the Floodplain Zoning Code, public land acquisition and recreational site development. The Floodplain Zoning Code regulates those areas designated as floodplains or A zones on the Flood Insurance Study Map with corresponding profiles in the Flood Insurance Study. The Flood Insurance Study Map is dated October 16, 2015 and it is the Official Floodplain Map for the Village with approvals by the Department of Natural Resources and the Federal Emergency Management Agency.

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.

Wetlands

Wetlands are natural areas where the groundwater lies at or above the surface of the earth. They are usually covered by organic soils, silts and marl deposits and they can be classified into seven types: pothole, fresh meadow, shallow marsh, deep marsh, shrub swamp, timber swamp and bog.

Wetlands are generally biologically productive and provide continuous wildlife range and sanctuary for native plants and animals. They help to maintain surface water quality by functioning as sediment and nutrient traps and they can have considerable aesthetic, recreational and educational value – especially in urban environments.

Map 7.6/"Wetlands & Woodlands" shows wetlands in Germantown. Wetlands are generally located within environmental corridors especially along the Menomonee River and in the northeast section of the Village north of CTH F and east of Pleasant View Drive.

Woodlands

Woodlands assist in maintaining unique natural relationships between plants and animals; reducing storm water runoff; contributing to atmospheric oxygen and water supply; and aiding in reducing soil erosion and stream sedimentation. Woodlands also add beauty and recreational value to a community. Woodlands in Germantown are shown on Map 7.6/"Wetlands & Woodlands". Nearly all wooded areas are included within environmental corridors. There are a variety of tree types in Germantown with the primary types being conifer, deciduous and aspen.

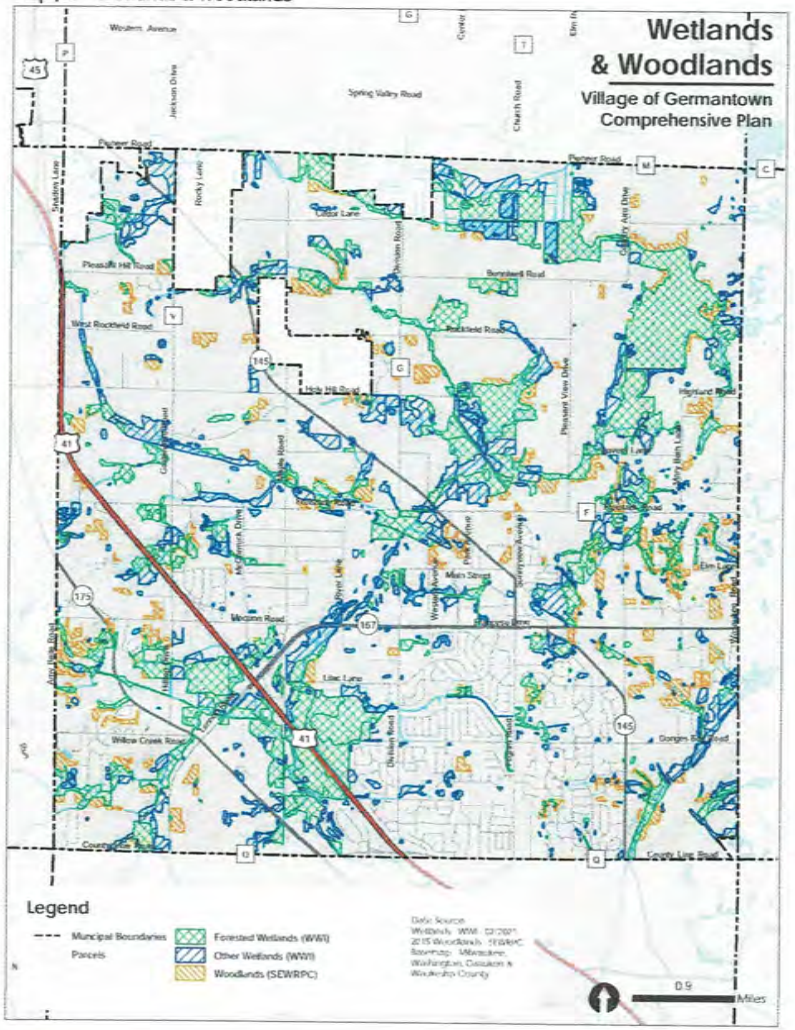
Environmental Corridors

There are seven basic elements of the natural resource base that are considered by SEWRPC to comprise environmental corridors. These elements include: lakes, rivers, and streams and their associated floodplains; wetlands; woodlands; wildlife habitat areas; rugged terrain consisting of slopes 12 % or greater; wet, poorly drained and organic soils; and significant geological formations. SEWRPC also uses four man-made, natural resource elements to delineate environmental corridors: existing outdoor recreational sites; potential outdoor recreation sites; scenic areas and vistas; and historic sites and structures. Primary

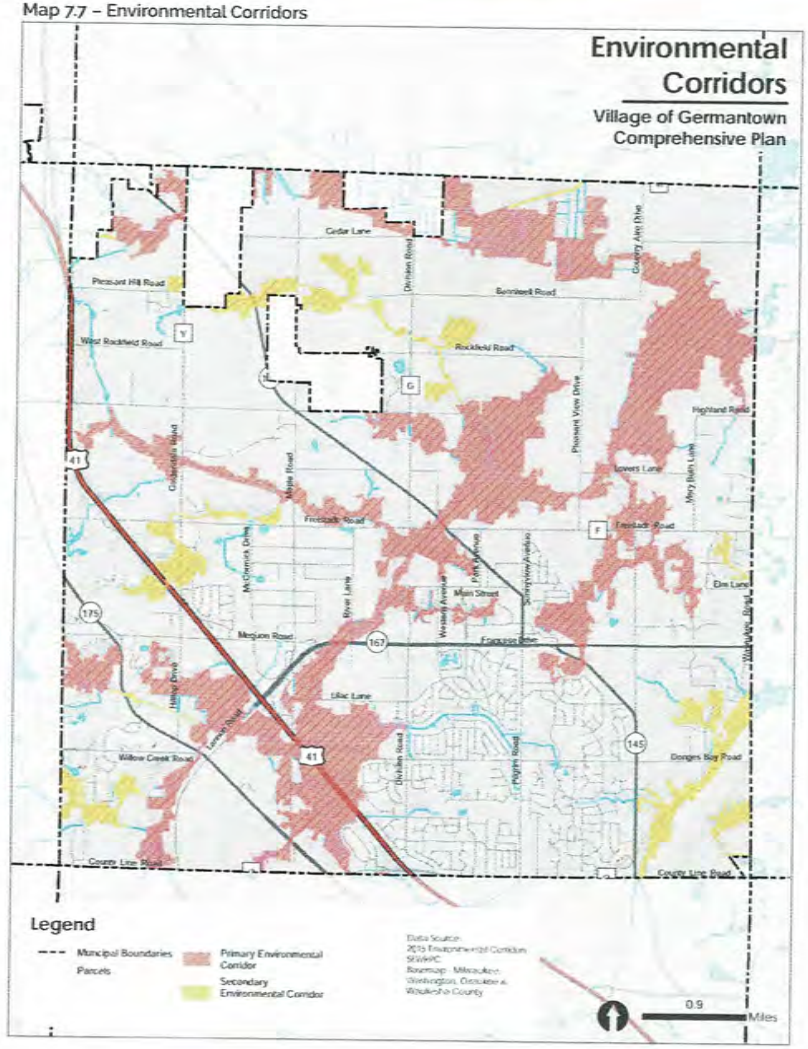
Community Voices

[Wooded area in Spassland Park] would be a nice area for wildflower or other natural areas around the park. There are cranes and other birds that like this wetland area and additional native plantings would enhance this.

Map 7.6 – Wetlands & Woodlands



Map 7.7 – Environmental Corridors



environmental corridors are defined by SEWRPC as those areas that generally encompass three or more of the above 11 natural resource elements.

Secondary environmental corridors are areas that are contiguous to primary environmental corridors and include less than three of the 11 elements.

Map 7.7/"Environmental Corridors" illustrates Germantown's primary and secondary environmental corridors as defined above. Primary environmental corridors are associated with the Menomonee River and its tributaries and secondary environmental corridors are generally associated with the upstream portions of streams that are tributary to the Menomonee River. There are other environmentally sensitive lands in the Village of Germantown that are not classified as environmental corridor lands, but that have sufficient natural resource value to warrant protection through the Village's existing Floodplain and Shoreland/Wetland Zoning Codes.

Threatened or Endangered Species

The United States Fish and Wildlife Service (USFWS), maintains a listing of all endangered and threatened species in the nation, and Wisconsin Department of Natural Resources (WDNR) maintains a similar listing for the state of Wisconsin. WDNR is in the process of identifying endangered species across the state. For an up-to-date listing, refer to www.dnr.state.wi.us. There are state and federal laws in effect for the protection of threatened and endangered species throughout the country. The Village of Germantown supports the enforcement of state and federal laws and programs that help in the protection of endangered and threatened plants and animal species.

Green Infrastructure

From the wetlands and Menomonee River to parks and agricultural land, Germantown is rich with green infrastructure. These natural resources help to maintain the Village's economic resiliency as well as its environmental health.

The United States Environmental Protection Agency refers to Section 502 of the Clean Water Act, defining green infrastructure as "...the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspirate stormwater and reduce flows to sewer systems or to surface waters." More than just stormwater management, green infrastructure is a proactive tool that can insulate residences against high temperatures and improve air and water quality.

Specifically for the Village, green infrastructure can manage concerns regarding stormwater runoff and flooding. The Village has published a Floodplain Map Panel Index to help residents identify nearby flood risks. These same floodplains are reflected in Map 7.5/"Principal Watershed Features". The floodplain of the Menomonee River and its tributaries cut [illegible] from the southeast corner [illegible] there are [illegible] CTH P. [illegible] area [illegible] ucture can improve resiliency [illegible] as well as in already existing municipal buildings and parks. Development [illegible] gives the Village the opportunity to engage stakeholders in the private sector—as well as partners in the nonprofit, government, and academic sectors—to maximize financial opportunities while implementing green infrastructure practices that is customized to Germantown [illegible] in the developed southern portion of Germantown.



Above photos show commercial and private residential bioswale and rain garden interventions





▲ Above photos show examples of permeable pavers in on-street and off-street applications

Utilities & Community Facilities

This Chapter identifies the existing utilities provided, the location of existing community facilities and assess the level of service in the Village compared to various standards. Goals and actions for utilities and community facilities are included in the Implementation Chapter. The Utilities and Community Facilities element provides the Village with a general guide for its decision making regarding utility extensions, and the provision and location of new community facilities, in addition to any improvement to the existing facilities.

Utilities

Addressing the availability and future needs of utilities and facilities for a community is a primary component for a thoroughly comprehensive plan. Utilities can be particularly influential when determining the location and extent of future urban land uses. The intensity of urban uses generally necessitates the use of a public sanitary sewer system. The close proximity of urban uses to each other makes the use of private wells difficult and thus a public water distribution system is required. As a result of the increase in impermeable surfaces created by urban uses, a sound storm water management system is required to both prevent future flooding and protect the natural environment from pollutants. Since social responsibility is one aspect of smart growth, the appropriate utilities should be provided prior to allowing the development of more intensive urban land uses. The extent to which utilities are made available to non-urban land relates directly to the extent by which urban land uses may be developed in those areas.

It has been Village policy to deny new land use developments which do not provide the necessary utilities. The following utilities analysis and proposed policies will relate directly to the future land use of the Village and therefore, have been developed in concert with the land use analysis element of the comprehensive plan.

Sanitary Sewer System

The Village of Germantown owns and maintains the existing sanitary sewers within the Village boundary. The Milwaukee Metropolitan Sewer District (MMSD) has two wastewater treatment facilities for the region and provides treatment of the Village's wastewater. The MMSD has a Sanitary Sewer Master Plan and delineates a sewer service area boundary within the Village of Germantown. The Village of Germantown has a policy of cooperation with the MMSD and maintains regular communication as part of all future sewer service area needs arise.

Stormwater Management

The Village's current Stormwater Management Plan is an implementation tool for the Village's stormwater management policy. The MMSD has developed a Conservation Plan that addresses stormwater management policies and practices that should be adhered to in the Menomonee River Priority and the Milwaukee River Watersheds, the watersheds in which the Village is located. The Village intends to work with the MMSD to use the Conservation Plan as a guide for stormwater management and controlling nonpoint source pollution in the Village.

Water Supply, Treatment and Distribution System

The Village of Germantown Water Utility provides local water service to Germantown. The Village draws water through a series of wells from the Upper Dolomite and Sandstone aquifers. The Water Utility operates three elevated storage tanks with a fourth under construction off Rockfield Road in the Holy Hill Gateway District. There are no ground storage reservoirs. Water treatment consists solely of the use of fluoride and chlorine in all of the Village wells. Additionally, two wells also use filter media removal to remove radium from the water.

Solid Waste Disposal and Recycling

Waste Management is the Village's solid waste disposal service company offering weekly curbside pick-up to the residents of the Village. In addition, they offer large item pick-up for residents and businesses throughout the Village. The Village of Germantown also offers limited recycling at the Village Recycling Center for residents. Commercial enterprises and contractors are prohibited. As part of the Village Public Works Facility Planning Project underway in 2022, the existing Village Recycling Center on Main Street is planned to be relocated in order to open up the existing site for more suitable uses for the Village Center District.

Telecommunications

Several companies provide various telecommunications utilities to the residents and businesses of Germantown. Antennas providing wireless cell phone service were inventoried by SEWRPC in 2005 as part of the regional telecommunications plan. The locations of wireless communication towers and wireless telecommunication sites in Washington County were updated in 2017. There are a total of 9 sites in Germantown (8 for cellular communication) and 100 sites in the County, of which 76 are for cellular communication.

Both the wireless communications and Internet service provider business segments are changing at a very rapid pace. As service is provided, newer technology becomes available. As a result, the schedule to provide one type of service is changed as companies merge and new consumer demands are created. The Village remains committed to providing access to the most current Internet and telecommunications technologies.

Power Plants and Transmission Lines

WE Energies provides natural gas and electrical service to the Village of Germantown. Transmission lines are owned and maintained by American Transmission Company (ATC). These companies have a long history of supplying safe and reasonably priced service to the residents. Germantown has a WE Energies natural gas power plant located at N96 W19298 County Line Road. Several large transmission lines extend from this back-up plant facility. In addition, there are several smaller sub-stations established to serve the Germantown Industrial Park and the north half of the Village. Neither WE Energies, nor ATC, see any foreseeable problems in continuing to provide natural gas and electricity service to the Village of Germantown in the future.

Community Voices

Move the Recycle Center to the same land area that the new DPW will be on. Combine the Recycling with the DPW at the new location. Use this extremely valuable land along the best attribute that Germantown has - the RIVER - and make it part of the NEW Germantown downtown.

Recreation Facilities

Parks, Open Spaces, and Recreational Facilities

As part of a regular 5-year update, the Village completed a Comprehensive Outdoor Recreation Plan (CORP) in 2021. The 2021 CORP included the following elements:

- An up-to-date inventory and evaluation of Germantown's existing parks, recent park improvements, and recreational trails.
- Benchmarked facilities and services against standards from the County as well as other communities around the country.
- Identified the needs of all community members related to active and passive outdoor recreational opportunities.
- Provided a list of recommendations to the Village to assist with its Capital Improvement Planning (CIP) efforts related to parks and open space.

The 2021 CORP includes 12 goals. More detailed descriptions regarding these goals can be found in the 2021 CORP Update.

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.
2. Acquire and maintain an adequate amount of active and passive recreational lands to meet future recreational needs.
3. Provide adequate facilities at all parks within the Village's park system to meet the diverse needs and interests of Germantown's residents.
4. Coordinate development efforts and the use of recreational facilities between the Village of Germantown, local schools, places of worship, and Washington County.
5. Encourage the preservation and acquisition of environmentally sensitive and historically significant areas.
6. Provide residents with safe and accessible facilities and recreation equipment throughout the Village's park system.
7. Use all available financial tools to further enhance the quality of the Village park system.
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.
9. Continue a village-wide urban forestry program which replaces unsafe or diseased trees and improves the aesthetic nature of existing public lands.
10. Create a village-wide Trail System Plan that identifies location, facility type, and priorities for trails.
11. Ensure that operations and maintenance of the park, open space and trail system is supported through appropriate levels of staffing and funding.
12. Transform Village of Germantown parks into sustainable public spaces using environmental design and management practices.

One priority focus area of the Village identified in the CORP is the creation of a youth outdoor sports complex. As part of the engagement process, Sports Organization stakeholders emphasized that a destination game and 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 for the Village.

The 2021 CORP update shows that there is still demand for improvements to both passive and active outdoor recreational opportunities. Namely, capital improvement projects on all parks are needed to improve draining issues on sports fields and on trails within parks.

Overview of Existing Park System

The Village of Germantown park system consists of twelve different sites. Most parks receive German names to reflect the German heritage. 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.

Developed Park Lands

The Village of Germantown park and open space inventory contains twelve sites as seen on Map 7.8.

- Alt Bauer Park
- Dheinsville Historical Park
- Firemen's Park
- Friedenfeld Park
- Haupt Strasse Park
- Homestead Hollow County Park
- Kinderberg Park
- Little League Park
- Schoen Laufen Park
- Spassland Park
- Wiedenbach Park
- Wilderness Park

These parks are the social and daily recreation centers for residents, and all residents should have direct access to a park. The 2021 CORP Update highlights the amenities, summary, and the existing conditions of each of the 12 sites as well as individual capital improvements and objectives.

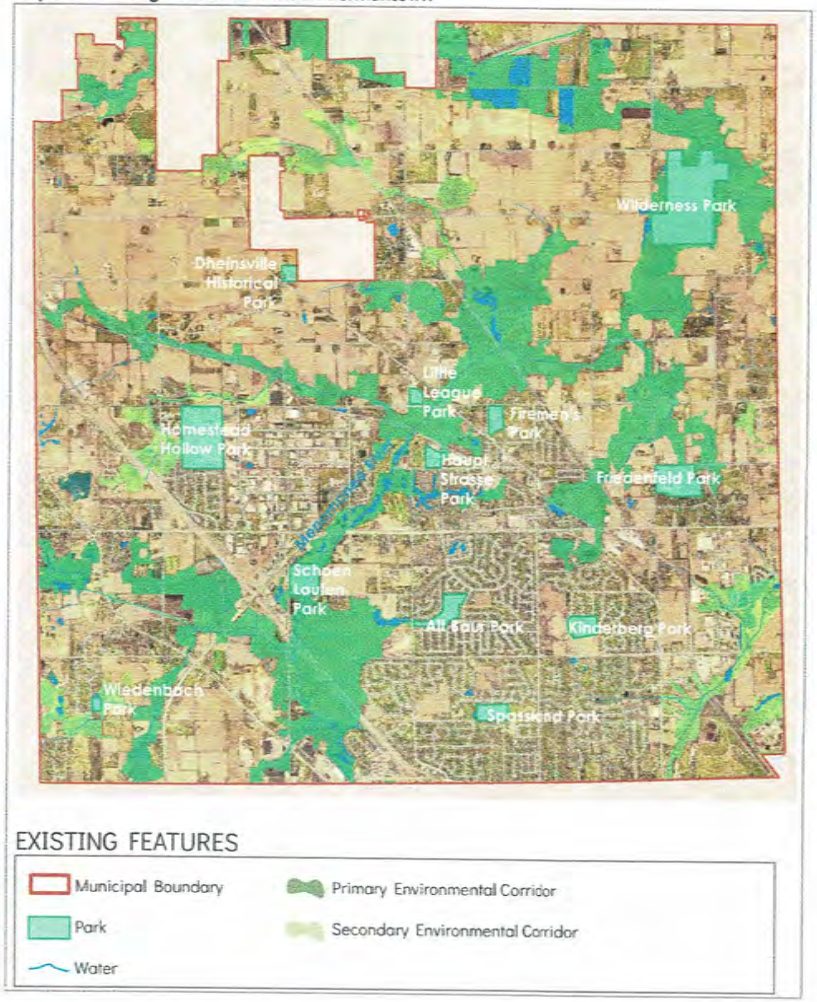
Community Voices

Build a sports complex next to the Schoen Laufen Park. State of the art turf baseball fields for tournaments, soccer fields, football field, etc. With a great sports complex there, tournaments will regularly be there and after games, all of the teams will spill over to eat/shop in Germantown.

Community Voices

Really enjoy the open space at Friedenfeld and that it provides a space for sporting and entertainment events. It is a beautiful park that needs to be preserved as is with no corridor or invitation to truck traffic.

Map 7.8 – Existing Public Parks within Germantown



Regional Facilities within the Village

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.

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.

School District 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.

Indoor Recreation and Community Centers

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





▲ Germantown Senior Center (above); Firemen's Park multi-use shelter (below)

Village Community Facilities

Village Administration

The Village Hall, located on Mequon Road in the community's municipal center, was completed in 1999 and provides 16,000 sq. ft. of space. The Village Hall is the primary meeting space for the Village's boards, commissions, and committees and also provides office space for staff in several Village departments including Administration, Clerk Treasurer, Community Development, Public Works, Engineering, and Park and Recreation.

Public Works Facility

As of 2022, Germantown is consolidating its public works, water and wastewater utility departments, and its yard waste recycling operations to one site in the southwest corner of Donges Bay Road and Wasaukee Road in the southeast corner of the Village. The new site is approximately 25 acres and will house a new 125,000 square foot DPW building, salt shed, fueling facility, pole barn, yard waste recycling center, and stormwater features. The stormwater features are expected to contain a wide variety of treatments and offer educational and training opportunities for the DPW staff and residents. The new building is expected to be completed sometime between late 2023 and early 2024. The vacated facility in the southeast corner of the Fond du Lac Avenue and Division Road intersection could potentially house a future park or be sold to offset expenses related to the new DPW facility. The new DPW site is part of a larger 70-acre development, which includes a proposed 35-40-acre Tax Increment District (proposed TID No. 9), which is immediately adjacent to the intersection. The access road to the area within proposed TID No. 9 is expected to be completed in the fall of 2022, allowing access to the new DPW site for winter 2022/2023 building construction.

Libraries

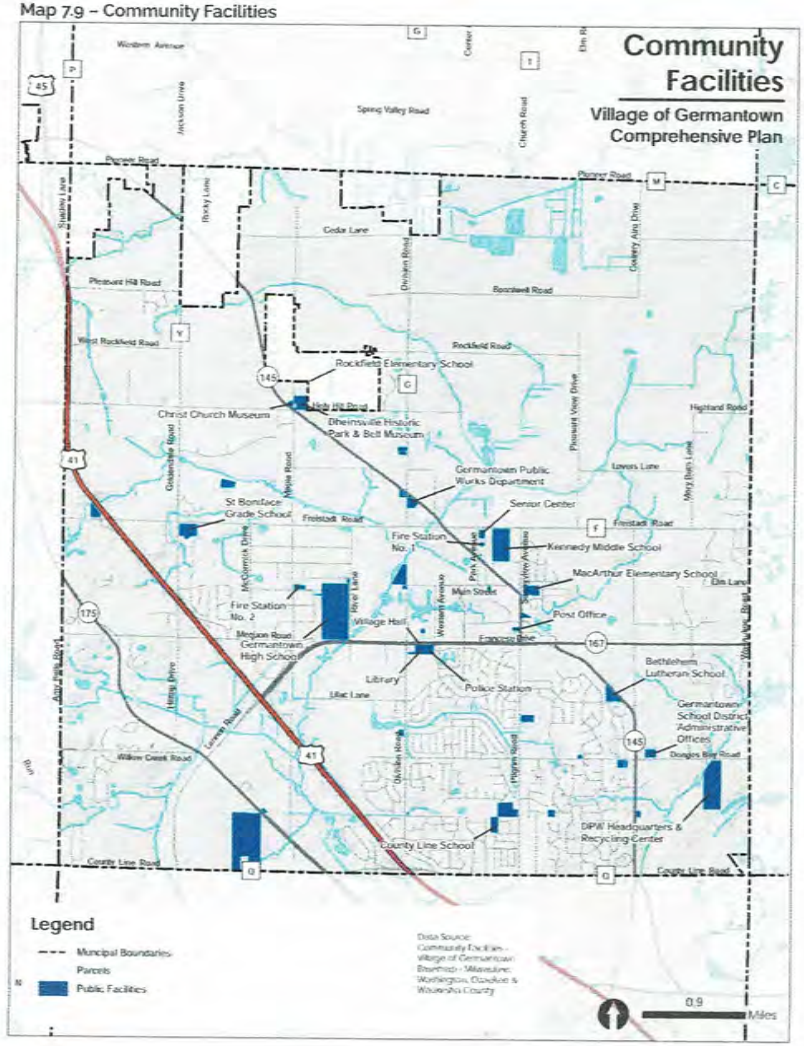
The Germantown Community Library opened in Summer 2002 and is located across from the Village's Municipal Center on Mequon Road. This library building replaced the Duerrwaechter Memorial Library, built in 1962. The current building totals 26,900 sq. ft. and serves residents in the municipalities of Germantown, Richfield and Jackson. The building has over 150,000 physical items in circulation and also provides access to a collection of digital material and a mobile library collection. The current building includes infrastructure to support construction of a mezzanine level with an additional 15,000 sq. ft. of space. The additional space is needed to support the population growth, lessen noise level challenges and provide space for community meetings, individual and group study and programming.

While it is important to continue to provide the same level of service and quality the residents of the Village have experienced in the past, both population growth rate and changes in library services must be considered when determining the types of community facility improvements and expansions needed for Germantown. In addition to physical and digital material, the library provides residents with access to information and resources through Internet and computer use, Wi-Fi and other technology services. The library also offers programming and activities as well as special events for kids, teens and adult of all ages and opportunities for people to make connections. While these is increased access to the Internet and other information sources, library use continues to increase and services continue to be an important part in the lives of Village residents at all stages of life.

The growth in the number of library users is a better indication of how many residents are taking advantage of the facilities offered. Increased access to the Internet and other information sources may result in the library use rate not increasing at the same rate as the population growth rate.

A Strategic Plan for the library was conducted in 2022. Due to the changing needs of the residents, the Village and library should conduct an analysis of community facilities usage every five years to insure that the level of service provided to residents does not diminish.

Map 7.9 – Community Facilities



Child Care Facilities

Many working parents in need of childcare facilities seek locations either close by their residence or place of work. The Village of Germantown has several childcare facilities including Willow Creek Child Care Center on Squire Drive, Germantown Learning Center & Care on Deppert Road, Momentum Early Learning on Stonewood Drive, KinderCare on Mequon Road and Children of Christ Day Care on Bel Aire Lane. There are also licensed in-home daycares available. Due to the changing needs of residents, the Village should conduct a periodic analysis of the facilities' usage to ensure that childcare needs of the community are being met.

Cemeteries

The Village of Germantown has several cemeteries located throughout the Village. Most facilities are small in size and located adjacent to existing churches. The largest existing cemetery is located at Boniface Catholic Church. Others Churches within the Village with cemeteries include St. John's United Church of Christ and Our Savior's United Church of Christ. Due to the increasing population of the Village, and the lack of existing lands devoted to this use, there most likely will be a need for additional lands devoted to cemetery use in the future. If lands are not set aside and reserved for this use, residents in the community will need to find space in cemeteries outside the Village boundaries.

Public Safety Facilities

Police Department

The Police Department is located on Western Avenue, just south of Mequon Road. The Police Department occupies an 8,000 sq. ft. office space, built in 1962, and a 5,500 sq. ft. (15-stall) garage, built in 2000. After the current library was built in 2002, the Police Department expanded its offices to the 8,800 sq. ft. former library building. These facilities continue to serve 45 department employees, including the Police Chief, 33 sworn officers, 8 dispatchers, and 3 support personnel today. As the Police Department continues to grow and outgrow its current facility, conversations are beginning regarding a new building to meet the needs of the department.

Fire Department

The Germantown Fire Station is located in the Germantown Industrial Park at the corner of Maple Road and Edison Drive. All personnel and equipment report out of this 11,000-sq. ft. facility built in 2002. The former Fire Station (known as Fire Station #1) located in Firemen's Park is now used by the Germantown Park and Recreation Department. As of 2022, the Fire Department employs a total of 35 people, including 14 full-time Firefighters/Paramedic EMTs, 16 part-time Firefighters/Paramedic EMTs, 4 Paid on Call Firefighters/MPO's and 1 full-time Administrative Manager. The department's vehicle fleet includes 3 ambulances,2 engines, 1 ladder truck, 1 brush truck, 1 Fire Chief Incident Command Unit, 1 Battalion Chief Incident Command Unit, and 1 tender.

Medical Services

Germantown is also served by large regional networks of medical providers including Froedtert & Medical College of Wisconsin, Aurora Health Care, Ascension Healthcare, and Children's Wisconsin. There are currently three outpatient clinics in the village: Aurora Health Center on River Lane, Froedtert Germantown Health Center on Western Avenue, and Ascension Columbia St. Mary's Ozaukee -Germantown on Mequon Road. The Germantown Fire Department also provides emergency medical services. The department has three ambulances and 28 certified emergency medical technicians (EMT).

Educational Facilities

Public Schools

The Germantown School District boundary is shown on Map 7.10. The district includes all of the Village of Germantown, all of the Town of Germantown, the eastern third of the Town of Richfield, the southeast corner of the Town of Polk, and the southern third of the Town of Jackson. According to the National Center for Education Statistics, district enrollment

for the 2020-2021 school year was 3,796 students.

There are currently four elementary schools, one middle school, and one high school in the Germantown School District. County Line Elementary serves the students in south central area of the Village. MacArthur Elementary serves students in the southeastern portion of the village. Rockfield Elementary (located in the Town of Germantown) serves the students in the northern portion of the village and Amy Belle Elementary (located in the Village of Richfield) serves students in the southwestern area of the Village. Kennedy Middle School and Germantown High School both serve the entire district.

In 2016, voters in the Germantown School District approved an $84 million referendum that allowed for upgrades and improvements at all district buildings. In Fall 2022, the Germantown School District will begin providing half-day 4-year-old kindergarten (4K). The impacts of the additional students on enrollment and/or capacity has yet to be determined. The Village of Germantown and the Germantown School District will need coordinate future residential development with school district capacity and future facility improvements.

Private Schools

There are two private schools within Germantown:

- Bethlehem Evangelical Lutheran School on Bel Aire Lane, and
- St. Boniface School on Goldendale Road.

Other private schools in the area include:

- Bethlehem Evangelical Lutheran School in Menomonee Falls
- Calvary Baptist School in Menomonee Falls
- Christ Alone Lutheran School in Thiensville
- Crown of Life Lutheran School in Hubertus
- David's Star Lutheran School in Jackson
- Grace Evangelical Lutheran School in Menomonee Falls
- Kettle Moraine Lutheran High School in Jackson
- Lumen Christi Catholic School in Mequon



Germantown High School



Amy Belle Elementary School

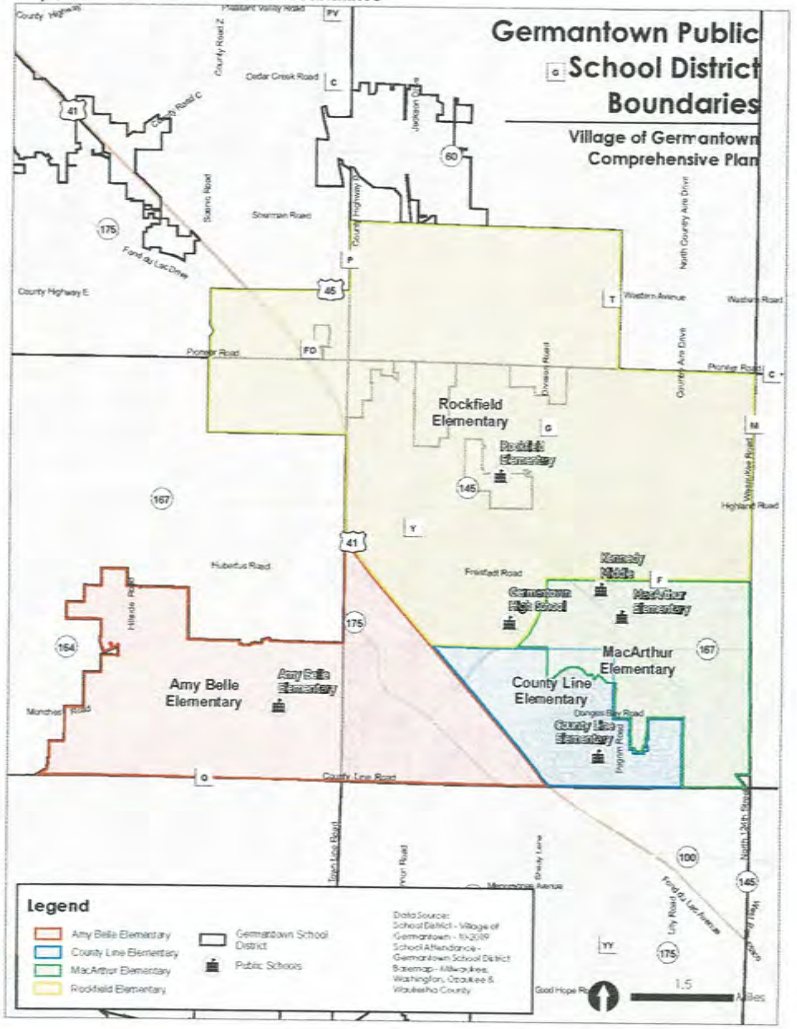


County Line Elementary School



MacArthur Elementary School

Map 7.10 – Public School District Boundaries



- St. Gabriel Catholic School in Hubertus
- St. Mary School in Menomonee Falls
- Trinity Lutheran School in Mequon
- Crown of Life Lutheran School in Hubertus

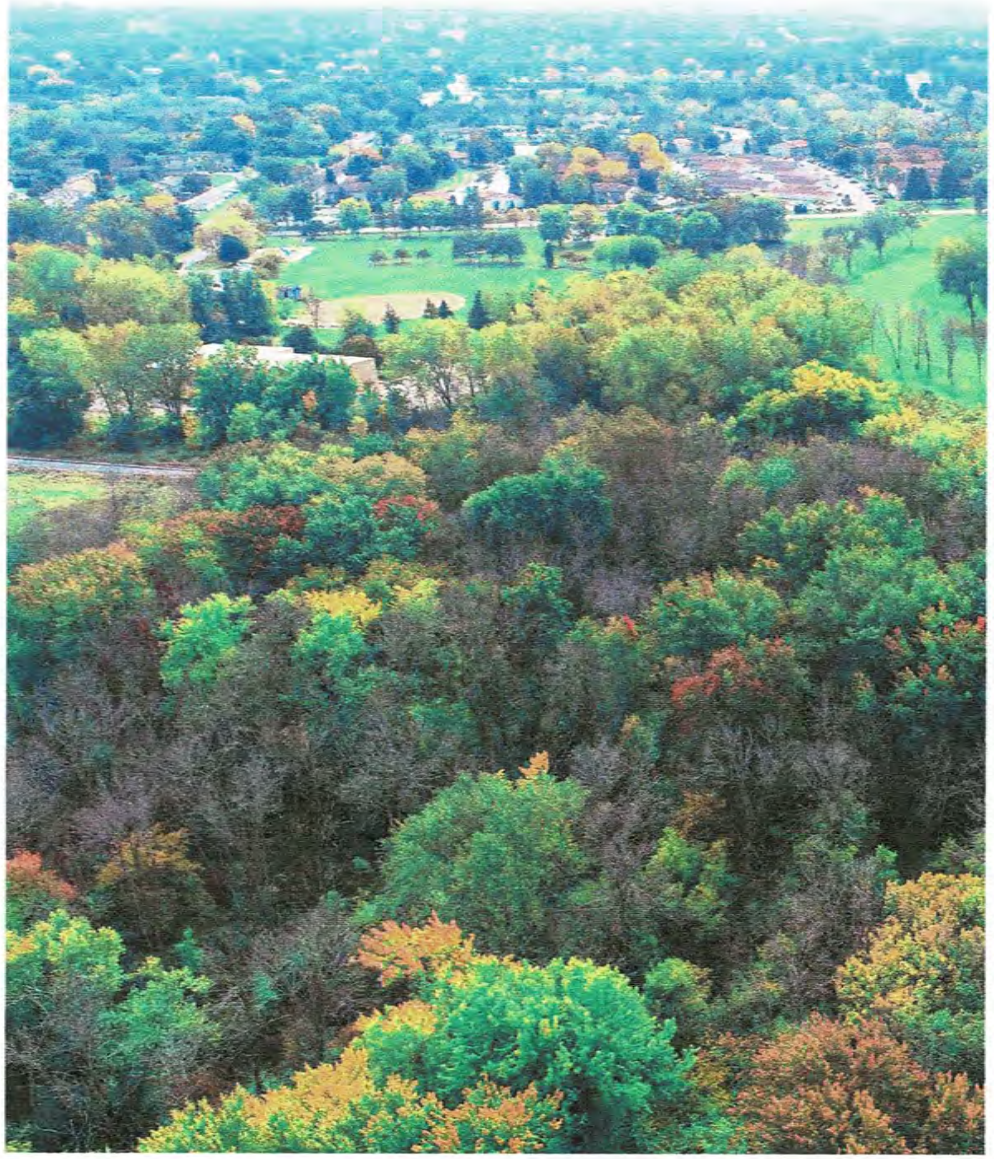
Religious Facilities

There are numerous established churches in the Village of Germantown including:

- St. Boniface Catholic Church, located at W204N11940 Goldendale Road.
- Crossway Church located at W156N10041 Pilgrim Road.
- Bethlehem Evangelical Lutheran Church, located at N108 W14290 Bel Aire Lane.
- Faith Lutheran Church, located at W172 N11187 Division Road.
- Lutheran Church of the Living Christ, located at W156 N10660 Pilgrim Road.
- Berean Family Worship Center, located at N112 W17655 Mequon Road.
- Our Savior's United Church of Christ, located at W172 N12533 Division Road.
- St. John United Church of Christ, located at W204 N14181 Donges Bay Road.
- Life Church, located at W164N11325 Squire Drive.



7/10/2022



Implementation Plan

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

Germantown's Implementation Plan includes an overarching goal for each section of the plan. Each section includes a summary of why the goal is important, key leaders responsible for carrying out the goals, and a series of objectives. Each objective in the implementation plan also includes a priority time frame and potential action steps.

The following page includes a descriptive summary and explanation of the format of each Implementation Plan Section.

Plan Review and Amendment

The Comprehensive Plan is intended to be reviewed frequently by Village staff to assess its reflection of current goals.

Periodic amendments are appropriate to the Comprehensive Plan and may be suggested by Village staff, officials, and residents. Changes should be consistent with the plan's vision.

Plan amendments must follow the processes required by State Statutes.

Comprehensive Plan Goals, Objectives, and Action Steps

- HOUSING
- TRANSPORTATION
- AGRICULTURAL, CULTURAL, AND NATURAL RESOURCES
- UTILITIES AND COMMUNITY FACILITIES
- ECONOMIC DEVELOPMENT
- LAND USE

INTERGOVERNMENTAL COOPERATION

MUCH OF WHAT IS LISTED IN THE FOLLOWING PAGES ARE POLICY STATEMENTS & SHOULD BE SEPARATED FROM STRATEGIC GOALS & TACTICS.

How to read the Implementation Plan

Section Headline and Description:

Each section is titled with a headline and description introducing the relevant Implementation Plan category. The categories included are:

Housing

Transportation

Agricultural & Natural Resources

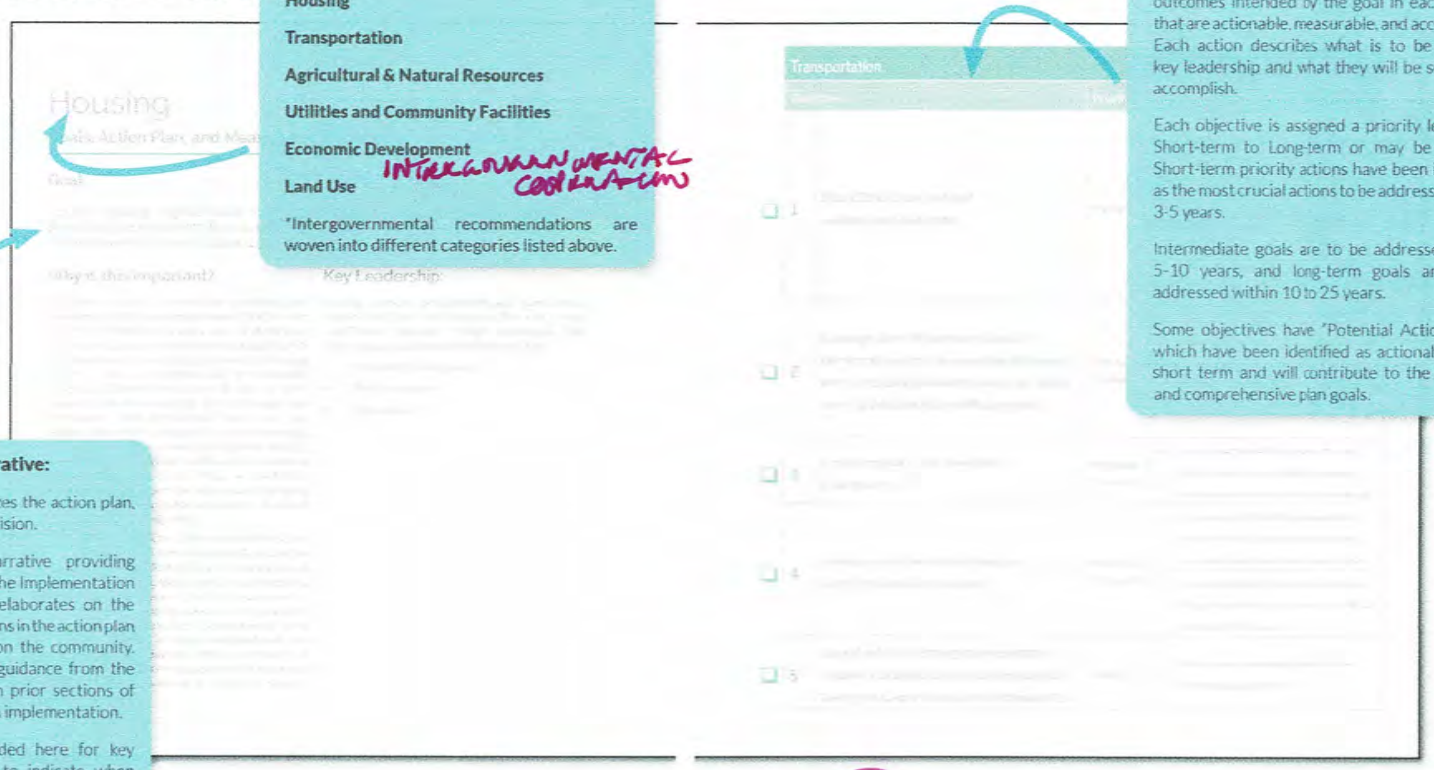
Utilities and Community Facilities

Economic Development

Land Use

INTERGOVERNMENTAL COORDINATION

*Intergovernmental recommendations are woven into different categories listed above.



Objectives, Priority Level, and Potential Action Steps:

The Implementation Plan includes distinct outcomes intended by the goal in each section that are actionable, measurable, and accountable. Each action describes what is to be done by key leadership and what they will be seeking to accomplish.

Each objective is assigned a priority level from Short-term to Long-term or may be ongoing. Short-term priority actions have been identified as the most crucial actions to be addressed within 3-5 years.

Intermediate goals are to be addressed within 5-10 years, and long-term goals are to be addressed within 10 to 25 years.

Some objectives have "Potential Action Steps" which have been identified as actionable in the short term and will contribute to the outcome and comprehensive plan goals.

Goal Statement and Narrative:

The goal statement summarizes the action plan, its purpose, and overarching vision.

Below each goal is a narrative providing additional details relevant to the Implementation Plan section. The narrative elaborates on the importance of each of the actions in the action plan and their intended impacts on the community. It may also reference other guidance from the 2050 Comprehensive Plan in prior sections of the document relevant to plan implementation.

Helpful information is included here for key leadership and village staff to indicate when and where certain actions may be implemented, why these actions were included in the plan, and how success can be gauged during and following implementation.

SCORE CARD ?

HOW IS PROGRESS MEASURED & REPORTED ?

DRAFT JUNE 25, 2022

Housing

Goals, Action Plan, and Measures of Success

Goal:

Nurture existing neighborhoods and develop a variety of new housing types that are accessible and welcoming to a diversity of residents. New housing should contribute to Germantown's community character and build on the Village's assets.

Why is this important?

This goal is meant to affirm that developing and maintaining residential neighborhoods that are safe, attractive, and instill pride and a sense of identity and place in residents is an important part of quality of life in Germantown. Developing a diversity of housing choices is also an important part of community resiliency, allowing residents of all ages to grow up and stay in the community through all life's stages and encouraging inter-generational interaction and support. Diverse housing choices are also important for Germantown's economic development, allowing the workers that earn their livelihood in Germantown the opportunity to live in the village as well. Finally, a diverse housing stock can help ensure that living in Germantown is accessible to residents of various income levels and family sizes.

Preserving the character of the community and the close-knit community feel is also important, and the way that housing is designed and developed plays a key role in preserving these qualities and expanding the sense of what it means to live in Germantown. For instance, many community members have expressed their desire to maintain Germantown's rural character, especially in certain neighborhoods and parts of the village. However, others have expressed that developing smaller housing on smaller lots would make living in Germantown accessible to younger people and families.

Key Leadership:

Keeping housing development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- G.S.D

Housing

	Objectives	Priority	Potential Action Step(s)
☐ 1	Ensure the compatibility of residential infill development with the scale and character of the surrounding landscapes.	Ongoing	A. Require new developments to follow the density guidelines in the 2050 Comprehensive Plan. B. Use the zoning ordinance to maintain the character of existing residential neighborhoods and periodically review for compatibility in the changing housing market.
☐ 2	Maintain a balanced housing mix and concentrate new multifamily development in walkable Village Center areas or other NDCs that provide connections to the regional transportation network (see NDC Table for areas supporting multi-family development).	Short term (3-5 years)	C. Amend appropriate zoning districts to allow for mixed-use commercial/residential buildings within Village Center, Freistadt District, Holy Hill Gateway and other NDCs that support mixed-use development. D. Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.
☐ 3	Pursue a range of housing types, including smaller lot sizes, mixed use, and walkable Traditional Neighborhood Developments when reviewing new developments so that new homes are more affordable, and so that undeveloped and natural resource land is conserved.	Ongoing	E. Ensure that adequate review is being given to natural resource protection and that diverse housing types are encouraged at initial review of development and subdivision proposals. F. Conduct a Housing Affordability Analysis pursuant to Ch. 66.10013 of the Wisconsin State Statutes. G. Adopt a Traditional Neighborhood Development Ordinance pursuant to Ch. 66.1027 of the Wisconsin State Statutes.
☐ 4	Encourage ~~and/or require~~ the use of conservation subdivisions throughout the Village to preserve agricultural land and natural resources.	Short term (3-5 years)	H. Create a conservation subdivision ordinance to guide this type of residential development.
☐ 5	Ensure adequate access, drainage, open space, building layout, and community amenities at the time of development by requiring developers and landowners to master plan residential developments.	Short term (3-5 years)	I. Create an ordinance requiring applicants for residential subdivisions and minor land divisions to submit a sketch master plan illustrating the ultimate development of the property.
☐ 6	Ensure that there is market demand for newly created residential and mixed use lots and units.	Intermediate (5-10 years)	J. Require residential market studies as needed to ensure there is not an excessive amount of vacant or undeveloped residential housing units. K. Review housing trends and identify any opportunities to meet the needs of a changing housing market.
☐ 7	Ensure that existing housing stock remains attractive and functional by encouraging the rehabilitation of older housing stock, including the multifamily housing near the Village Center.	Intermediate (5-10 years)	L. Create an inventory of existing housing stock age and determine "priority areas" for targeted rehab. M. Identify new funding, regulatory, and organizational ways to facilitate housing rehab. N. Enforce the Property Maintenance Section of the Village Code.
☐ 8	Support regional housing initiatives that impact Germantown, including Washington County Next Generation Housing Initiative.	Ongoing	O. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Transportation

Goals, Objectives, and Potential Action Steps

Goal:

Ensure a safe, reliable, and accessible transportation system for all residents and visitors in Germantown. Transportation investments should be coordinated regionally, and new investments should consider a range of transportation choices. New development in Germantown should consider appropriate modes of transportation during the planning and approval process.

Why is this important?

Transportation systems are the foundation of our ability to access jobs, family, medical services, recreation, and more. It is important to maintain a balance of comprehensive road and transit systems and efficient use of these systems to maximize benefits to residents. There are benefits to planning transportation systems to meet the need of the population. Active transportation such as walking and biking are an important part of this system to keep people healthy, safe, and have the added benefit of helping reduce unnecessary congestion on roads.

These systems connect us to other places, so coordination with regional roads and highways is important to ensure compatibility of the overall transportation network beyond Germantown.

Streets make up the majority of public space, and so having streets that meet the needs of all residents is key to planning a strong community.

Key Leadership:

Keeping transportation development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Public Works
- Streets and Highways
- Parks and Recreation
- Community Development
- Plan Commission
- Village Board

Transportation			
	Objectives	Priority	Potential Action Step(s)
☐	1 Ensure State, County, and local roadways meet travel needs.	Ongoing	A. Annually review, revise, and adopt a five-year transportation improvement program that is consistent with this Plan. B. Make necessary roadway improvements according to five-year transportation improvement program. C. Update the Village's ultimate right-of-way map. D. Create and update a future road extension and ultimate lane improvements map for public streets and highways.
☐	2 Encourage active transportation options for Germantown residents by connecting destinations with non-motorized pathways to encourage healthy active lifestyles and reduce traffic congestion.	Short term (3-5 years)	E. Complete a Village-wide Trail Master Plan to identify priority corridors. F. Prioritize trails along Menomonee River, Goldendale Creek, and connections to other existing regional trails.
☐	3 Promote regional transit connections to Germantown.	Intermediate (5-10 years)	G. Coordinate with the WisDOT, The Southeastern Wisconsin Regional Planning Commission (SEWRPC), and WCHD to secure opportunities for commuter service to/from the Village. H. Coordinating with WisDOT and Washington County Health Department (WCHD) to access current best practices and make streets more effective, attractive, and safe for all users.
☐	4 Develop commercial and downtown areas using Complete Streets principles.	Intermediate (5-10 years)	I. Prioritize and implement recommendations connecting Saxony Village - Historic Main Street connectivity plan by U.S. EPA Land Revitalization Technical Assistance.
☐	5 Support and implement regional transportation initiatives that impact Germantown, including the Washington County Bikeway and Trail Network Plan.	Ongoing	J. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

DRAFT JUNE 25, 2022

Agricultural, Cultural, & Natural Resources

Goals, Objectives, and Potential Action Steps

MEASUREMENT?

Goal:

Guarantee Germantown's history and identity are preserved for the future through the protection of its most valuable resources. Germantown's community should make use of natural areas to appreciate their value without contributing to their degradation. Open space and environmental corridors must be managed and protected.

Why is this important?

Natural and cultural resources are some of the most valuable resources in many communities over the long term, but they may take some planning and protection to preserve. Short-sighted development plans can sometimes threaten the protection of natural and cultural resources. Prime agricultural land is sensitive to nutrient depletion, pollution, or complete removal through development. Environmental areas such as woodlands contain habitat for native species that make up a large part of the wildlife and tourism economy and contribute to the biodiversity of our ecosystems and food systems. Even our cultural heritage is a resource that can be preserved through historic preservation and cultural activities, but may be threatened by redevelopment that isn't sensitive to local history. This Comprehensive Plan is one way of declaring these resources as valued and worth protecting.

Key Leadership:

Keeping natural and cultural resources aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- G.S.D.

NEW/REARRANGE

THIS IS NOT EMPHASIZED ENOUGH IN PLAN

WHAT ARE THESE? NEEDS DISCUSSION

Agricultural & Natural Resources			
	Objectives	Priority	Potential Action Step(s)
☐ 1	Enhance protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques.	Short term (3-5 years)	A. Provide incentives and bonuses to developers for submitting natural resource protection plans including the retention of trees, wetlands, and water courses, and contiguous open spaces. B. Use zoning to protect environmentally sensitive areas from urban development. HOW? LEGALLY?
☐ 2	Implement green infrastructure projects to improve water quality and enhance the function and capacity of stormwater management in the Village. NEED A MAP OF THIS	Short term (3-5 years)	C. Use available street reconstruction capital improvement plans to identify near-term GI opportunities identified in the Menomonee River Watershed Updated Implementation Plan (2022). D. Identify, evaluate, and prioritize Germantown specific projects listed in the Menomonee River Watershed Updated Implementation Plan to see more Germantown-specific projects.
☐ 3	Support environmental and habitat restoration and capacity of stormwater management in the Village.	Intermediate (5-10 years)	E. Coordinate efforts to restore habitat, remove invasives, and eliminate environmental contamination with private, nonprofit, and governmental organizations; do so in areas such as along the Menomonee River and its tributaries.
☐ 4	Plan for long-term agricultural uses in Germantown which can adapt to future economic conditions by researching the efforts of, and coordinating with, agricultural planning experts.	Long-term (10-20 years)	NO MANDATES F. Encourage and mandate when necessary the usage of agricultural conservation easements.
☐ 5	Promote and celebrate the unique history of Germantown through the preservation of its historic sites, their context, and their stories.	POLICY Ongoing	G. Support the preservation and conservation efforts by promoting heritage tourism in coordination with the Chamber of Commerce and other private and non-profit entities.

SCORECARD

NEED TO DO MORE TO ENCOURAGE ACTUAL PRESERVATION MISSING GOALS HERE

Utilities & Community Facilities

Goals, Objectives, and Potential Action Steps

MEASUREMENT

Goal:

Provide Germantown residents and businesses with safe, reliable, and adequate utilities and facilities to meet current and future needs.

Why is this important?

Utility infrastructure has to be constantly planned and monitored for its capacity to support a changing residential and commercial population. Developing new neighborhoods, adding density to existing ones, or bringing new businesses and industries may change the adequacy of utility infrastructure. This Comprehensive Plan projects the future population, households, and jobs in Germantown to give some predictability to utility providers to they can anticipate future need and allocate resources effectively. It is important to make efficient use of utility infrastructure and have a plan for who is going to expand it when necessary, what type it will be, and what capacity it will have.

Utilities and community facilities in Germantown include stormwater and sewer infrastructure, electricity, natural gas, telecommunications, parks and schools, and more.

Key Leadership:

Keeping development and maintenance of utilities aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Fire and Police
- Germantown School District
- Library
- Parks and Recreation
- Historic Preservation Commission
- Parks and Recreation
- Public Works
- Garbage and Recycling
- Senior Center
- Village Board

Utilities & Community Facilities

	Objectives	Priority	Potential Action Step(s)
☐	1 Plan for future growth by identifying when current facilities can no longer support projected growth.	Short term (3-5 years)	A. Develop a 5-year capital improvement program, which most efficiently meets the future needs of the sanitary sewer service area expansion area.
☐	2 Ensure active and passive recreation opportunities are accessible to existing neighborhoods and districts.	POLICY Short term (3-5 years)	B. Update and implement the Village Comprehensive Outdoor Recreation Plan every five years. C. Conduct individual park master plans that support long-term visions for community facilities within parks.
☐	3 Work with the MMSD and other public and private organizations to coordinate acquisition of sites identified as targets for protection from development in the MMSD Conservation Plan.	POLICY Short term (3-5 years)	D. Maintain regular contact with MMSD and help facilitate the acquisition of properties suited for preservation.
☐	4 Integrate regional water, sewer, and land use planning	POLICY Ongoing	E. Coordinate with Milwaukee Metropolitan Sewerage District, the Germantown School District, the Washington County Health Department, and other relevant jurisdictions for future utility and facility expansions. F. Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.
☐	5 Facilitate resident access to a wide variety of services by assisting local private and nonprofit organizations that provide services to Village residents with their capital improvement objectives.	Intermediate (5-10 years)	G. Explore grant program models and opportunities to assist local organizations. H. Conduct a needs assessment to identify opportunities for partnerships.
☐	6 Increase energy efficiency and explore alternative energy sources to reduce peak energy demand, lower costs, and/or reduce environmental impacts. Plan for long-term reduction of energy dependence from fossil fuels.	Intermediate (5-10 years)	HOW IS THIS A VILLAGE ACTIVITY ? I. Research public best practices for guides/toolkits that support a resilient and clean energy network.
	7 Improve coordination between the Village of Germantown and the Germantown School District related to future residential development, school district capacity, and necessary improvements to facilities.	Ongoing	J. ~~Consider creating~~ an advisory position on the Village Plan Commission for a representative of the School District.

SCORECARD

Economic Development

Goals, Objectives, and Potential Action Steps

Goal:

Promote economic, social, and environmental benefits through business and commercial activity in Germantown with a cohesive and unifying vision that inspires investment, tourism, and local pride.

Why is this important?

The economy is constantly changing. Over the past few decades, the Upper Midwest has seen a shift from a manufacturing based economy to a diversification to include more tourism and services. Germantown has maintained and continued to attract manufacturing jobs and still maintains a sizeable agricultural base in addition to its retail and service sector. Strengthening each of these parts of the economy while staying able to take advantage of new opportunities requires a variety of strategies for economic development.

Enhancing the attractiveness of commercial areas, both retail and industrial, will help to attract residents, employers, and a workforce that enjoys working in Germantown. This includes enhancing the attractiveness of buildings but also the streets and districts that bring them all together. Similarly, developing a unique character and visitor experience by promoting Germantown's natural and cultural resources will help to continue attracting visitors and tourists to support the local economy.

Key Leadership:

Keeping economic development aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Chamber of Commerce
- Community Development
- Economic Development Commission
- Plan Commission
- Public Works
- Village Board

Economic Development			
Objectives		Priority	Potential Action Step(s)
☐	1 Develop a Master Plan for the Holy Hill Gateway District to ensure compatible industrial expansion in Germantown by providing aesthetically appealing development along highly visible thoroughfares to ensure industrial expansion that is compatible with non-industrial surrounding land uses.	Short term (3-5 years)	A. Carry out the "Next Steps" identified in the Opportunity Areas section of this Plan (p.135)
☐	2 Develop the Village Center District, including a Master Plan, to enhance Main Street and Mequon Road as complementary mixed-use economic zones with a unique cultural identity.	Short term (3-5 years)	B. Engage with stakeholders along commercial streets to determine a vision for the district. C. Carry out the "Village Center: Next Steps" identified in the Opportunity Areas section of the Plan (p.133) D. Develop a specific set of design guidelines that define an acceptable Germanic architectural identity.
☐	3 Incentivize well-designed buildings, entry features, and public infrastructure in business parks and industrial districts through the development approval process.	Intermediate (5-10 years)	E. Develop a set of desired building design guidelines for business parks and industrial districts based on the context of surrounding buildings, landscapes, and architecture.
☐	4 Promote and support the development of industrial and commercial areas in Germantown using financing incentives and regulatory tools, including but not limited to Tax Increment Financing.	Ongoing	F. Continually monitor TID capacity within the Village and prioritize areas for desired improvements. G. Explore Business Grant types based upon examples from comparable communities or regional/State entities.
☐	5 Protect and promote the economic and aesthetic value of natural resources in Germantown for agriculture, recreation, and tourism.	Ongoing Intermediate (5-10 years)	H. Continue to update the Comprehensive Outdoor Recreation Plan every 5 years with information on the location and quality of natural resources for protection. I. Create zoning code regulations that support and accommodate agritourism and agricultural business uses.
☐	6 Support regional economic development initiatives that impact Germantown.	Ongoing Short term (3-5 years)	J. Leverage the resources and programs of Economic Development Corporation of Washington County and SEWRPC. K. Evaluate the need for an Economic Development Coordinator position in the Community Development Department.

Land Use

Goals, Objectives, and Potential Action Steps

Goal:

Pursue a land use pattern of neighborhoods, districts, and corridors that facilitates the siting and compatibility of new and existing uses in a manner that promotes the efficient use of existing and future public utilities and facilities while protecting natural and environmental resources and preserving our rural character and quality of life.

Why is this important?

This Comprehensive Plan introduced a system of Neighborhoods, Districts, and Corridors for the land use plan to determine a desirable mix of land uses within places in Germantown. These neighborhoods, districts, and corridors already existed for the most part, but are defined more formally in this plan for the purposes of consistency and appropriateness in planning. Land use planning is forward thinking, accounting for multiple decades in the future to inform decision-making for day-to-day decisions about what is desirable or acceptable in new development proposals.

The approach focuses on a desired mix for an entire area, rather than for individual parcels, to allow for a degree of flexibility to changing future circumstances. The goals for land use ensure that areas develop with a consistent vision and give a level of assuredness of residents and property owners about the future of the areas they live and work in. New development should be guided to not impede on the agricultural resource base of the Village nor to disrupt the neighborhood patterns developed over history. Changes to the zoning ordinance should reflect the long term vision of the Comprehensive Plan, including the creation of new districts such as a mixed-use district to allow for a more vibrant Village Center District.

Key Leadership:

Keeping land development aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board

Land Use

	Objectives	Priority		Potential Action Step(s)
☐ 1	Encourage new development to adhere to desired uses wherever possible in neighborhoods, districts, and corridors by sharing the desired uses listed during the development approval process.	Short term (3-5 years)	A.	Conduct a staff review of the development approval process for assessing compatibility with the Comprehensive Plan.
			B.	Establish a planning task force that meets regularly to review necessary policies, guidelines, and ordinances for each Neighborhood, District, and Corridor to ensure the character of each place is preserved.
☐ 2	Review and amend the Zoning Code, subdivision code, and other development regulations to implement the future Land Use policies reflected in the 2050 Comprehensive Plan.	Short term (3-5 years)	C.	Create conservation subdivision ~~regulations~~ guidelines.
			D.	Conduct working sessions with Plan Commission and other stakeholders to identify necessary code revisions.
			E.	Develop a new Village Center Zoning District to guide future development and redevelopment including higher density, multi-family residential, Next Generation Housing, and mixed-use commercial/residential uses.
☐ 3	Establish appropriate land use transitions to ensure compatibility between existing and new land uses.	~~Short term (3-5 years)~~	F.	Develop zoning regulations to implement compatibility requirements and density policy for new uses adjacent to existing uses (ex. Lot size, bufferyards, building design, existing natural features, etc.)
		~~Short term (3-5 years)~~	G.	Develop buffer requirements for the Holy Hill Gateway District and other mixed used and industrial districts that are adjacent to neighborhoods and/or rural/open space districts.
☐ 4	Support regional land use initiatives that impact Germantown.	Ongoing	H.	Maintain regular contact with regional agencies such as Washington County and SEWRPC.
☐ 5	Develop and adopt detailed Land Use Plans for each neighborhood, district, and corridor (NDC)	Short term (3-5 years)	I.	Prioritize and develop program to complete detailed plans for each NDC.

#

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.

#

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

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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
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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
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2050 COMPREHENSIVE PLAN

Background



Wis "Smart Growth" Law *vs.* Reality

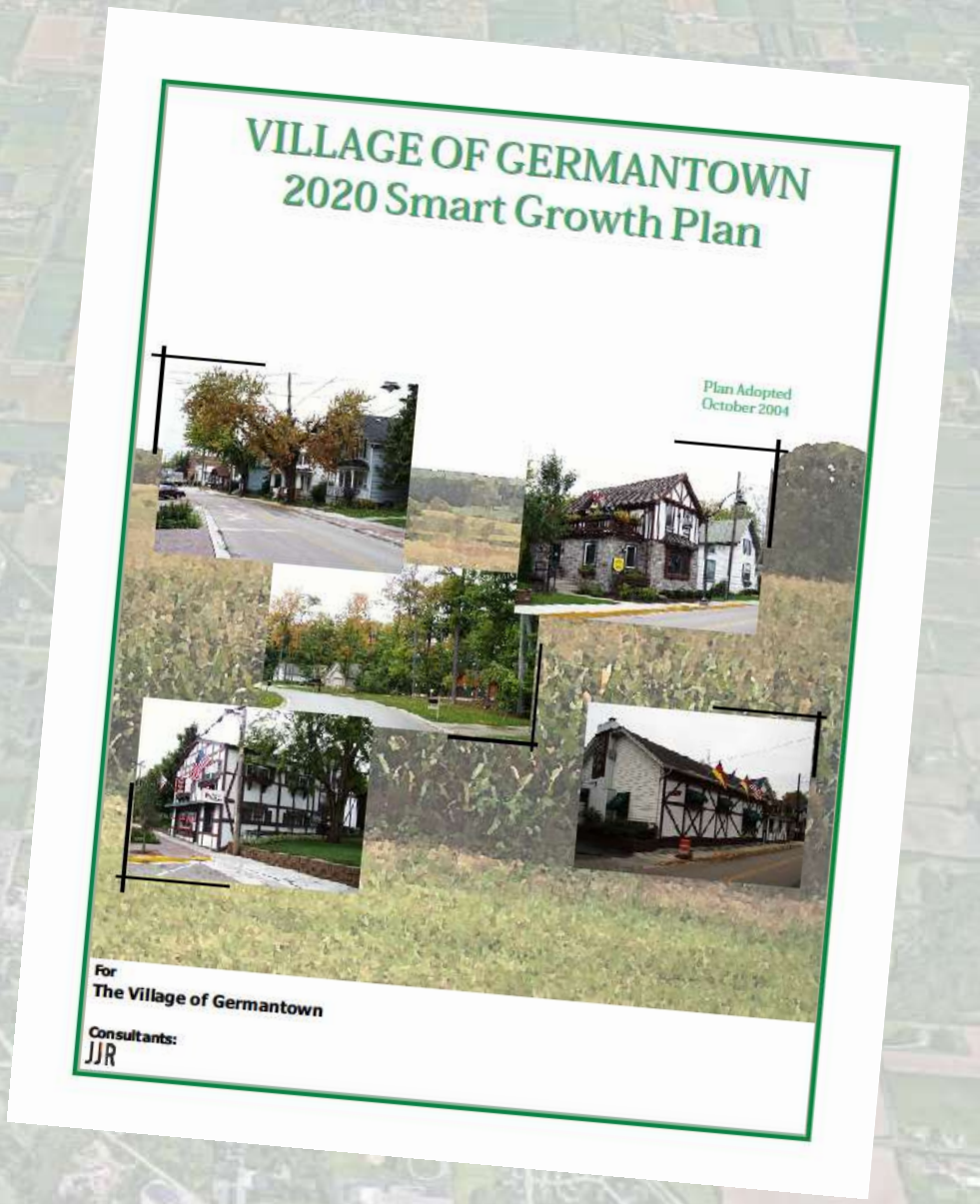
- "Smart Growth" movement has moved on
- Many legislative attempts since 2010 to water down or eliminate comprehensive plan requirements
- Only 80% of counties, cities, villages & towns have adopted a "Smart Growth" comprehensive plan
- Only 28% of those have updated their original plan
  - Updates 8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



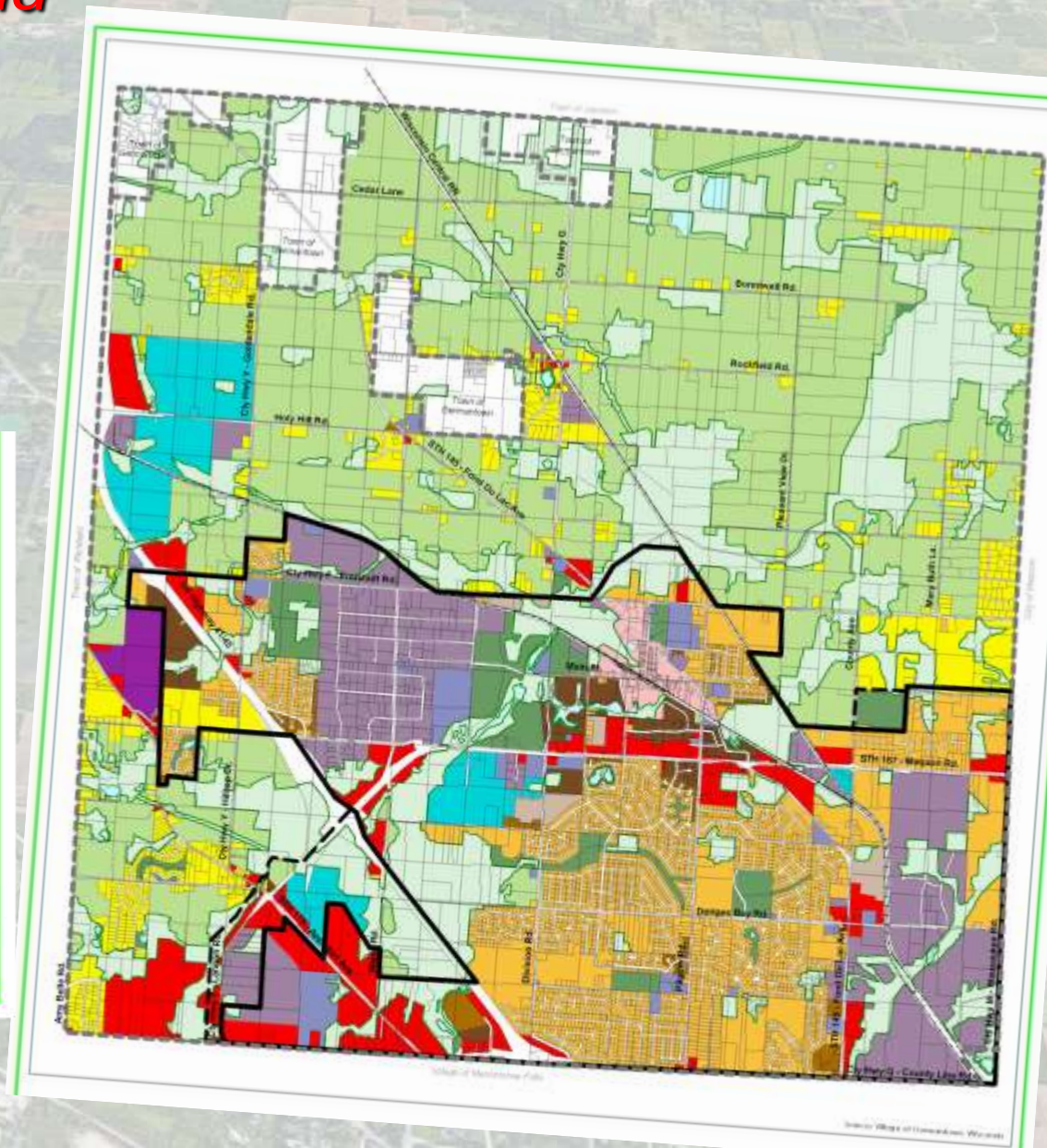
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2050 COMPREHENSIVE PLAN

Background

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





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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

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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





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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)*



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RURAL PRESERVATION WORKSHOP

2050 COMPREHENSIVE PLAN

PUBLIC PARTICIPATION & ENGAGEMENT

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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



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2050 COMPREHENSIVE PLAN

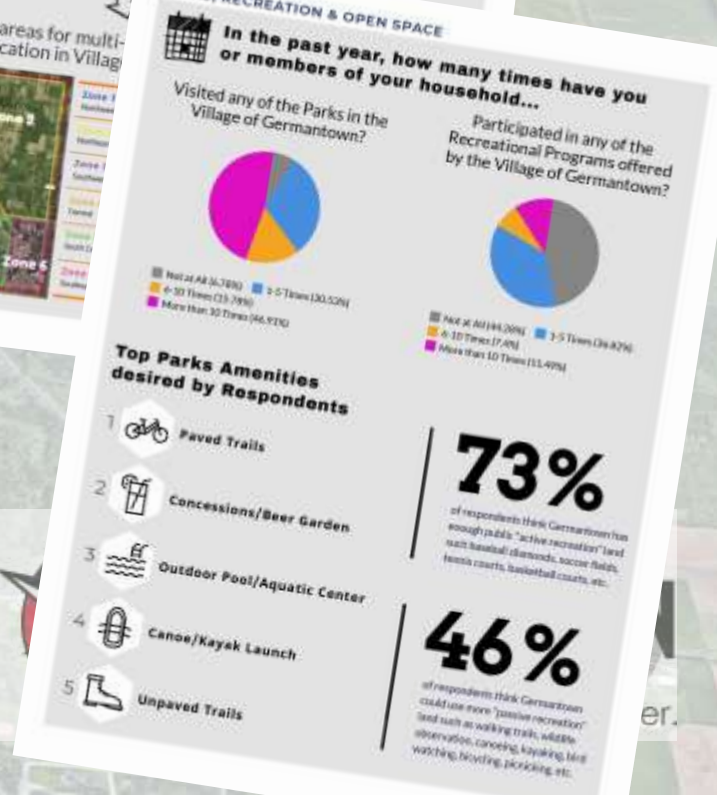
Public Participation Plan

- 2019 Community Survey







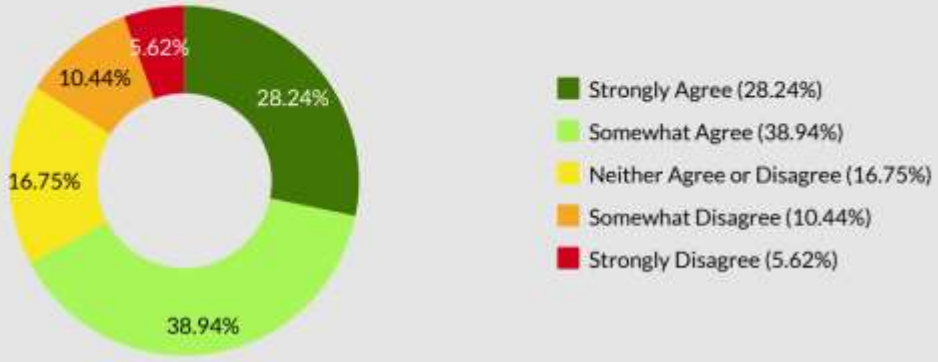


2050 COMPREHENSIVE PLAN

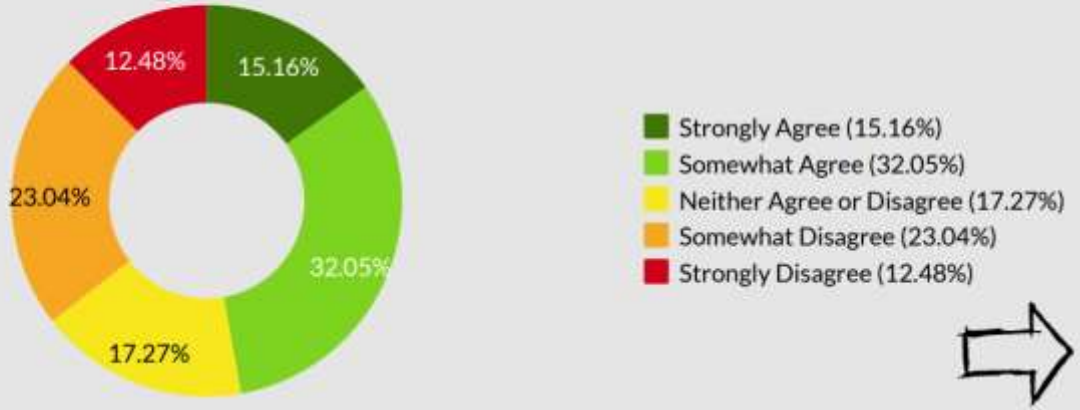
Community Survey



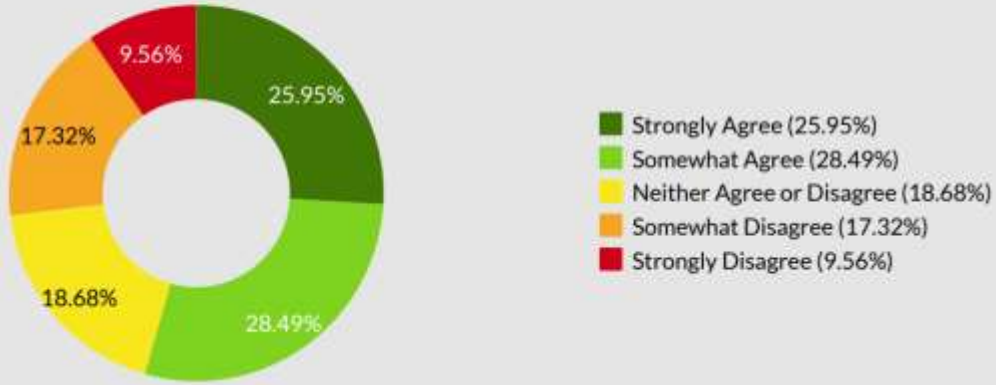
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.



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.



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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."

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RURAL PRESERVATION WORKSHOP



FARMLAND PROTECTION

WHAT DO YOU KNOW?

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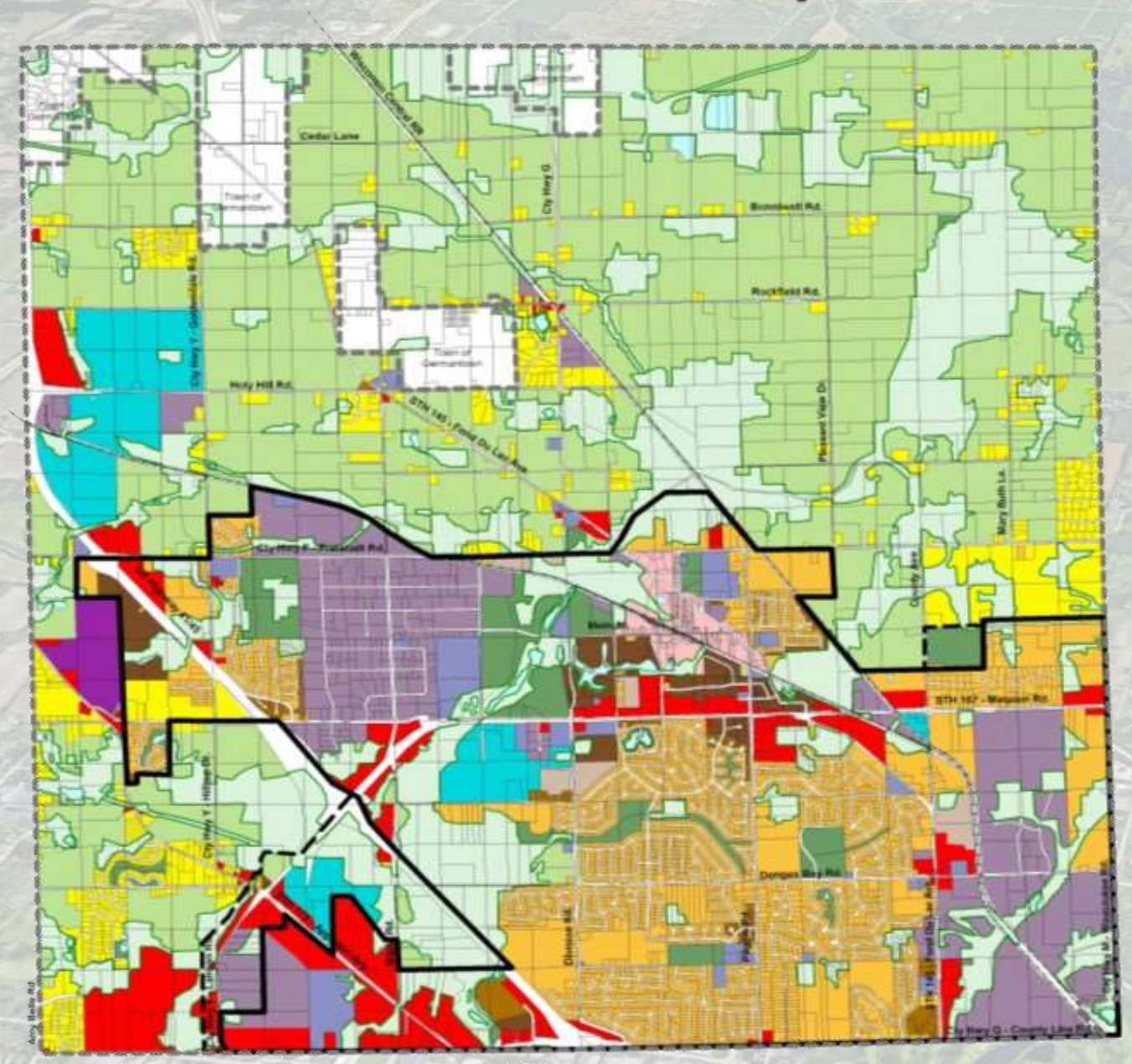
RURAL PRESERVATION WORKSHOP

APPROACH TO FARMLAND PROTECTION & RURAL PRESERVATION

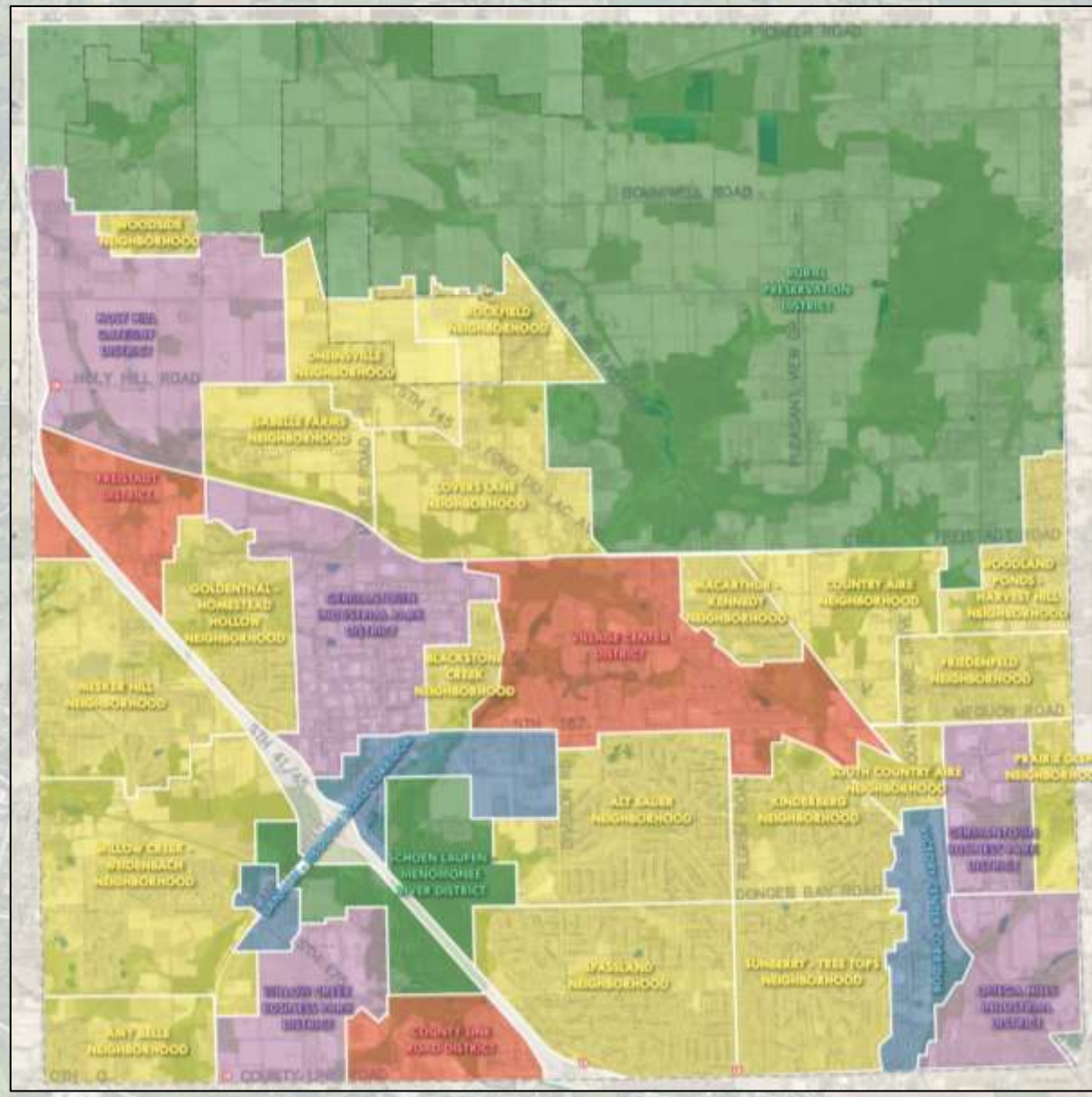
2020 Plan vs. 2050 Plan

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2020 Land Use Map



2050 Land Use Map

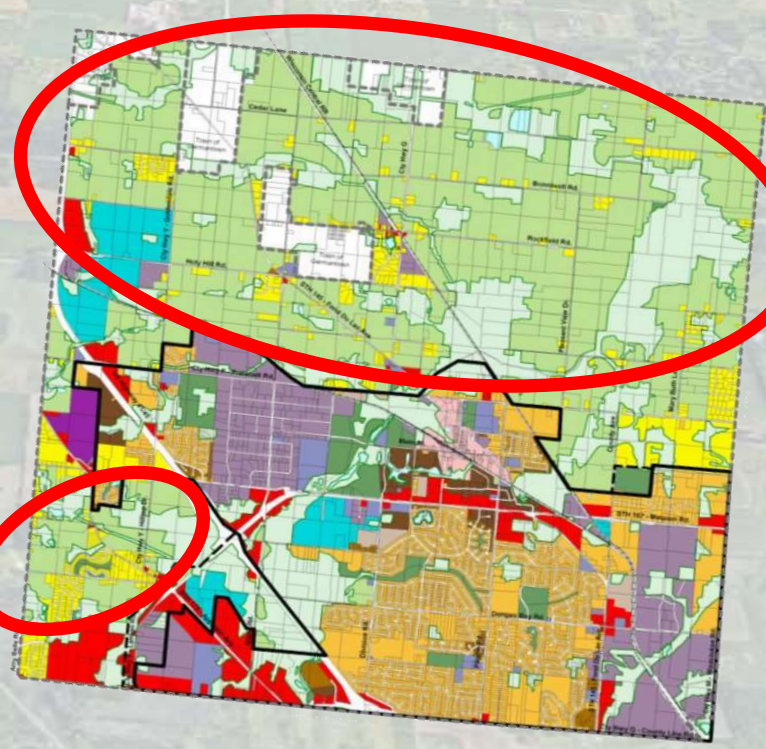


2020 PLAN APPROACH

"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



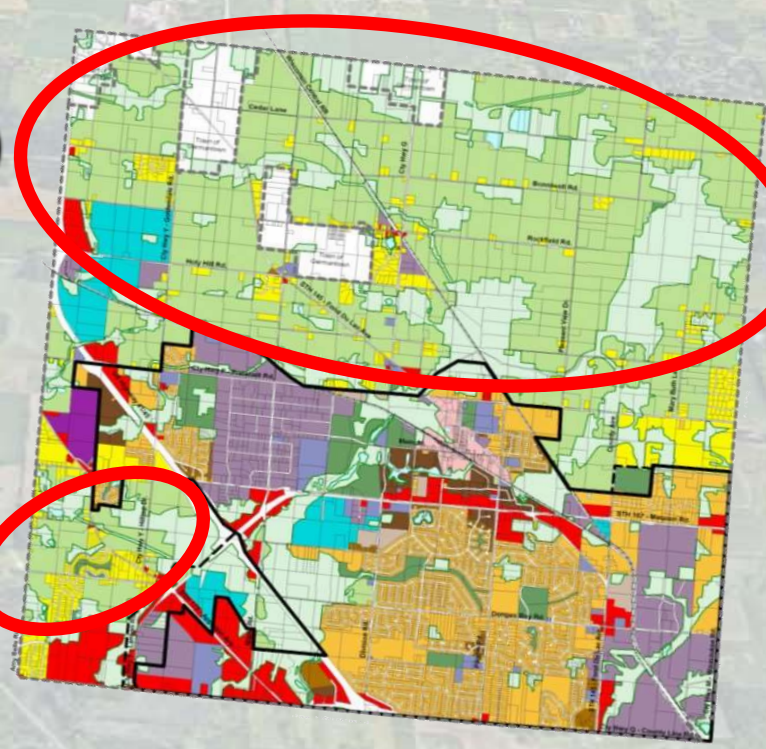
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2020 PLAN APPROACH

"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

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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)

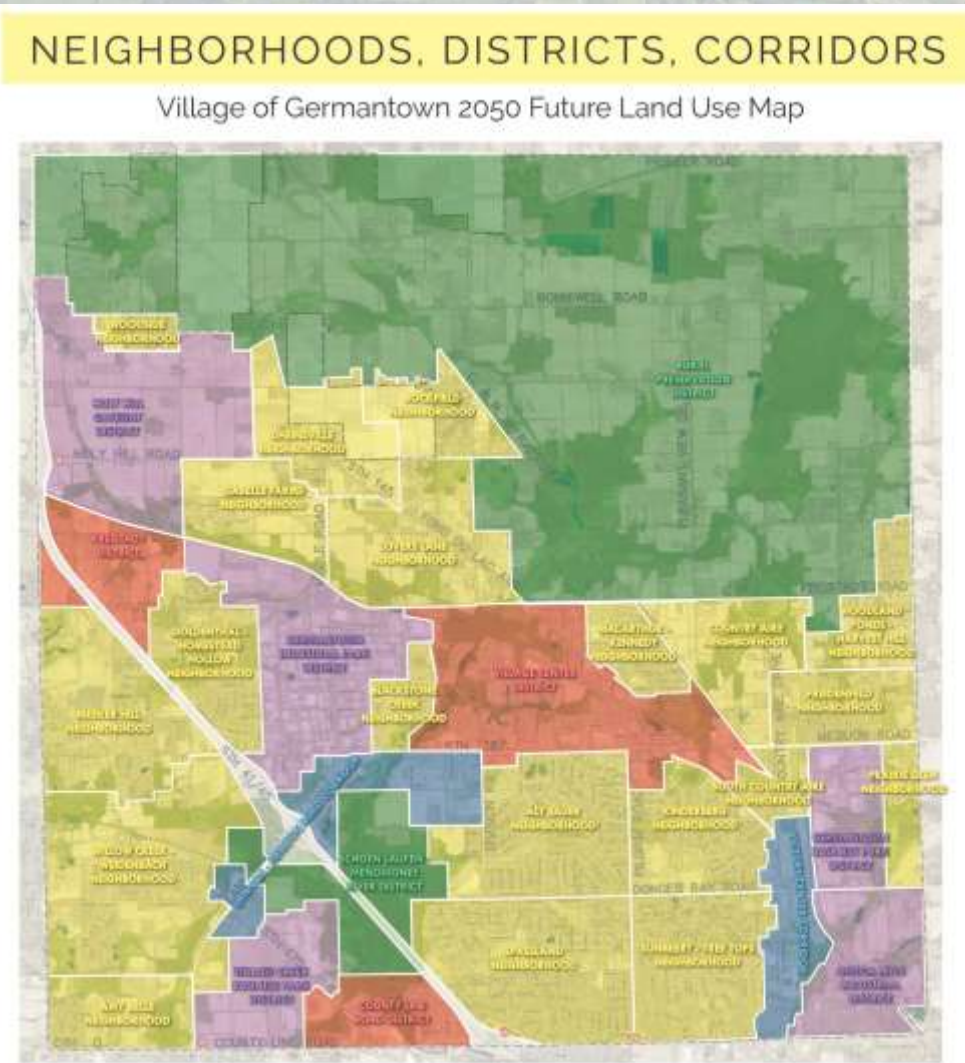
The density listed in this column is the maximum density permitted. However, a lower density may be required on a case by case basis and higher density may be [illegible] pursuant to the Planned Development District section of the Zoning Code.

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.

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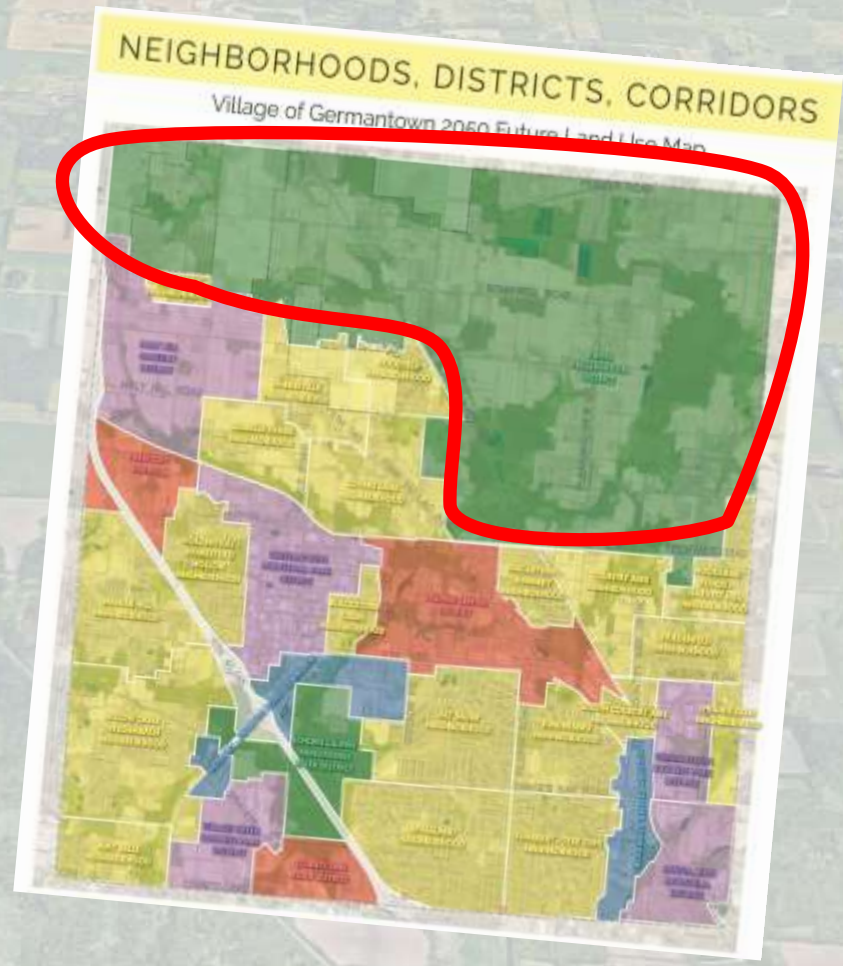


2050 PLAN APPROACH

"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)

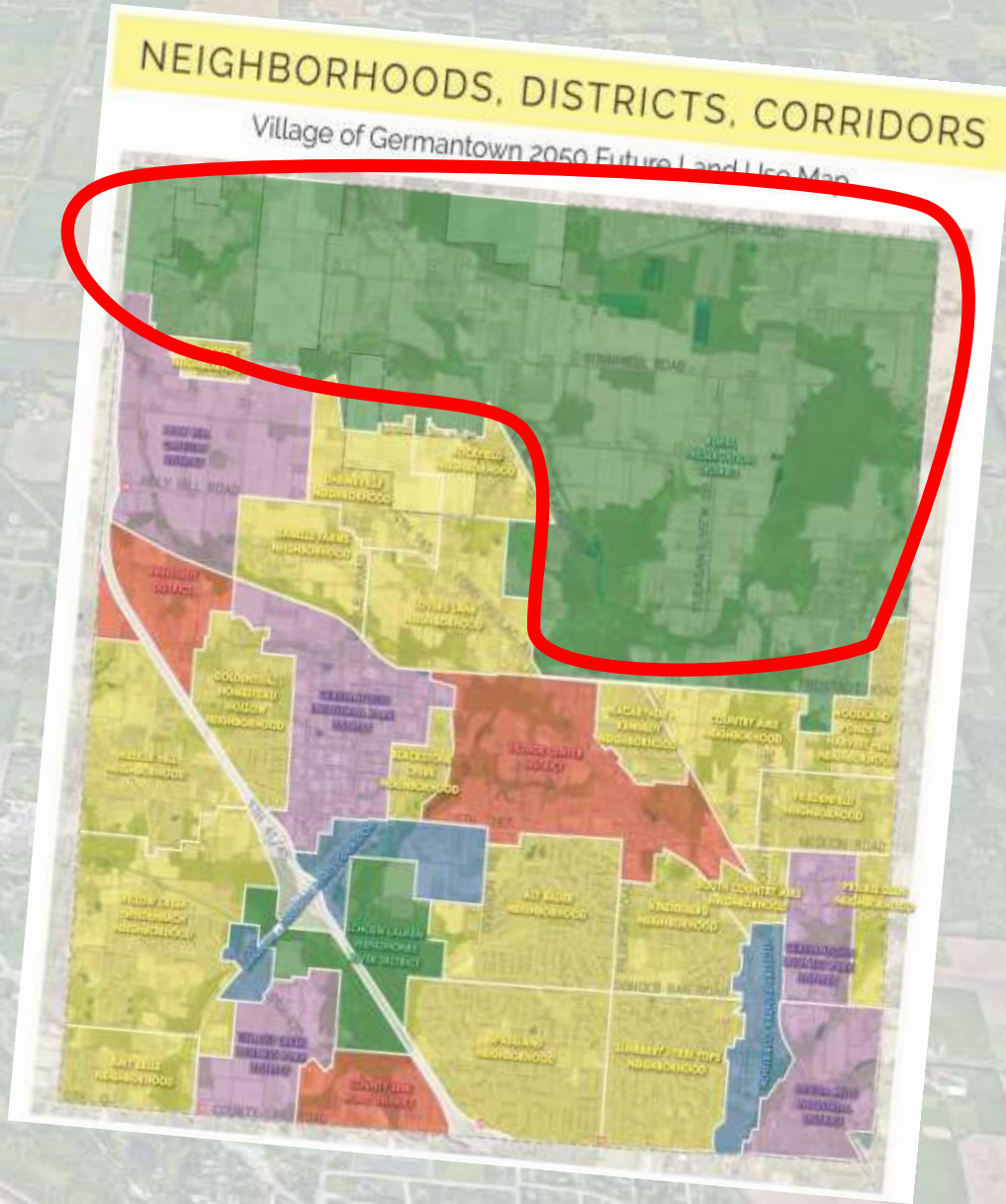


2050 PLAN APPROACH

"Rural Preservation District"

Land Uses *(same as 2020 Plan)*

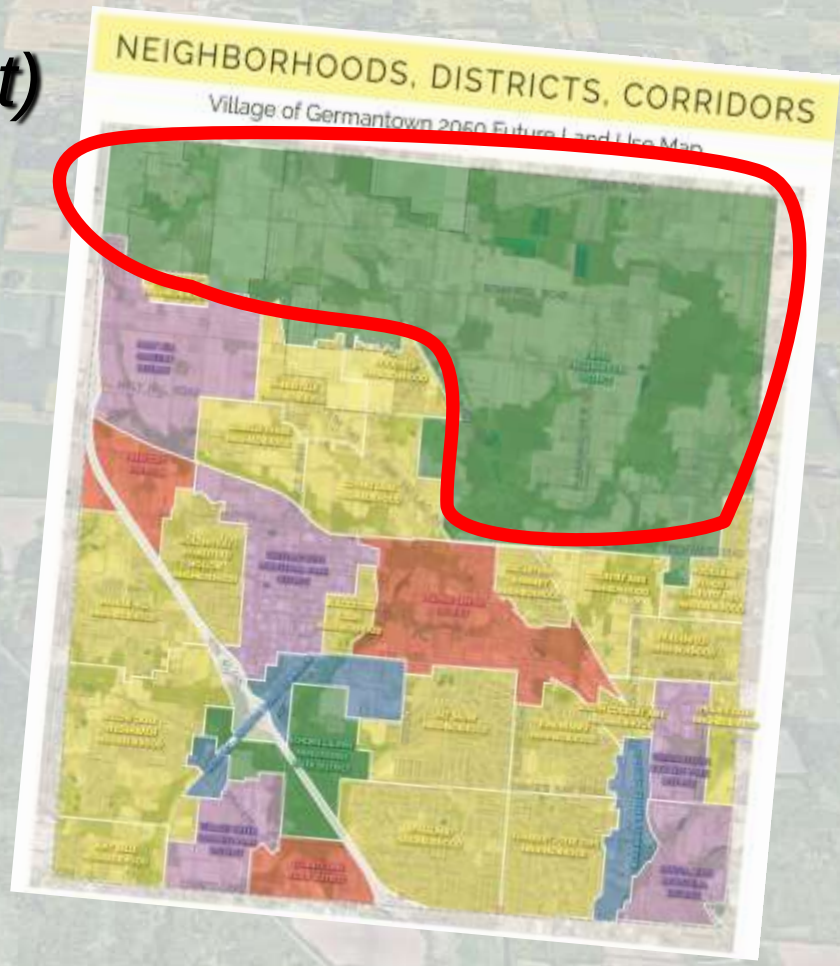
- Agriculture (crops, livestock, orchards, nursery)
- Large-scale & hobby farms
- Agri-business & agri-tourism
- No non-farm industrial or retail commercial
- Non-farm home-based business w/ restrictions
- Non-farm residential (2 options)



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

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RURAL PRESERVATION WORKSHOP

2050 COMPREHENSIVE PLAN

RURAL PRESERVATION DISTRICT

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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

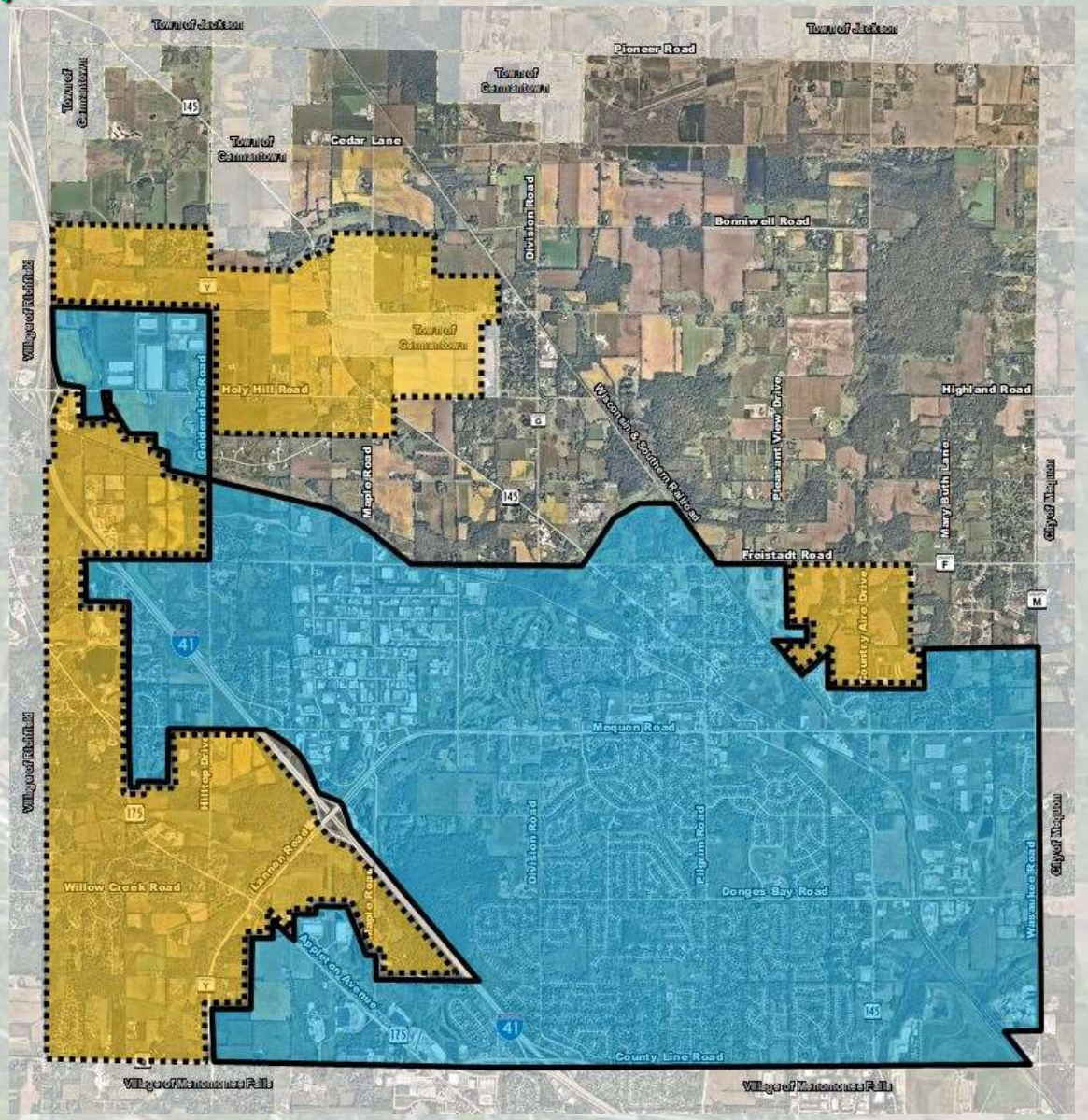
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RURAL PRESERVATION DISTRICT

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

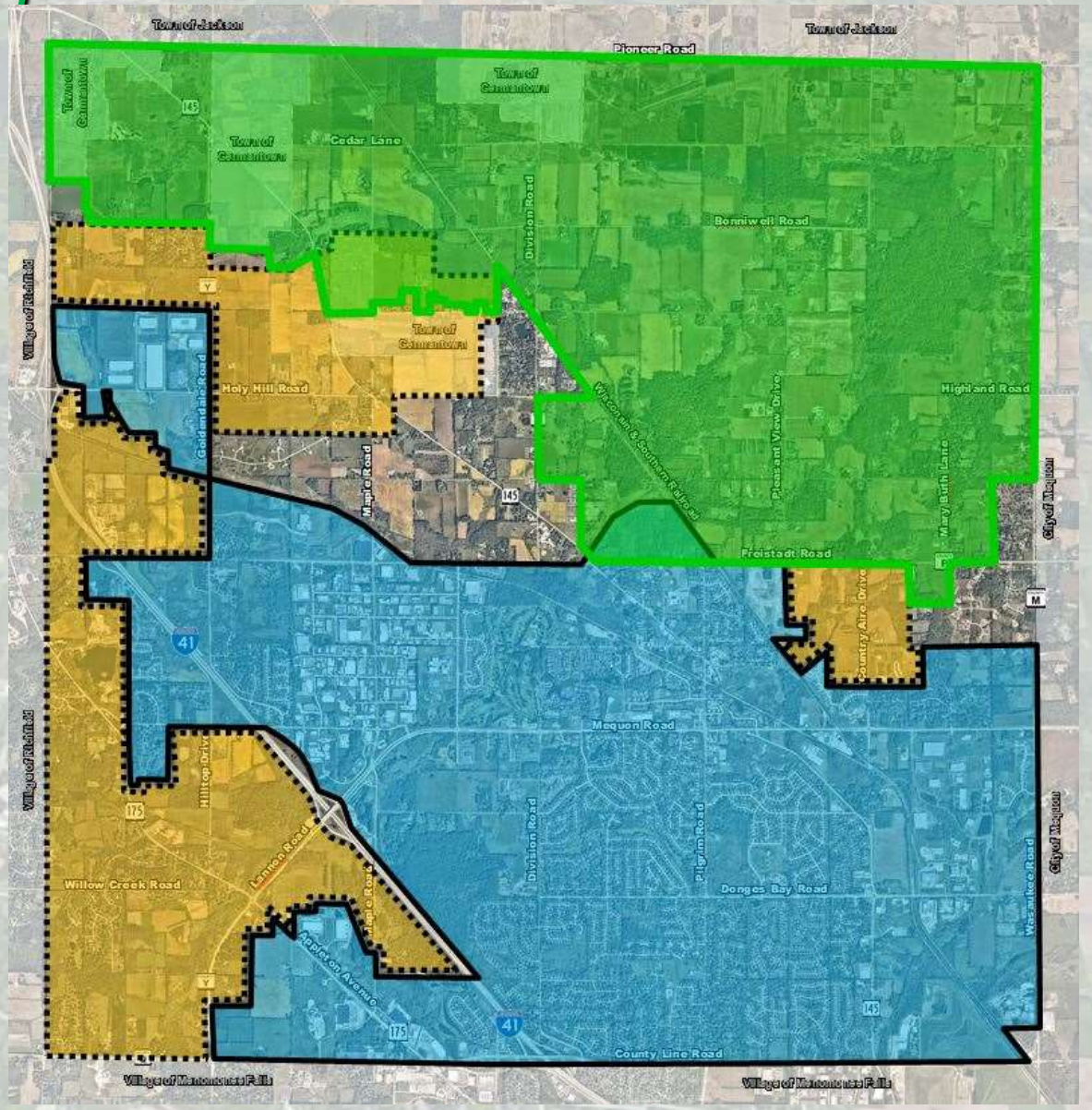


RURAL PRESERVATION DISTRICT

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

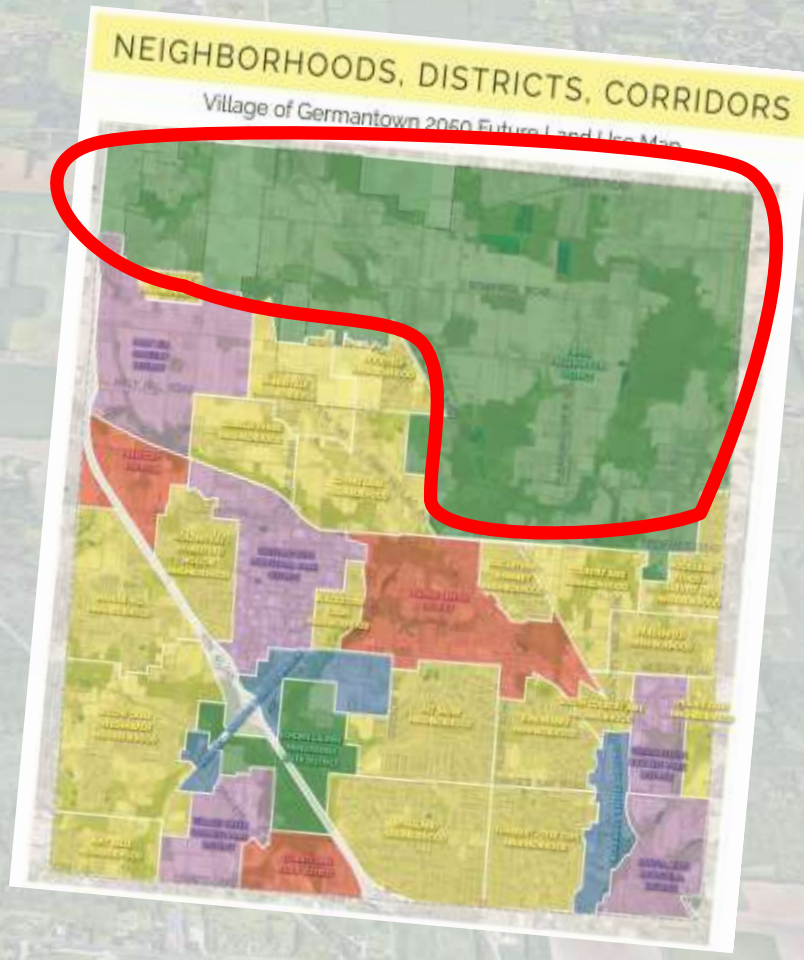
Residential Development Policy (proposed)

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



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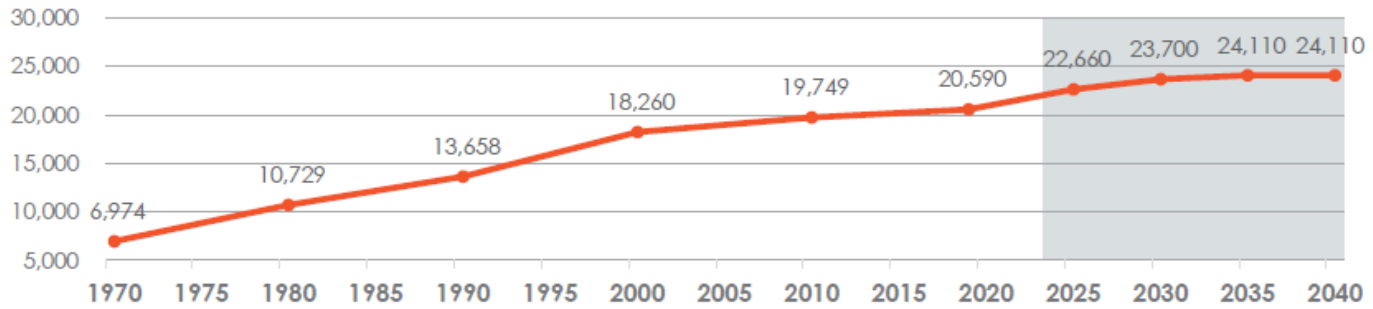
RURAL PRESERVATION DISTRICT

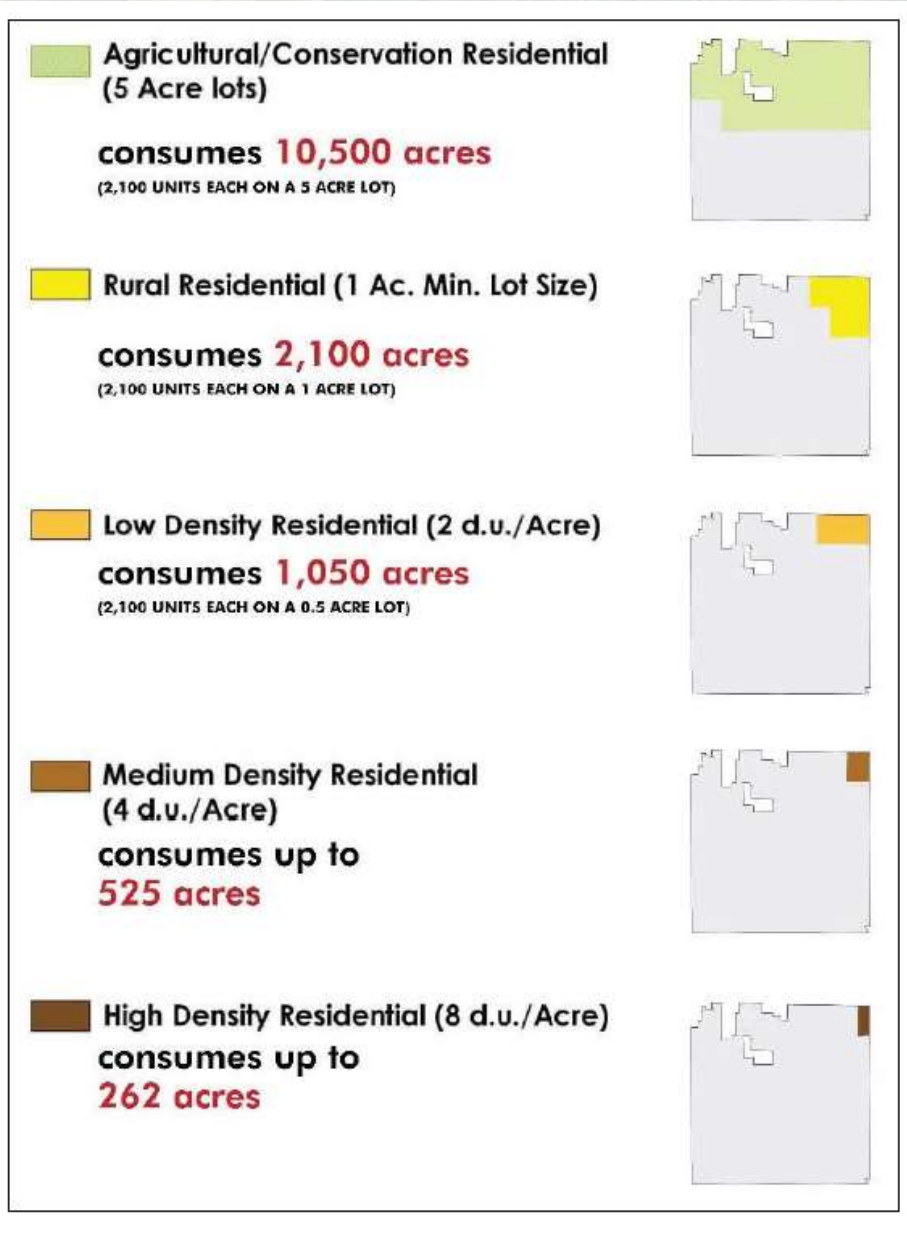
2050 Plan Approach

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



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RURAL PRESERVATION WORKSHOP



GROUP MAPPING EXERCISE

RURAL PRESERVATION DISTRICT BOUNDARY

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RURAL PRESERVATION WORKSHOP

RESIDENTIAL DEVELOPMENT POLICY

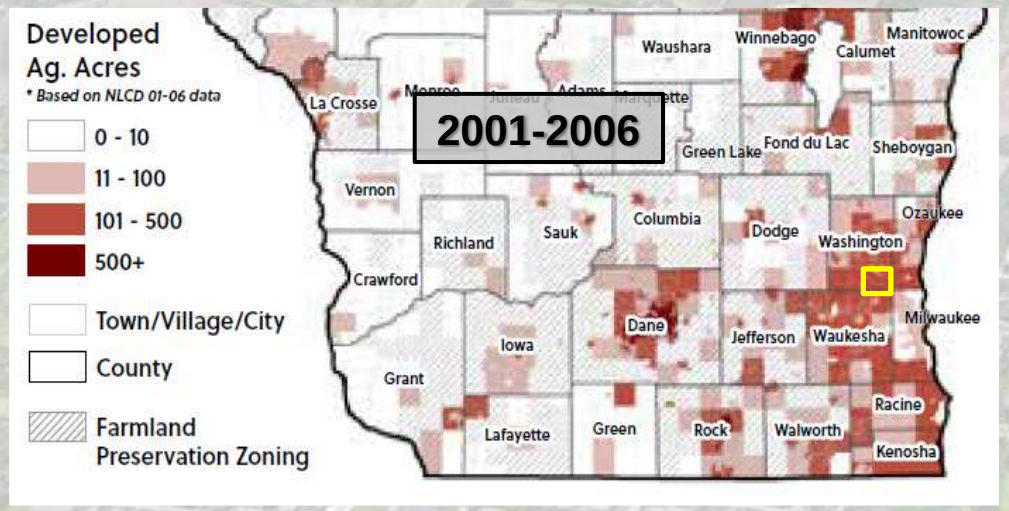
CONSERVATION SUBDIVISION DESIGN

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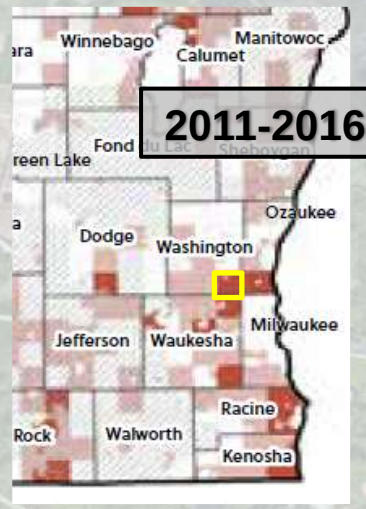
CONSERVATION SUBDIVISION DESIGN

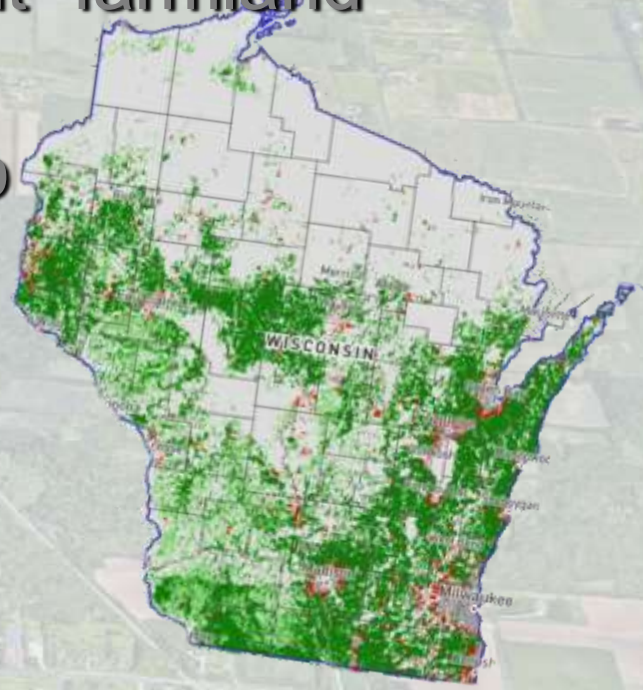
Farmland Trends

- 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)







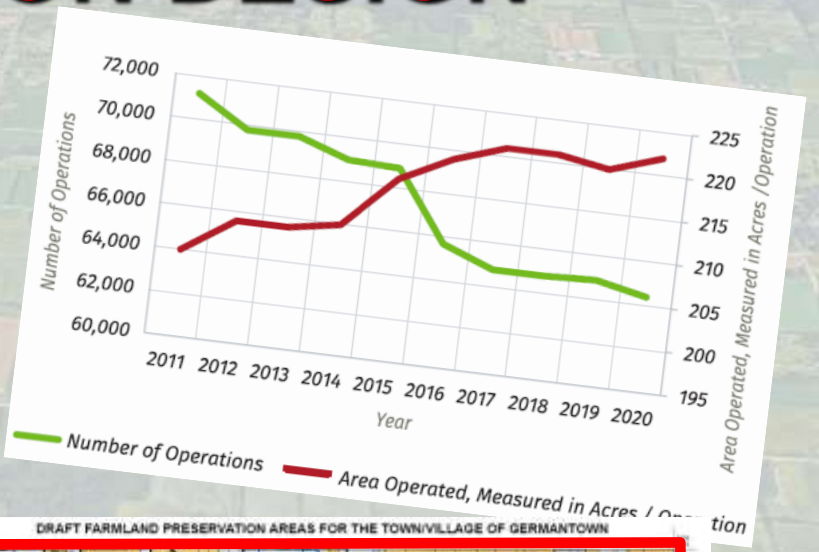


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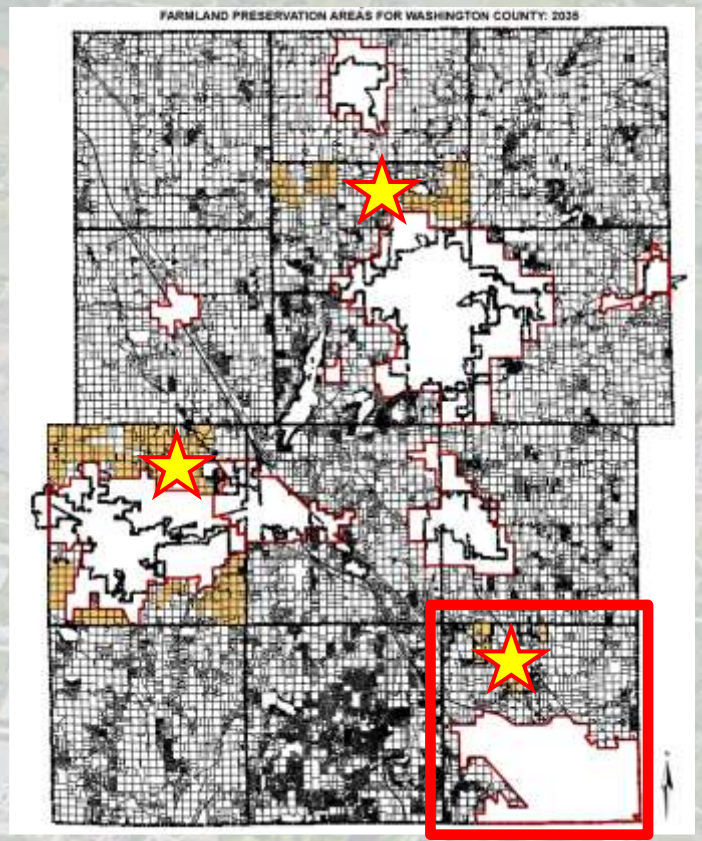
CONSERVATION SUBDIVISION DESIGN

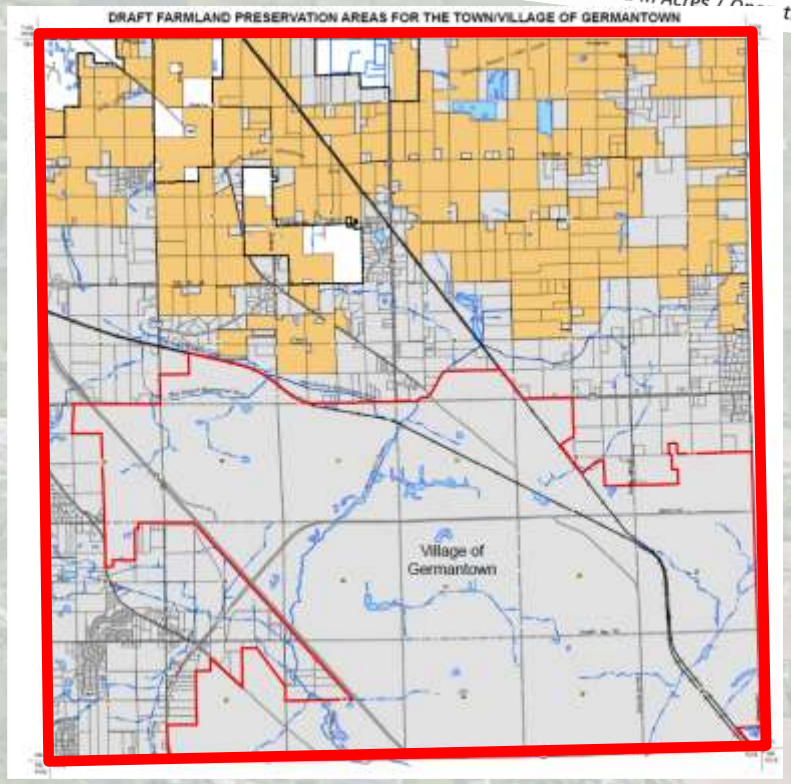
Farmland Trends

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





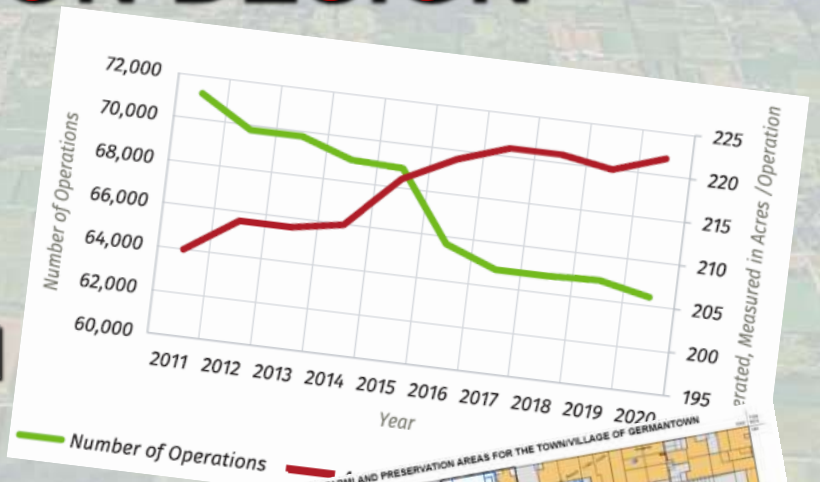




CONSERVATION SUBDIVISION DESIGN

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)



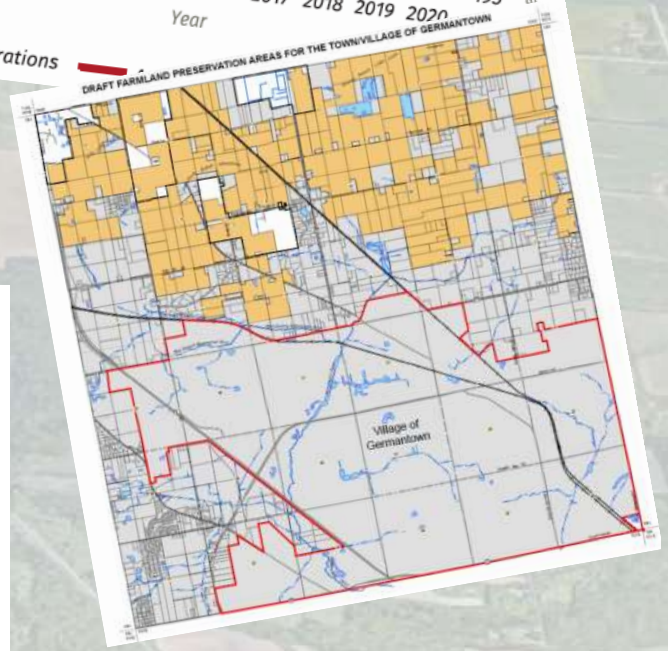


Table 1: Total Agricultural Land Sales in Wisconsin, 2012-2018 for Lands with and without Improvements[4]

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

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CONSERVATION SUBDIVISION DESIGN

Recommended Strategy for Transitioning Communities

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



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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

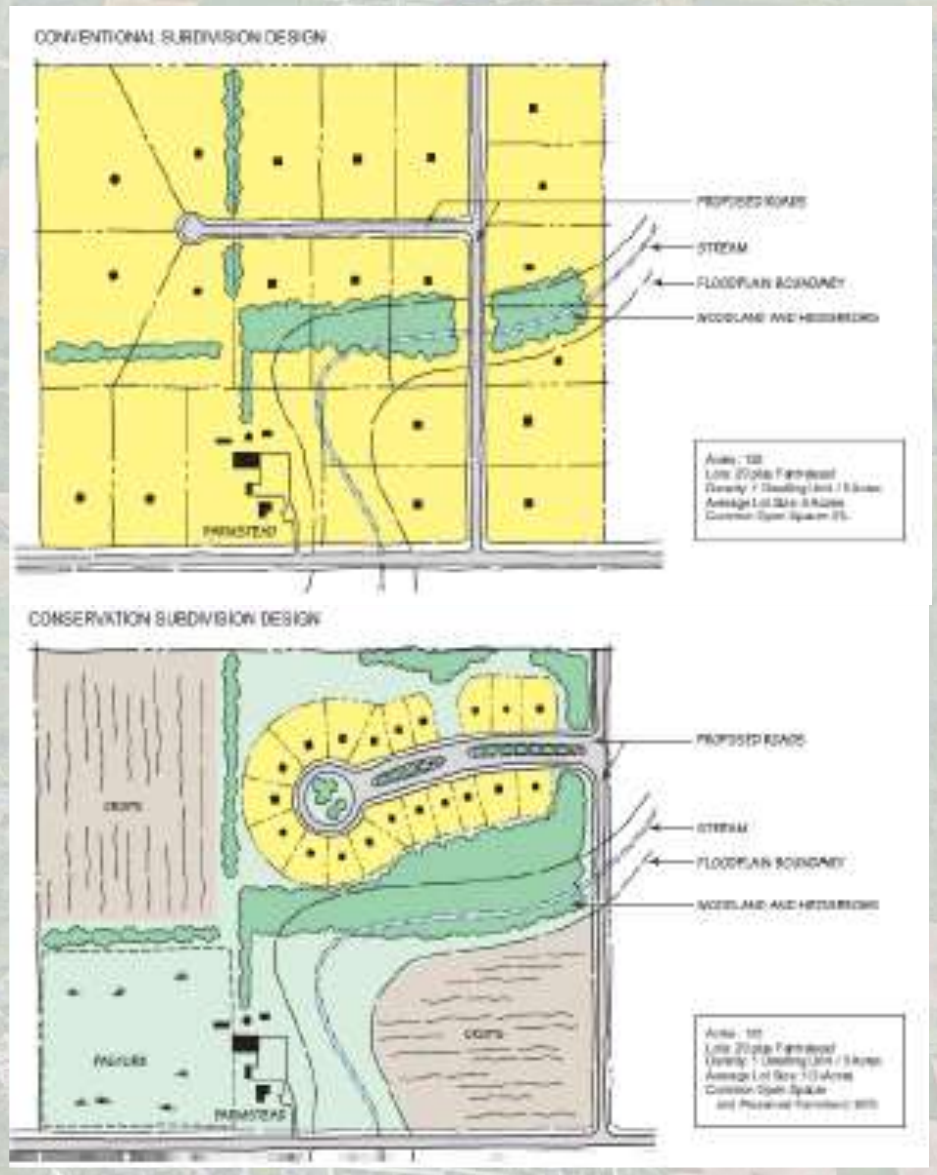
Other Benefits (vs. "Conventional" development)

- 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?

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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)

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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)*



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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.

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE AND VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: Wednesday, September 7th, 2022

AGENDA ITEM: New Business

ITEM TITLE: Potential Relocation/Improvements to Lift Station 6

SUBMITTED BY: Tim Zimmerman, Wastewater Superintendent

SUMMARY EXPLANATION:

Lift Station No. 6 does not have the required land area to facilitate making improvements to increase capacity. Currently Lift Station No. 6 receives flow from an area along CTH Q and also from Lift Station No. 3. Lift Station No. 3 serves an area that has the potential for future development. Lift Station No. 3 is located at the corner of Appleton Avenue and Maple Road. This future development would exceed the capacity of Lift Station No. 6 and would currently require removing Lift Station No. 3 from discharging to Lift Station No. 6 and making improvements to Lift Station No. 3 which would include, in addition to increasing pumping capacity, redirecting its discharge flow via a new and costly force main along Maple Road to Lilac Lane. Staff is presenting this issue to the PWHC for discussion and direction to pursue looking into a possible relocation of Lift Station No. 6 which would allow expansion of its pumping capacity.

ATTACHMENT: ORDINANCE_____RESOLUTION_____ OTHER _____

RECOMMENDATION:
Direction for staff to investigate the potential of relocating Lift Station No. 6 and report back to the Public Works and Highway Committee with its findings.

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

BUSINESS OF THE GENERAL GOVERNMENT & FINANCE COMMITTEE AND VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: September 19th, 2022

AGENDA ITEM: New Business

ITEM TITLE: Library Condenser Replacement Commitment

SUBMITTED BY: Scott Anderson: Highway, Parks, Building & Grounds Superintendent

SUMMARY EXPLANATION:
The Germantown Library is cooled by two separate condensing or cooling units that are both original to the building. CU-2 has two stages of cooling and is responsible for the front lobby, community room & restroom areas. Over the past couple of cooling seasons, CU-2 has needed repairs to keep the unit functioning properly. CU-1 has four stages of cooling and is responsible for the main space and office area. Despite being original to the building this unit has never been a maintenance issue until this season. CU-1 is currently only functioning with two stages, as the other two stages have a significant refrigerant leak. To make repairs to this unit, significant labor and material costs would have been exhausted, and even when complete, would have left the village with a cooling unit already past its useful service life. Cooling with two of the four stages is less than ideal and has caused some issues in areas of the library, especially on warmer days. Back in May, library and buildings staff decided only to explore further repairs should we find that the two functioning stages couldn't keep the space tempered. To date, this has not been the case as building temperatures have remained tolerable. The replacement plan was to bring this project forward as part of the 2023 buildings capital budget. During the process of budget planning, we've learned that the lead time on the units necessary, is 30-40 weeks once an order is placed. If we move forward under the normal process of budget and purchasing, even if ordered in January, the 30–40-week lead time would put us in August or September of 2023, toward the end of next year's cooling season.

Alternate funding measures were provided by Administration at the August Public Works Committee meeting and with unanimous support, that committee requested the topic be discussed at an upcoming General Government & Finance Committee meeting to decide how to fund the project. Since that time, staff has solicited proposals for replacement and the results are listed below.

Just Mechanical: $192,142.00

Ahern: $216,721.00

Johnson Controls: $228,947.00

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER _____

RECOMMENDATION:
Staff recommends contracting with Just Mechanical to order the necessary cooling units as soon as possible to help ensure their installation prior to the 2023 cooling season. Due to the complexity of the project, staff is also requesting a 5% contingency to cover any possible unforeseen items that may arise. If approved, funding shall be allocated as approved by the General Government & Finance Committee in and amount not to exceed $202,000.00

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

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: September 19, 2022

AGENDA ITEM: New Business

ITEM TITLE: Approve Bids for Public Works Facility (Bid Package No. 1)

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

SUMMARY EXPLANATION:

Staff is presenting the bid results for Bid Package No. 1 for the new Department of Public Works Campus. These bids (6) basically are for the materials that will have a long lead time for delivery and for the earthwork (mass site grading) and sanitary and water main from Donges Bay Rd into the DPW building site (not including the building site). These contracts will be executed between Moore Construction (Village Project Manager) and the contractors. The Village has contracted with Moore Construction who in turn will hire the individual contractors to perform the work and since this is a Municipal project and the individual contracts exceed the state mandated limits for bidding ($25,000.00) the project requires a public bid process and opening of bids by Village staff. This is the first in a number of Bid Packages for this project.

The individual bid summaries are attached for reference.

Below are the low bidders and recommended contractors.

- **Bid Package #1: Precast**
  - Stonecast
- **Bid Package #2: Structural Steel**
  - Construction Supply & Erection
- **Bid Package #3: Roofing**
  - Northern Metal & Roofing
- **Bid Package #4: Generator**
  - Wolter
- **Bid Package #5: Earthwork**
  - Veit (Combined bid)
- **Bid Package #6: Site Utilities**
  - Veit (Combined bid)

Moore Construction has reviewed the bids received and has determined all have met the requirements as stated in the bid documents and recommends approval by the Village of Germantown.

ATTACHMENT: ORDINANCE_____ RESOLUTION____ OTHER _X__

- Bid Tabulation

RECOMMENDATION:

Staff recommends the Village Board approve Moore Construction to enter into contracts with the 6 low bidders listed above.

COMMITTEE ACTION:

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

MOORE CONSTRUCTION SERVICES LLC
YOUR CONSTRUCTION PARTNER

Germantown DPW
Bid Package #1

Project: Germantown DPW		ALT #1 Performance Bond	ALT #2 Omega Road	ALT #3 Retaining Wall	ALT#4 Temp Asphalt Cold Patch on Donges Bay Road
#1 PRECAST					
CONTRACTOR	BASE BID AMOUNT				
Stonecast	$ 2,896,649.00	22,299.00			
Stonecast	$ 2,896,649.00	22,299.00	0	0	0

MOORE CONSTRUCTION SERVICES LLC
YOUR CONSTRUCTION PARTNER

Germantown DPW
Bid Package #1

Project: Germantown DPW		ALT #1 Performance Bond	ALT #2 Omega Road	ALT #3 Retaining Wall	ALT#4 Temp Asphalt Cold Patch on Donges Bay Road
#2 STRUCTURAL & MISCELLANEOUS METALS					
CONTRACTOR	BASE BID AMOUNT				
Construction Supply & Erection	$ 4,038,200.00	$ 40,382.00			
Metro Welding & Fabrication	$ 4,450,000.00	$ 70,000.00			
Ace Iron & Steel	$ 4,200,000.00	$ 42,000.00			
Germantown Iron & Steel	$ 4,489,455.00	$ 50,000.00			
Cardinal Steel	$ 4,350,000.00	$ 65,250.00			
Construction Supply & Erection	$ 4,038,200.00	$ 40,382.00	0	0	0

MOORE CONSTRUCTION SERVICES LLC
YOUR CONSTRUCTION PARTNER

Germantown DPW
Bid Package #1

Project: Germantown DPW		ALT #1 Performance Bond	ALT #2 Omega Road	ALT #3 Retaining Wall	ALT#4 Temp Asphalt Cold Patch on Donges Bay Road
#3 ROOFING & ACCESSORIES					
CONTRACTOR	BASE BID AMOUNT				
Schranz Roofing	$ 949,000.00	$ 9,490.00			
Waukesha Roofing	$ 863,832.00	$ 10,850.00			
Northern Metal & Roofing	$ 776,400.00	$ 7,425.00			
JT Rams	$ 1,498,000.00				
Nations Roofing	$ 1,129,500.00	$ 18,000.00			
Northern Metal & Roofing	$ 776,400.00	$ 7,425.00	0	0	0

MOORE CONSTRUCTION SERVICES LLC
YOUR CONSTRUCTION PARTNER

Germantown DPW
Bid Package #1

Project: Germantown DPW		ALT #1 Performance Bond	ALT #2 Omega Road	ALT #3 Retaining Wall	ALT#4 Temp Asphalt Cold Patch on Donges Bay Road
#4 GENERATOR					
CONTRACTOR	BASE BID AMOUNT				
Cummins	$ 591,166.33				
Wolter	$ 508,236.00				
Total Engery Systems LLC	$ 554,407.00				
Wolter	$ 508,236.00	0	0	0	0

MOORE CONSTRUCTION SERVICES LLC
YOUR CONSTRUCTION PARTNER

Germantown DPW
Bid Package #1

Project: Germantown DPW		ALT #1 Performance Bond	ALT #2 Omega Road	ALT #3 Retaining Wall	ALT#4 Temp Asphalt Cold Patch on Donges Bay Road
#5 EARTHWORK, & EXTERIOR MISC. DEMOLITION					
CONTRACTOR	BASE BID AMOUNT				
Veit *Combined Number Earthwork & Site Utilities	$ 2,311,000.00	$ 23,100.00	$ 1,216,150.00	$ 30,000.00	$ 30,600.00
RAMS	$ 1,466,843.00	$ 25,000.00	$ 414,997.00	$ 112,881.00	
Willkomm Excavating	$ 1,615,300.00	20,355.00	$ 420,100.00		
New Berlin Grading	$ 1,330,000.00	13,800.00	$ 332,445.00	$ 25,000.00	
Veit *Combined Number Earthwork	$ 2,311,000.00	23,100.00	$ 1,216,150.00	$ 30,000.00	$ 30,600.00

Germantown DPW
Bid Package #1

MOORE CONSTRUCTION SERVICES LLC
YOUR CONSTRUCTION PARTNER

Project: Germantown DPW		ALT #1 Performance Bond	ALT #2 Omega Road	ALT #3 Retaining Wall	ALT#4 Temp Asphalt Cold Patch on Donges Bay Road
#6 SITE UTILITIES					
CONTRACTOR	BASE BID AMOUNT				
Advanced Construction	$ 2,073,000.00	$ 15,000.00	$ 250,000.00		$ 8,500.00
PTS Constractors	$ 1,600,000.00	$ 24,000.00	$ 1,350,000.00		$ 10,000.00
Vinton Construction Co	$ 1,637,860.00	$ 28,000.00	$ 1,186,000.00		$ 25,000.00
Willkomm Excavating	$ 1,404,847.00	$ 24,403.00	$ 1,035,403.00		$ 43,600.00
Dorner Inc	$ 1,290,000.00	$ 22,000.00	$ 895,000.00		$ 30,000.00
Super Excavators	$ 1,300,000.00	$ 12,800.00	$ 904,000.00		$ 12,500.00
Mid City Corp	$ 1,530,000.00	$ 15,300.00	$ 2,420,000.00		$ 75,000.00
Globe Construction	$ 1,685,537.00	$ 14,070.00	$ 1,049,137.00		$ 77,050.00
DF Tomasini	$ 1,245,100.00	$ 22,995.00	$ 1,054,408.00		$ 50,000.00
	Included Above Combined Bid				

275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

September 14, 2022

Lawrence Ratacyzak
Director of Public Works
Village of Germantown
N112W17001 Mequon Rd.
Germantown, WI 53022

SUBJECT: Germantown Private Property Inflow and Infiltration Phase 1 Lateral Replacement 2022

Dear Mr. Ratacyzak:

GRAEF attended the virtual bid opening for the Germantown Private Property Inflow and Infiltration Phase 1 Lateral Replacement on September 8th, 2022. Four bids were received for the project. MJ Construction submitted a base bid of $734,740.00. Globe Contractors Inc. submitted a base bid of $764,190.00. Mid City Corporation submitted a base bid of $828,410.00. Super Excavators, Inc. submitted a base bid of $992,915.00. The bids submitted were complete and all bidders have the ability to perform the work as bid.

For your information, the Unit Bid Prices for each Bidder added together with their base bid breaks down as such for each contractor: Mid City Corporation $851,594.00, MJ Construction, Inc. $906,515.00, Globe Contractors, Inc. $941,890.00, and Super Excavators, Inc. $1,560,274.00. The exact quantities based on the Unit Costs are unknown at this time and the overall bid was based on the Base Bid.

In summary, GRAEF recommends to accept the bid from MJ Construction, Inc. Should you have any further questions, please feel free to contact us.

Sincerely,

Michael N. Paulos, P.E., LEED AP, CDT
Principal

Enclosure: Bid Tabs

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: September 19, 2022

AGENDA ITEM: New Business

ITEM TITLE: Award PP/II project

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

SUMMARY EXPLANATION:

Staff is presenting the bid results for the PP/II (Personal Property Infiltration & Inflow) project. This project, which is funded by MMSD, was started in the Village of Germantown in 2011 and due to project management issues, receipt of high bids and MMSD placing a stop work order due to poor performing installations this project is finally progressing forward. The bids being presented for consideration for award is for Phase #1 which is the area bounded by School Rd/Shagbark Rd & part of Butternut Rd (see map).

BIDS RECEIVED:

MJ Construction	$734,740.00
Globe Contractors	$764,190.00
Mid City Contractors	$828,410.00
Super Excavators, Inc	$992,915.00

The Village of Germantown has received a Letter of Recommendation from Graef Engineers to award the project to MJ Construction in the Amount of $734,740.00.

ATTACHMENT: ORDINANCE_____ RESOLUTION____ OTHER _X__

- Bid Tabulation
- Map
- Letter of Recommendation (Graef)

RECOMMENDATION:

Staff recommends the Village Board approve and award the PP/II Phase #1 project to MJ Construction in the amount of $734,740.00.

COMMITTEE ACTION:

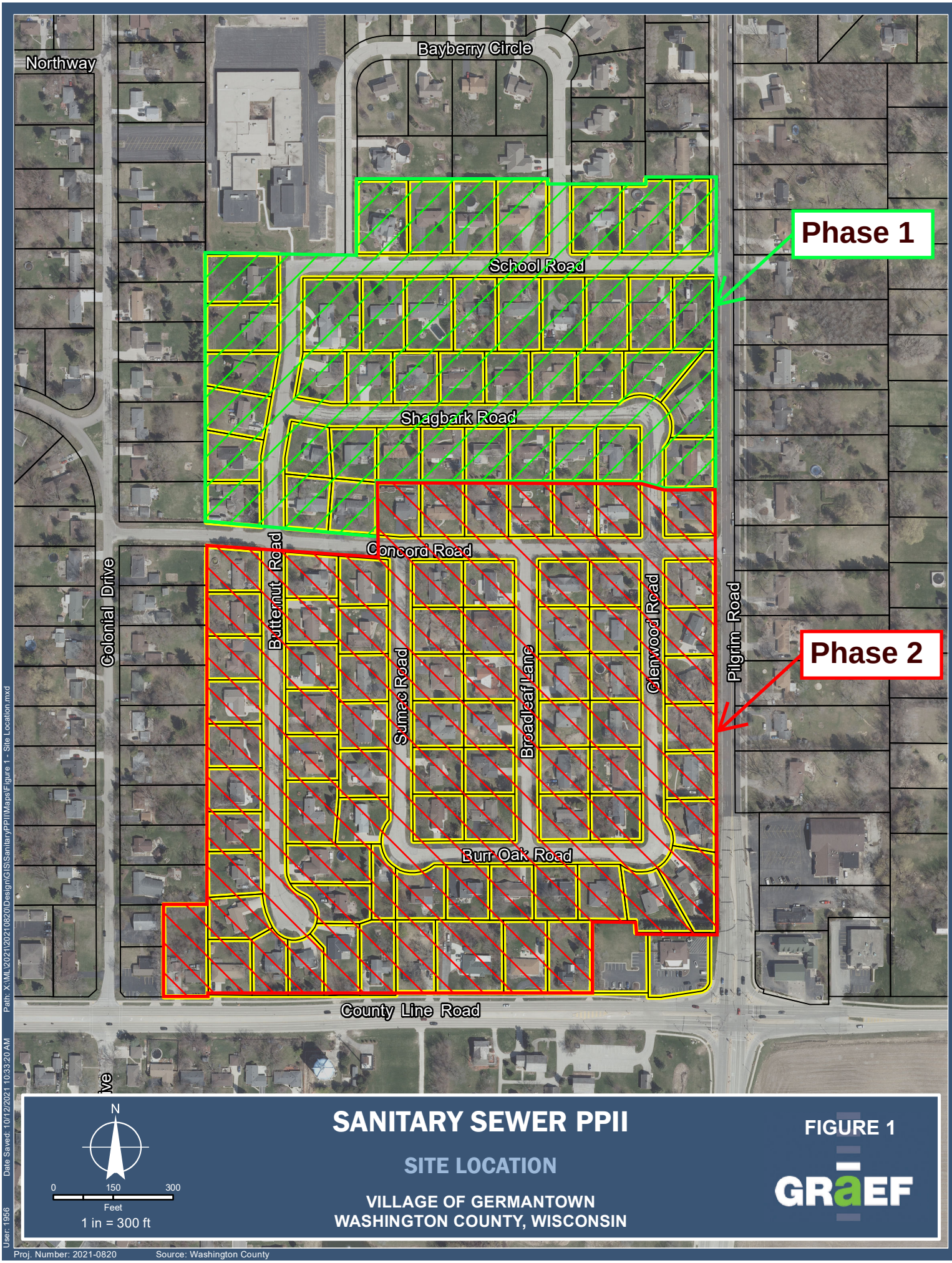
Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

Bid: Germantown Private Property Inflow and Infiltration Phase 1 Lateral Replacement 2022
Opening: 9/8/2022, 12:00 p.m.
Place: Village of Germantown, Wisconsin

Bidders	Bid Bond (5%)	Addendum No. 1	Addendum No. 2	Addendum No. 3	Total Base Bid
MJ Construction	X	X	X	X	$734,740.00
Globe Contractors	X	X	X	X	$764,190.00
Mid City Contractors	X	X	X	X	$828,410.00
Super Excavators, Inc.	X	X	X	X	$992,915.00

Germantown Private Property Inflow and Infiltration Phase 1 Lateral Replacement 2022 (#8267788)
Owner: Village of Germantown
Solicitor: Graef Inc - Milwaukee
09/08/2022 12:00 PM CDT

						MJ Construction, Inc.		Globe Contractors, Inc.		Mid City Corporation		Super Excavators, Inc.	
Section Title	Line Item	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1- Primary Bid						**$734,740.00**		**$764,190.00**		**$828,410.00**		**$992,915.00**
	1	Relay Sanitary Lateral from Main to 3' outside house, bedding, cover and spoil backfill	LF	2063	$205.00	$422,915.00	$155.00	$319,765.00	$185.00	$381,655.00	$146.00	$301,198.00
	2	Relay Sanitary Lateral from Main to 3' outside house, bedding, cover and granular backfill	LF	1139	$235.00	$267,665.00	$200.00	$227,800.00	$245.00	$279,055.00	$303.00	$345,117.00
	3	Push Camera Investigation from Cleanout to Main	EA	20	$350.00	$7,000.00	$900.00	$18,000.00	$500.00	$10,000.00	$1,300.00	$26,000.00
	4	Asphalt Pavement Replacement Roadway	SY	600	$22.00	$13,200.00	$78.00	$46,800.00	$70.00	$42,000.00	$174.00	$104,400.00
	5	Asphalt Pavement Replacement Driveway	SY	200	$22.00	$4,400.00	$78.00	$15,600.00	$60.00	$12,000.00	$114.00	$22,800.00
	6	Concrete Pavement Replacement	SY	200	$24.00	$4,800.00	$100.00	$20,000.00	$85.00	$17,000.00	$123.00	$24,600.00
	7	Clearing and Grubbing	LS	1	$3,000.00	$3,000.00	$8,000.00	$8,000.00	$25,000.00	$25,000.00	$8,000.00	$8,000.00
	8	Turf and Grass Resotration for Sanitary Lateral Relay	SY	5200	$1.50	$7,800.00	$14.00	$72,800.00	$6.00	$31,200.00	$17.50	$91,000.00
	9	Post Sanitary Lateral Televising	EA	41	$60.00	$2,460.00	$625.00	$25,625.00	$500.00	$20,500.00	$800.00	$32,800.00
	10	Erosion Control	LS	1	$500.00	$500.00	$4,300.00	$4,300.00	$5,000.00	$5,000.00	$12,000.00	$12,000.00
	11	Traffic Control	LS	1	$1,000.00	$1,000.00	$5,500.00	$5,500.00	$5,000.00	$5,000.00	$25,000.00	$25,000.00
2- Unit Bid						**$171,775.00**		**$177,700.00**		**$23,184.00**		**$567,359.00**
	12	Trench Check Dams	EA	1	$525.00	$525.00	$1,600.00	$1,600.00	$2,000.00	$2,000.00	$600.00	$600.00
	13	Existing Wye Replacement	EA	1	$3,200.00	$3,200.00	$3,950.00	$3,950.00	$6,500.00	$6,500.00	$12,358.00	$12,358.00
	14	Finished Basement Restoration	ALLOWANCE	1	$2,000.00	$2,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00
	15	Install Cleanout to connection 3' Outside of House	EA	1	$3,200.00	$3,200.00	$1,750.00	$1,750.00	$1,500.00	$1,500.00	$3,875.00	$3,875.00
	16	Sanitary Lateral Connection from 3' outside house to 4' inside house with Cleanout	EA	1	$3,650.00	$3,650.00	$6,200.00	$6,200.00	$5,000.00	$5,000.00	$16,982.00	$16,982.00
	17	Water Service Repair and/or Replacement	LF	3184	$50.00	$159,200.00	$50.00	$159,200.00	$1.00	$3,184.00	$166.00	$528,544.00
Total:						**$906,515.00**		**$941,890.00**		**$851,594.00**		**$1,560,274.00**



SANITARY SEWER PPII

SITE LOCATION

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 1

GRAEF

Path: X:\ML\2021\20210820\Design\GIS\SanitaryPPII\Maps\Figure 1 - Site Location.mxd
Date Saved: 10/12/2021 10:33:20 AM
User: 1956

Proj. Number: 2021-0820
Source: Washington County

Germantown, WI - Village Board Agenda Item:

September 14, 2022

Ehlers Review of new TID #9 as well as #6, #7, #8 updates. Update on Moody's Bond Rating.

Signed - Jan Miller

Signed - Dennis Myers (verbal)

December 7, 2021

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Germantown, WI

Tax Increment District No. 6

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N21W23350 Ridgeview
Parkway West, Suite 100
Waukesha, WI 53188

Philip L. Cosson,
Senior Municipal Advisor

Jonathan Schatz
Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Village of Germantown, Wisconsin
Tax Increment District No. 6

Purpose:

State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary:

Tax Increment District No. 6 ("District") was created on May 19, 2014 as a Mixed-Use District. The purpose of the District is to promote the development of commercial and industrial properties within the Village.

The TID has an expenditure period that ends on May 19, 2029 and has a mandatory termination date of May 19, 2034.

Background Data:

Base Value	$2,796,400
Incremental Value (as of January 1, 2021)	$30,664,100
Year End Fund Balance (2020)	$15,062
Projected Closure (based on current cash flow*)	2030
Original Projected Closure**	2034

* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

**Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

Notes:

Current increment development will support the repayment of current obligations through the projected District closure.

Joint Review Board Action:	Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.
Attachments:	• TID Boundary Map • TID Increment Projection • TID Cash Flow Projection (Detail) • State Submittal (DOR Form PE-300)

Willow Creek business park of Germantown



Village of Germantown, Wisconsin

Tax Increment District #6

Anticipated Buildout

Type of District	Mixed Use		Base Value	2,796,400
Creation Date	May 19, 2014		Appreciation Factor	0.50%
Valuation Date	Jan 1,	2014	Base Tax Rate	$18.07
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Periods/Termination	15	5/19/2029		
Revenue Periods/Final Year	20	2035		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	N/A
Recipient District	No		Taxable Discount Rate	N/A

	Construction Year	Value Added*	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
2	**2015**	**(15,700)**	**2016**	**0**	**48,900**	**2017**	**$17.53**	**857**
3	**2016**	**150,300**	**2017**	**0**	**199,200**	**2018**	**$17.58**	**3,502**
4	2017	**4,094,000**	**2018**	**0**	**4,293,200**	**2019**	**$17.72**	**76,076**
5	2018	**15,600,900**	**2019**	**0**	**19,894,100**	**2020**	**$17.76**	**353,257**
6	2019	**12,055,100**	**2020**	**0**	**31,949,200**	**2021**	**$18.17**	**580,659**
7	2020	**(1,285,100)**	**2021**	**0**	**30,664,100**	2022	$18.17	**557,303**
8	2021	10,375,500	2022	153,321	41,192,921	2023	$18.17	**748,658**
9	2022		2023	205,965	41,398,885	2024	$18.17	**752,402**
10	2023		2024	206,994	41,605,880	2025	$18.17	**756,164**
11	2024		2025	208,029	41,813,909	2026	$18.17	**759,944**
12	2025		2026	209,070	42,022,978	2027	$18.17	**763,744**
13	2026		2027	210,115	42,233,093	2028	$18.17	**767,563**
14	2027		2028	211,165	42,444,259	2029	$18.17	**771,401**
15	2028		2029	212,221	42,656,480	2030	$18.17	**775,258**
16	2029		2030	213,282	42,869,763	2031	$18.17	**779,134**
17	2030		2031	214,349	43,084,111	2032	$18.17	**783,030**
18	2031		2032	215,421	43,299,532	2033	$18.17	**786,945**
19	2032		2033	216,498	43,516,030	2034	$18.17	**790,879**
20	2033		2034	217,580	43,733,610	2035	$18.17	**794,834**
Totals		**41,039,600**		**3,353,299**			**Future Value of Increment**	**14,011,201**

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

* Develoment Assumptions:

	Construction Year		
	2017	2018	2021
Discount Ramp	4,094,000		
Metro Cigars		$750,000	
Ryan Companies		$9,000,000	
Similar Bldg to Ryan Companies			$ 9,000,000
	$ 4,094,000	$9,750,000	$ 9,000,000

Village of Germantown, Wisconsin

Tax Increment District #6

Cash Flow Projection

	Projected Cash Inflows				Projected Cash Outflows								Balances			
					G.O. Bond 5,405,000											
					Dated:		10/01/14									
Year	Tax Increments	Interest Earnings/ (Cost)	Misc. Revenues	**Total Revenues**	Principal	Rate	Interest @	Professional Svcs	Project Expenditures	DOR Fees	Admin.	**Total Expenditures**	Annual	Cumulative	Principal Outstanding	Year
2019	76,076	474	176,504	**253,054**			184,713	7,727	50,000	150	7,932	**250,522**	2,532	3,945	5,405,000	2019
2020	353,257	377	360	**353,994**	150,000	3.00%	182,463	3,743		150	6,521	**342,877**	11,118	15,063	5,255,000	2020
2021	580,659	75		**580,734**	150,000	3.00%	177,963	8,000			10,000	**345,963**	234,772	249,834	5,105,000	2021
2022	557,303	1,249		**558,552**	280,000	3.00%	171,513	8,000			10,000	**469,513**	89,039	338,874	4,825,000	2022
2023	748,658	1,694		**750,353**	280,000	4.00%	161,713	8,000			10,000	**459,713**	290,640	629,514	4,545,000	2023
2024	752,402	3,148		**755,549**	330,000	4.00%	149,513	8,000			10,000	**497,513**	258,037	887,550	4,215,000	2024
2025	756,164	4,438		**760,601**	380,000	4.00%	135,313	8,000			10,000	**533,313**	227,289	1,114,839	3,835,000	2025
2026	759,944	5,574		**765,519**	380,000	4.00%	120,113	8,000			10,000	**518,113**	247,406	1,362,245	3,455,000	2026
2027	763,744	6,811		**770,555**	405,000	3.00%	106,438	8,000			10,000	**529,438**	241,118	1,603,363	3,050,000	2027
2028	767,563	8,017		**775,580**	415,000	3.00%	94,138	8,000			10,000	**527,138**	248,442	1,851,805	2,635,000	2028
2029	771,401	9,259		**780,660**	425,000	3.00%	81,538	8,000			10,000	**524,538**	256,122	2,107,927	2,210,000	2029
2030	775,258	10,540		**785,797**	435,000	3.25%	68,094	8,000			10,000	**521,094**	264,703	2,372,630	1,775,000	2030
2031	779,134	11,863		**790,997**	440,000	3.25%	53,875	8,000			10,000	**511,875**	279,122	2,651,752	1,335,000	2031
2032	783,030	13,259		**796,288**	440,000	3.50%	39,025	8,000			10,000	**497,025**	299,263	2,951,016	895,000	2032
2033	786,945	14,755		**801,700**	440,000	3.50%	23,625	8,000			10,000	**481,625**	320,075	3,271,090	455,000	2033
2034	790,879	16,355		**807,235**	455,000	3.50%	7,963	8,000			10,000	**480,963**	326,272	3,597,363	0	2034
2035	794,834	17,987		**812,821**				8,000			10,000	**18,000**	794,821	4,392,183	0	2035
Total	14,005,674	203,840	176,864	**14,386,378**	5,405,000		1,757,994		50,000		204,453	**7,573,218**				Total

Notes:

[1] Miscellaneous Revenue Sources include use of MLG Escrow Balance and Village Advance

TID Closure when Cum Bal exceeds Principal

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
66131	GERMANTOWN		WASHINGTON	07/01/2021	AMENDED
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
006	6	TID No 6	05/19/2014	05/19/2034	N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$3,945

Section 3 - Revenue	Amount
Tax increment	$353,257
Investment income	$377
Debt proceeds	
Special assessments	
Shared revenue	$360
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	$353,994

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$6,521
Professional services	$3,743
Interest and fiscal charges	$182,463
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$150,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name n/a	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$342,877**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$15,062**
Future costs	**$7,384,669**
Future revenue	**$7,388,083**
Surplus or deficit	**$18,476**

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 6 - Contact Information

Contact name **Deanna Braunschweig**	Contact title **Village Clerk / Treasurer**
Contact email **dbraunschweig@village.germantown.wi.us**	Contact phone **(252) 250-4745**

December 7, 2021

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Germantown, WI

Tax Increment District No. 7

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N21W23350 Ridgeview
Parkway West, Suite 100
Waukesha, WI 53188

Philip L. Cosson,
Senior Municipal Advisor

Jonathan Schatz,
Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Germantown, Wisconsin
Tax Increment District No. 7

Purpose:

State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary:

Tax Increment District No. 7 ("District") was created on December 18, 2017 as an Industrial District. TID #7 was amended in 2021 in order to add territory and amend the project plan.

The TID has an expenditure period that ends on December 18, 2032 and has a mandatory termination date of December 18, 2039.

Background Data:

Base Value	$9,642,400
Incremental Value (as of January 1, 2021)	$4,326,200
Year End Fund Balance (2020)	$51,750
Projected Closure (based on current cash flow*)	2031
Original Projected Closure**	2039

* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

**Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

Notes:

This District was created to capture economic growth related to the JW Speaker development. So far development has not created sufficient increment to cover the District's expenses, however the Company is required to make shortfall payments related to the 2018 borrowing.

In 2021, the TID was amended in order to add territory and amend the project plan to account for the planned Capstone Quadrangle industrial park development.

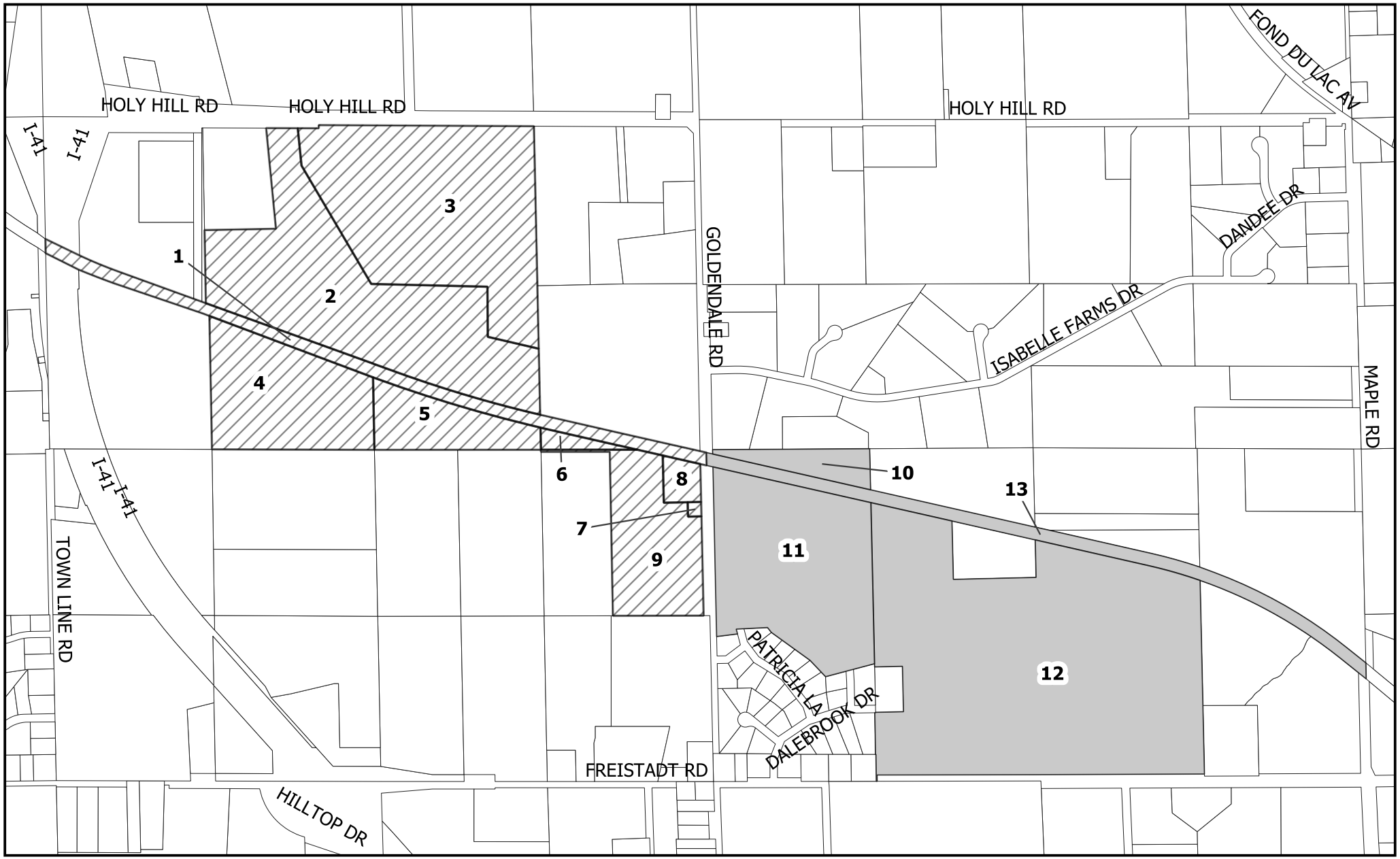
Joint Review Board Action:

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

Amendment to TID 7



Village of Germantown

Tax Increment District #7

Development Assumptions

Construction Year		Actual	Capstone Business Park	Future Manufacturing Facility	Annual Total	Construction Year	
1	2018	2,366,700			2,366,700	2018	1
2	2019	2,424,100			2,424,100	2019	2
3	2020	(464,600)			(464,600)	2020	3
4	2021				0	2021	4
5	2022		14,463,750		14,463,750	2022	5
6	2023				0	2023	6
7	2024		22,788,992	5,000,000	27,788,992	2024	7
8	2025				0	2025	8
9	2026				0	2026	9
10	2027		24,072,372		24,072,372	2027	10
11	2028				0	2028	11
12	2029				0	2029	12
13	2030				0	2030	13
14	2031				0	2031	14
15	2032				0	2032	15
16	2033				0	2033	16
17	2034				0	2034	17
18	2035				0	2035	18
19	2036				0	2036	19
20	2037				0	2037	20
	Totals	4,326,200	61,325,114	5,000,000	70,651,314		

Notes:

The SMT, Design Facility, Freistadt Expansion and future manu 60.00% of construction value (state assessed)

The Future Manufacturing Facility completion timeline is to be determined and will require other Village approvals

Version 3

Village of Germantown

Tax Increment District #7

Tax Increment Projection Worksheet

Type of District	Industrial	
Creation Date	December 18, 2017	
Valuation Date	Jan 1,	2018
Max Life (Years)	20	
Expenditure Periods/Termination	15	12/18/2032
Revenue Periods/Final Year	20	2039
Extension Eligibility/Years	Yes	3
Adverse Impact Eligibility		
Recipient District	No	

Base Value	9,642,400
Appreciation Factor	0.00%
Base Tax Rate	$17.68
Rate Adjustment Factor	0.00%
Tax Exempt Discount Rate	2.50%
Taxable Discount Rate	3.00%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	**2018**	**2,366,700**	**2019**	**0**	**2,366,700**	**2020**	**$17.76**	**42,025**
2	**2019**	**2,424,100**	**2020**	**0**	**4,790,800**	**2021**	**$18.17**	**87,070**
3	**2020**	**(464,600)**	2021	0	4,326,200	2022	$18.17	**78,626**
4	2021	0	2022	0	4,326,200	2023	$18.17	**78,626**
5	2022	14,463,750	2023	0	18,789,950	2024	$18.17	**341,497**
6	2023	0	2024	0	18,789,950	2025	$18.17	**341,497**
7	2024	27,788,992	2025	0	46,578,942	2026	$18.17	**846,546**
8	2025	0	2026	0	46,578,942	2027	$18.17	**846,546**
9	2026	0	2027	0	46,578,942	2028	$18.17	**846,546**
10	2027	24,072,372	2028	0	70,651,314	2029	$18.17	**1,284,048**
11	2028	0	2029	0	70,651,314	2030	$18.17	**1,284,048**
12	2029	0	2030	0	70,651,314	2031	$18.17	**1,284,048**
13	2030	0	2031	0	70,651,314	2032	$18.17	**1,284,048**
14	2031	0	2032	0	70,651,314	2033	$18.17	**1,284,048**
15	2032	0	2033	0	70,651,314	2034	$18.17	**1,284,048**
16	2033	0	2034	0	70,651,314	2035	$18.17	**1,284,048**
17	2034	0	2035	0	70,651,314	2036	$18.17	**1,284,048**
18	2035	0	2036	0	70,651,314	2037	$18.17	**1,284,048**
19	2036	0	2037	0	70,651,314	2038	$18.17	**1,284,048**
20	2037	0	2038	0	70,651,314	2039	$18.17	**1,284,048**
Totals		**70,651,314**		**0**			**Future Value of Increment**	**17,633,508**

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Village of Germantown

Tax Increment District #7

Financing Plan

Year	Projected Revenues						Expenditures												Balances			Year
							GO Bonds, Series 2018A 2,480,000			GO Bonds, Series 2022A 2,730,000			G.O. Promissory Note 700,000									
	Tax Increments	Interest on Fund Balance	JW Speaker Shortfall Pmt	Capitalized Interest	Other Revenue	Total Revenues	Dated Date: Principal	Rate	Interest	Dated Date:	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Capital Expenditures	DOR Fees	Professional Services	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2019		**10,383**	**0**			**10,383**			**75,750**							**1,406,384**	**162**		**37,060**	**1,519,356**		**88,519**	**From Audit**	2019
2020	**42,025**	**519**	**0**		**13,231**	**55,775**			**75,750**								**150**	**9,192**	**7,452**	**92,544**	**(36,769)**	**51,750**	2,480,000	2020
2021	87,070	388	106,880	0		194,338	120,000	3.00%	73,950										5,000	198,950	(4,612)	47,138	5,090,000	2021
2022	78,626	354	111,724	0		190,704	120,000	3.00%	70,350										5,000	195,350	(4,646)	42,492	4,970,000	2022
2023	78,626	319	108,124	54,600		241,669	120,000	3.00%	66,750		2.00%	54,600							5,000	246,350	(4,681)	37,811	4,850,000	2023
2024	341,497	284	104,524			446,304	120,000	3.00%	63,150		2.00%	54,600	10,000	2.50%	8,750				5,000	261,500	184,804	222,615	4,730,000	2024
2025	341,497	1,670	110,774			453,940	130,000	3.00%	59,400	50,000	2.00%	54,100	25,000	2.50%	16,938				5,000	340,438	113,503	336,118	4,550,000	2025
2026	846,546	2,521				849,067	145,000	3.00%	55,275	80,000	2.00%	52,800	25,000	2.50%	16,313				5,000	379,388	469,680	805,797	4,325,000	2026
2027	846,546	6,043				852,590	150,000	3.00%	50,850	150,000	2.00%	50,500	75,000	2.50%	15,063				5,000	496,413	356,177	1,161,975	4,025,000	2027
2028	846,546	8,715				855,261	150,000	3.00%	46,350	350,000	2.00%	45,500	75,000	2.50%	13,188				5,000	685,038	170,223	1,332,198	3,525,000	2028
2029	1,284,048	9,991				1,294,039	225,000	3.00%	40,725	350,000	2.00%	38,500	85,000	2.50%	11,188				5,000	755,413	538,627	1,870,825	2,950,000	2029
2030	1,284,048	14,031				1,298,079	300,000	3.00%	32,850	350,000	2.00%	31,500	85,000	2.50%	9,063				5,000	813,413	484,667	2,355,492	2,300,000	2030
2031	1,284,048	17,666				1,301,714	300,000	3.10%	23,700	350,000	2.00%	24,500	100,000	2.50%	6,750				5,000	809,950	491,764	2,847,256	1,650,000	2031
2032	1,284,048	21,354				1,305,402	300,000	3.15%	14,325	350,000	2.00%	17,500	100,000	2.50%	4,250				5,000	791,075	514,327	3,361,583	1,000,000	2032
2033	1,284,048	25,212				1,309,260	300,000	3.20%	4,800	350,000	2.00%	10,500	120,000	2.50%	1,500				15,000	801,800	507,460	3,869,043	350,000	2033
2034	1,284,048	29,018				1,313,066				350,000	2.00%	3,500								353,500	959,566	4,828,609	0	2034
2035	1,284,048	36,215				1,320,263														0	1,320,263	6,148,871	0	2035
2036	1,284,048	46,117				1,330,165														0	1,330,165	7,479,036	0	2036
2037	1,284,048	56,093				1,340,141														0	1,340,141	8,819,177	0	2037
2038	1,284,048	66,144				1,350,192														0	1,350,192	10,169,369	0	2038
2039	1,284,048	76,270				1,360,318														0	1,360,318	11,529,687	0	2039
Total	17,633,508	429,306	542,025	54,600	13,231	18,672,670	2,480,000		753,975	2,730,000		438,100	700,000		103,000	1,406,384	312		119,512	8,740,475				Total

Notes:

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
66131	GERMANTOWN		WASHINGTON	07/01/2021	AMENDED
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
007	5	TID No 7	12/18/2017	12/18/2038	N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$88,519

Section 3 - Revenue		Amount
Tax increment		$42,025
Investment income		$519
Debt proceeds		
Special assessments		
Shared revenue		
Sale of property		
Allocation from another TID		
TID number		
Developer guarantees		
Developer name		
Transfer from other funds		
Source		
Grants		
Source		
Other revenue		
Source	Miscellaneous Revenue	$13,231
Total Revenue (deposits)		$55,775

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$7,452
Professional services	$9,192
Interest and fiscal charges	$75,750
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$92,544**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$51,750**
Future costs	**$7,930,381**
Future revenue	**$17,838,930**
Surplus or deficit	**$9,960,299**

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 6 - Contact Information

Contact name **Deanna Braunschweig**	Contact title **Village Clerk / Treasurer**
Contact email **dbraunschweig@village.germantown.wi.us**	Contact phone **(252) 250-4745**

December 7, 2020

ANNUAL TAX INCREMENT DISTRICT REPORT FOR:

Village of Germantown, WI

Tax Increment District No. 8

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N21W23350 Ridgeview
Parkway West, Suite 100
Waukesha, WI 53188

Philip L. Cosson,
Senior Municipal Advisor

Jonathan Schatz
Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Increment District Report

Germantown, Wisconsin
Tax Increment District No. 8

Purpose:

State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

District Summary:

Tax Increment District No. 8 ("District") was created on July 2, 2018 as Mixed-Use District. This District was created to spur development around the Briggs & Stratton project.

The TID has an expenditure period that ends on July 2, 2033 and has a mandatory termination date of July 2, 2038.

Background Data:

Base Value	$640,700
Incremental Value (as of January 1, 2021)	$102,559,000
Year End Fund Balance (2019)	$5,636,955
Projected Closure (based on current cash flow*)	2029
Original Projected Closure**	2038

* The Village expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

**Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

Notes:

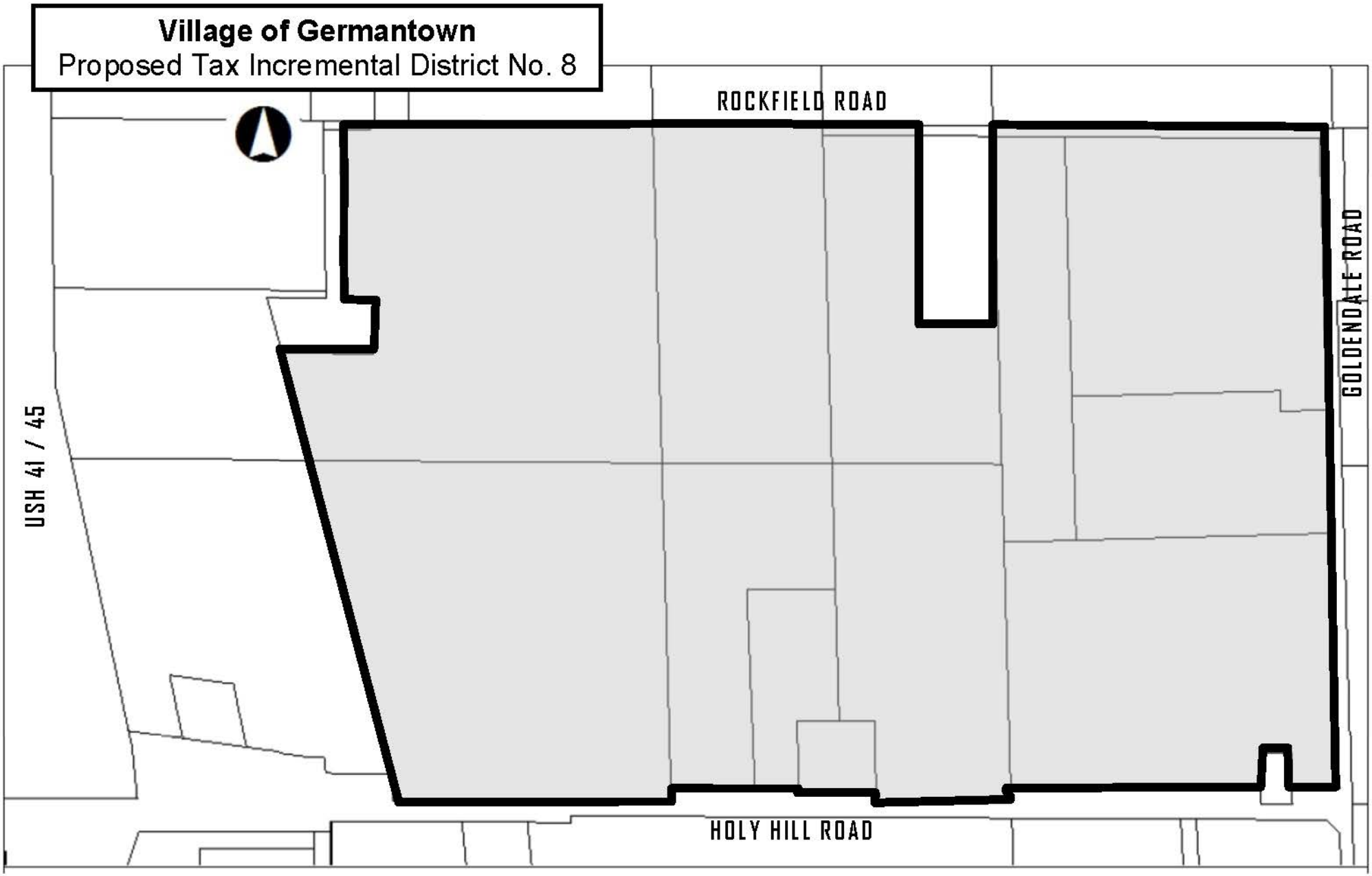
The model projects additional development in 2022

Joint Review Board Action:

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

- TID Boundary Map
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)


Village of Germantown
Proposed Tax Incremental District No. 8
ROCKFIELD ROAD
GOLDENDALE ROAD
USH 41 / 45
HOLY HILL ROAD

Village of Germantown

Tax Increment District #8

Development Assumptions

Construction Year		Actual	Dialectric	Annual Total	Construction Year	
1	2019	13,359,300		13,359,300	2019	1
2	2020	61,107,600		61,107,600	2020	2
3	2021	28,092,100		28,092,100	2021	3
4	2022		5,000,000	5,000,000	2022	4
5	2023			0	2023	5
6	2024			0	2024	6
7	2025			0	2025	7
8	2026			0	2026	8
9	2027			0	2027	9
10	2028			0	2028	10
11	2029			0	2029	11
12	2030			0	2030	12
13	2031			0	2031	13
14	2032			0	2032	14
15	2033			0	2033	15
16	2034			0	2034	16
17	2035			0	2035	17
18	2036			0	2036	18
19	2037			0	2037	19
20	2038			0	2038	20
	Totals	102,559,000	5,000,000	107,559,000		

Notes:

Village of Germantown

Tax Increment District #8

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	July 2, 2018	
Valuation Date	Jan 1,	2018
Max Life (Years)	20	
Expenditure Period/Termination	15	7/2/2033
Revenue Periods/Final Year	20	2038
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	640,700
Appreciation Factor	0.00%
Base Tax Rate	$17.72
Rate Adjustment Factor	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2018	13,359,300	2019	0	13,359,300	2020	$17.72	**236,791**
2	2019	61,107,600	2020	0	74,466,900	2021	$17.72	**1,319,912**
3	2020	28,092,100	2021	0	102,559,000	2022	$17.72	**1,817,839**
4	2021	5,000,000	2022	0	107,559,000	2023	$17.72	**1,906,463**
5	2022	0	2023	0	107,559,000	2024	$17.72	**1,906,463**
6	2023	0	2024	0	107,559,000	2025	$17.72	**1,906,463**
7	2024	0	2025	0	107,559,000	2026	$17.72	**1,906,463**
8	2025	0	2026	0	107,559,000	2027	$17.72	**1,906,463**
9	2026	0	2027	0	107,559,000	2028	$17.72	**1,906,463**
10	2027	0	2028	0	107,559,000	2029	$17.72	**1,906,463**
11	2028	0	2029	0	107,559,000	2030	$17.72	**1,906,463**
12	2029	0	2030	0	107,559,000	2031	$17.72	**1,906,463**
13	2030	0	2031	0	107,559,000	2032	$17.72	**1,906,463**
14	2031	0	2032	0	107,559,000	2033	$17.72	**1,906,463**
15	2032	0	2033	0	107,559,000	2034	$17.72	**1,906,463**
16	2033	0	2034	0	107,559,000	2035	$17.72	**1,906,463**
17	2034	0	2035	0	107,559,000	2036	$17.72	**1,906,463**
18	2035	0	2036	0	107,559,000	2037	$17.72	**1,906,463**
19	2036	0	2037	0	107,559,000	2038	$17.72	**1,906,463**
20	2037	0	2038	0	107,559,000	2039	$17.72	**1,906,463**
	Totals	**107,559,000**		**0**			**Future Value of Increment**	**35,784,414**

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Village of Germantown

Tax Increment District #8

Cash Flow Projection

Year	Projected Revenues							Expenditures														Balances			
								Tax Exempt Bonds, Series 2019A 6,725,000			Taxable Bonds, Series 2019B 1,755,000			GO Corp Purpose Bonds, Series 2019D 7,850,000			Municipal Rev. Obligation (MRO) 1,000,000									
	Tax Increments	Interest Earnings/ (Cost)	Cap. Interest	Bid Premium	Misc. Revenue	Bond Proceeds	Total Revenues	Dated Date: 02/05/19 Prin (3/1)	Rate	Interest	Dated Date: 02/05/19 Prin (3/1)	Rate	Interest	Dated Date: 12/11/19 Prin (3/1)	Rate	Interest	Dated Date: 11/01/18 Principal	Interest	Project Costs	Professional Services/Debt Issuance Costs	Land Purchase	Misc Expenditures/ DOR Fees	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
		1.50%																									
2019		78,092			64,853	16,777,486	16,920,431	0		116,356	0		26,406						8,241,367	333,982	502,120	6,929	99,792	9,326,952	7,593,479	7,593,479	17,330,000	2019
2020	237,220	38,477			13,806		289,503	0		238,000	0		54,013		4.00%	163,204			1,763,425	5,852		150	21,533	2,246,027	(1,956,524)	5,636,955	17,330,000	2020
2021	1,353,394	84,554		7,969			1,445,917	100,000	5.00%	235,500	75,000	3.00%	53,038	35,000	4.00%	293,173		103,125					7,500	902,336	543,582	6,180,537	17,120,000	2021
2022	1,863,952	92,708					1,956,660	100,000	5.00%	230,500	100,000	3.00%	50,863	185,000	4.00%	298,356	42,849	36,697					7,500	1,051,764	904,896	7,085,433	16,692,151	2022
2023	1,954,824	106,281					2,061,106	100,000	5.00%	225,500	175,000	3.00%	47,188	205,000	4.00%	285,956	44,487	35,059					7,500	1,125,689	935,417	8,020,849	16,167,664	2023
2024	1,954,824	120,313					2,075,137	100,000	5.00%	220,500	185,000	3.00%	42,013	235,000	4.00%	272,456	46,187	33,359					7,500	1,142,014	933,123	8,953,972	15,601,477	2024
2025	1,954,824	134,310					2,089,134	125,000	5.00%	214,875	200,000	3.05%	36,263	265,000	4.00%	257,556	47,952	31,594					7,500	1,185,739	903,395	9,857,367	14,963,526	2025
2026	1,954,824	147,861					2,102,685	125,000	5.00%	208,625	225,000	3.15%	29,669	395,000	4.00%	239,256	49,784	29,761					7,500	1,309,596	793,089	10,650,456	14,168,741	2026
2027	1,954,824	159,757					2,114,581	150,000	5.00%	201,750	250,000	3.20%	22,125	425,000	4.00%	217,556	51,687	27,859					7,500	1,353,477	761,104	11,411,561	13,292,054	2027
2028	1,954,824	171,173					2,125,998	175,000	5.00%	193,625	265,000	3.30%	13,753	455,000	3.00%	197,431	53,662	25,883					7,500	1,386,854	739,143	12,150,704	12,343,392	2028
2029	1,954,824	182,261					2,137,085	250,000	4.00%	184,250	280,000	3.35%	4,690	510,000	3.00%	178,681	55,713	23,833					7,500	1,494,667	642,418	12,793,122	11,247,679	2029
2030	1,954,824	191,897					2,146,721	550,000	4.00%	168,250				515,000	2.25%	161,375	57,842	21,703					7,500	1,481,671	665,051	13,458,173	10,124,836	2030
2031	1,954,824	201,873					2,156,697	600,000	3.00%	148,250				515,000	2.25%	146,356	60,053	19,493					7,500	1,496,652	660,045	14,118,218	8,949,784	2031
2032	1,954,824	211,773					2,166,598	600,000	3.00%	130,250				515,000	2.38%	130,863	62,348	17,198					7,500	1,463,158	703,440	14,821,657	7,772,436	2032
2033	1,954,824	222,325					2,177,149	600,000	3.00%	112,250				515,000	2.38%	114,891	64,731	14,815					7,500	1,429,186	747,963	15,569,620	6,592,705	2033
2034	1,954,824	233,544					2,188,369	600,000	3.13%	93,875				515,000	2.50%	98,375	67,204	12,341					7,500	1,394,296	794,073	16,363,694	5,410,501	2034
2035	1,954,824	245,455					2,200,280	625,000	3.25%	74,344				510,000	2.50%	81,375	69,773	9,773					7,500	1,377,764	822,515	17,186,209	4,205,728	2035
2036	1,954,824	257,793					2,212,618	625,000	3.25%	54,031				510,000	2.50%	64,313	72,439	7,107					7,500	1,340,389	872,228	18,058,437	2,998,289	2036
2037	1,954,824	270,877					2,225,701	650,000	3.38%	32,906				510,000	2.63%	46,694	75,207	4,338					7,500	1,326,646	899,055	18,957,493	1,763,082	2037
2038	1,954,824	284,362					2,239,187	650,000	3.38%	10,969				510,000	2.63%	28,581	78,082	1,464					7,500	1,286,596	952,591	19,910,084	525,000	2038
2039	1,954,824	298,651					2,253,476							525,000	2.75%	9,763							7,500	542,263	1,711,213	21,621,297	0	2039
2040		324,319					324,319																7,500	7,500	316,819	21,938,116	0	2040
Total	36,686,582	4,058,657	0	7,969	16,777,486	57,609,353		6,725,000		3,094,606	1,755,000		380,017	7,850,000		3,286,212	1,000,000	455,402	10,004,792	339,834		271,325	35,671,236				Total

Notes:

Projected TID Closure

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
66131	GERMANTOWN		WASHINGTON	07/01/2021	AMENDED
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
008	5	TID No 8	07/02/2018	07/02/2038	N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$7,599,069

Section 3 - Revenue		Amount
Tax increment		$237,219
Investment income		$38,477
Debt proceeds		
Special assessments		
Shared revenue		
Sale of property		
Allocation from another TID		
TID number		
Developer guarantees		
Developer name		
Transfer from other funds		
Source		
Grants		
Source		
Other revenue		
Source	GOLDENDALE IMPROVEMENTS	$10,506
Source	KAZMIERCZAK FARMS	$3,300
Total Revenue (deposits)		$289,502

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	$1,763,425
Administration	$21,533
Professional services	$5,852
Interest and fiscal charges	$455,217
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund N/A	$0
Other expenditures	
Name	$0
Total Expenditures	**$2,246,177**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$5,642,394**
Future costs	**$13,059,535**
Future revenue	**$21,539,484**
Surplus or deficit	**$14,122,343**

Form PE-300	TID Annual Report	2020 WI Dept of Revenue

Section 6 - Contact Information

Contact name **Deanna Braunschweig**	Contact title **Village Clerk / Treasurer**
Contact email **dbraunschweig@village.germantown.wi.us**	Contact phone **(252) 250-4745**

June 2, 2022

PROJECT PLAN

Village of Germantown, Wisconsin

Tax Incremental District No. 9

Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	May 9. 2022
Public Hearing Held:	May 9, 2022
Approval by Plan Commission:	May 9, 2022
Adoption by Village Board:	June 6, 2022
Approval by the Joint Review Board:	June 22, 2022

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 9 ("District") is a proposed Industrial District comprising approximately 38.15 acres located at the intersection of Donges Bay Rd and Wasaukee Rd. The District will be created to pay the costs of land acquisition and public infrastructure needed ("Project") to be developed by a potential future developer. In addition to the incremental property value that will be created, the Village expects the Project will result in public infrastructure that will be needed for the future construction of the Village's planned Department of Public Works facility.

AUTHORITY

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Village anticipates making total expenditures of approximately $8.7 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated $4.48 million for infrastructure to access the parcel off Donges Bay Rd, $3 million in land acquisition costs, as well as additional expenditures for PAYGO incentives, administrative and professional services.

INCREMENTAL VALUATION

The Village projects that new land and improvements value of approximately $25.8 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

   That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.

5. Based on the foregoing finding, the District is designated as an industrial district.

6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.

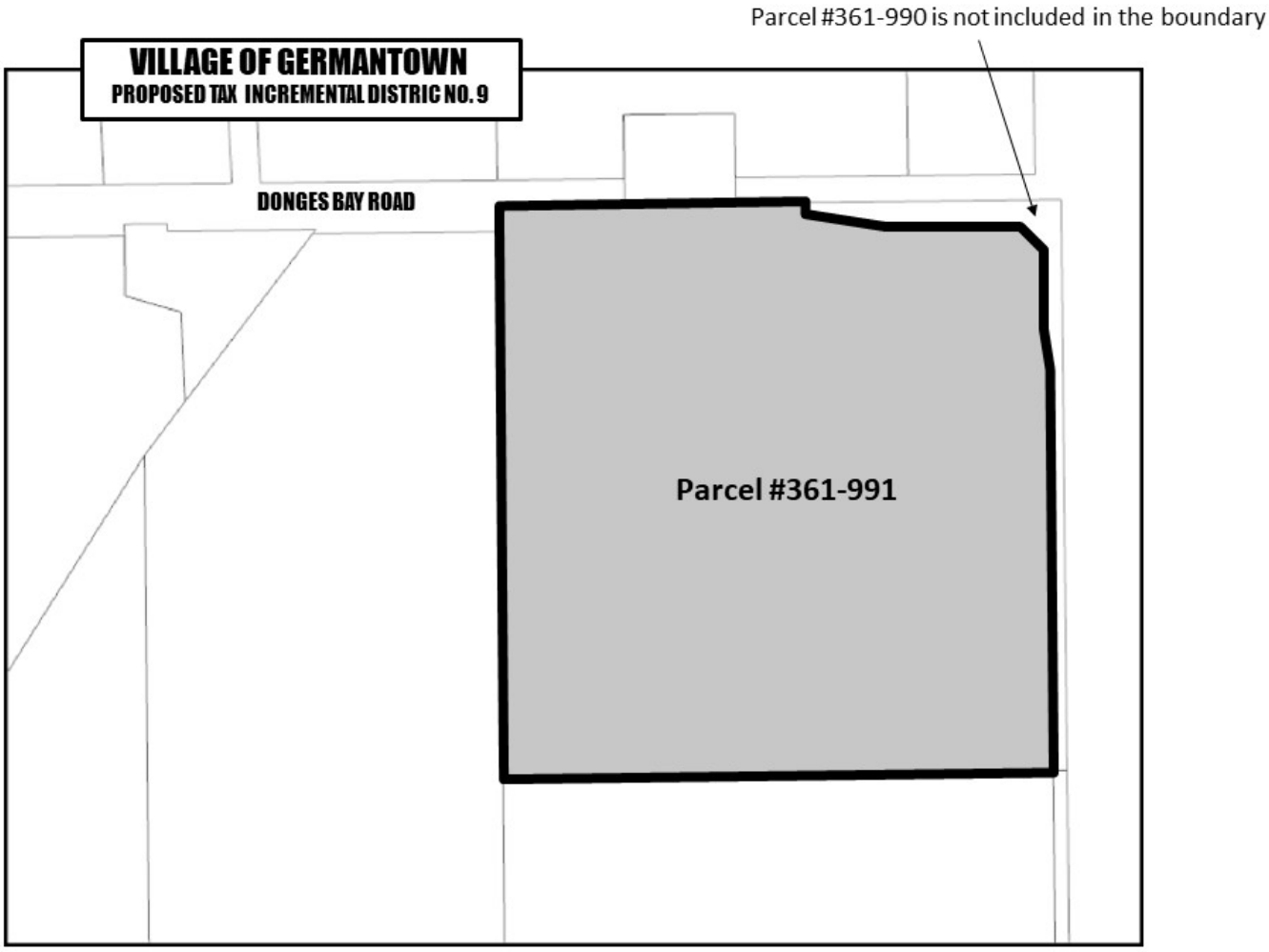
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.

11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

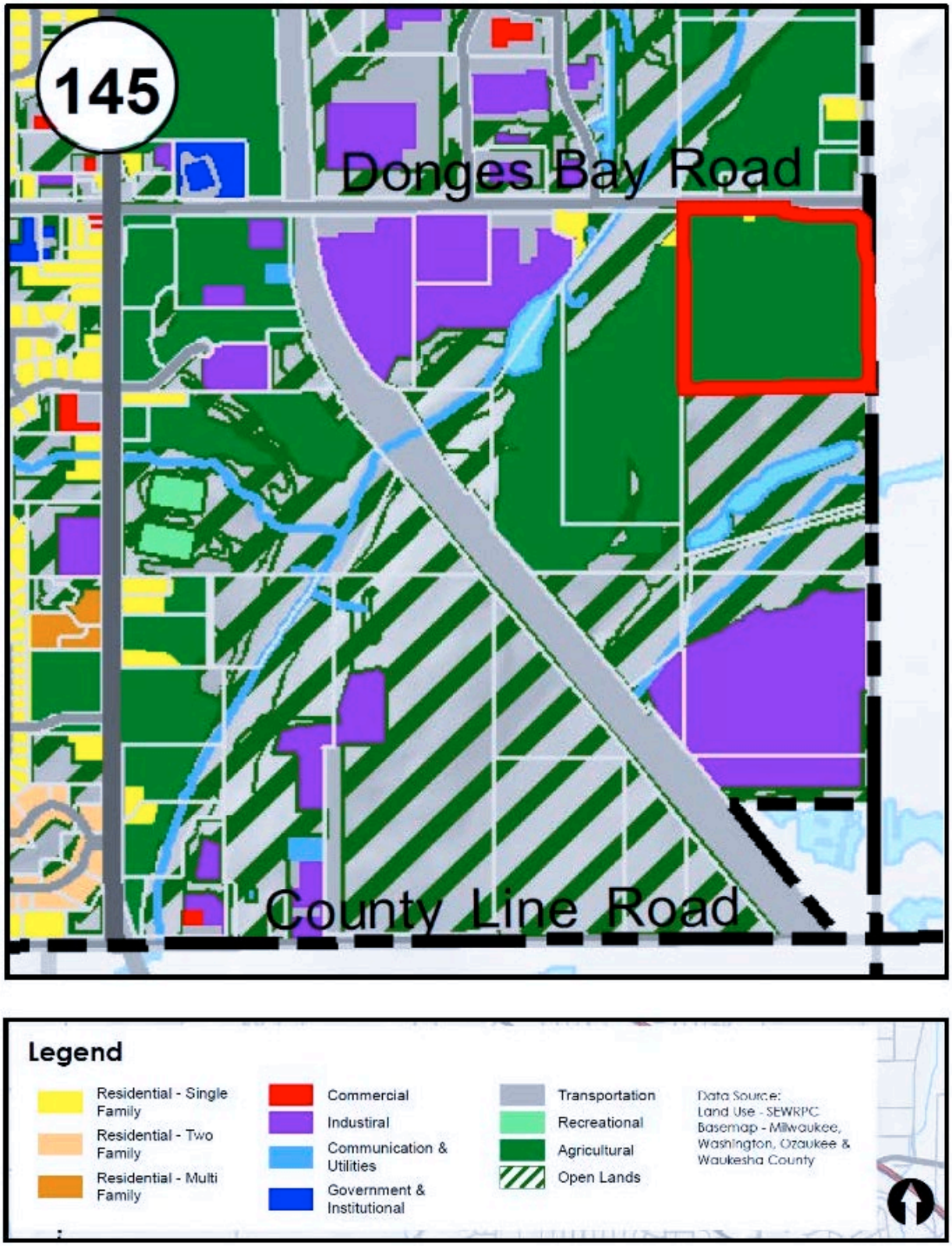
SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.


Parcel #361-990 is not included in the boundary
VILLAGE OF GERMANTOWN
PROPOSED TAX INCREMENTAL DISTRIC NO. 9
DONGES BAY ROAD
Parcel #361-991

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


145
Donges Bay Road
County Line Road
Legend
Residential - Single Family
Residential - Two Family
Residential - Multi Family
Commercial
Industiral
Communication & Utilities
Government & Institutional
Transportation
Recreational
Agricultural
Open Lands
Data Source:
Land Use - SEWRPC
Basemap - Milwaukee, Washington, Ozaukee & Waukesha County

SECTION 4:
Preliminary Parcel List and Analysis

Village of Germantown

Tax Increment District #9

Base Property Information

Property Information							Assessment Information			Equalized Value				District Classification	Comments
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? …Indicate date	Part of Existing TID? …Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	
1	361-991	N104W12667 Donges Bay Rd	Kathleen Krause	38.15	N	N	97,300	77,100	174,400	92.30%	105,422	83,536	188,959	38.15	
			Total Acreage	**38.15**			97,300	77,100	174,400		105,422	83,536		38.15	
														100.00%	
													188,959		**Draft**

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals $137,735,259. This value is less than the maximum of $378,959,340 in equalized value that is permitted for the Village.

Village of Germantown

Tax Increment District #9

Valuation Test Compliance Calculation

Anticipated Creation/Boundary Amendment	6/6/2022
	Valuation Data Est. Creation Date
Total EV (TID In)	3,157,994,500
12% Test	378,959,340
Increment of Existing TIDs	
TID #6	30,664,100
TID #7	4,323,200
TID #8	102,559,000
Total Existing Increment	137,546,300
Projected Base of New or Amended District	188,959
Total Value Subject to 12% Test	137,735,259
Compliance	PASS

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property

assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

1. Installation of public infrastructure for road access off Donges Bay Rd. to cost approximately $4.48 million.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

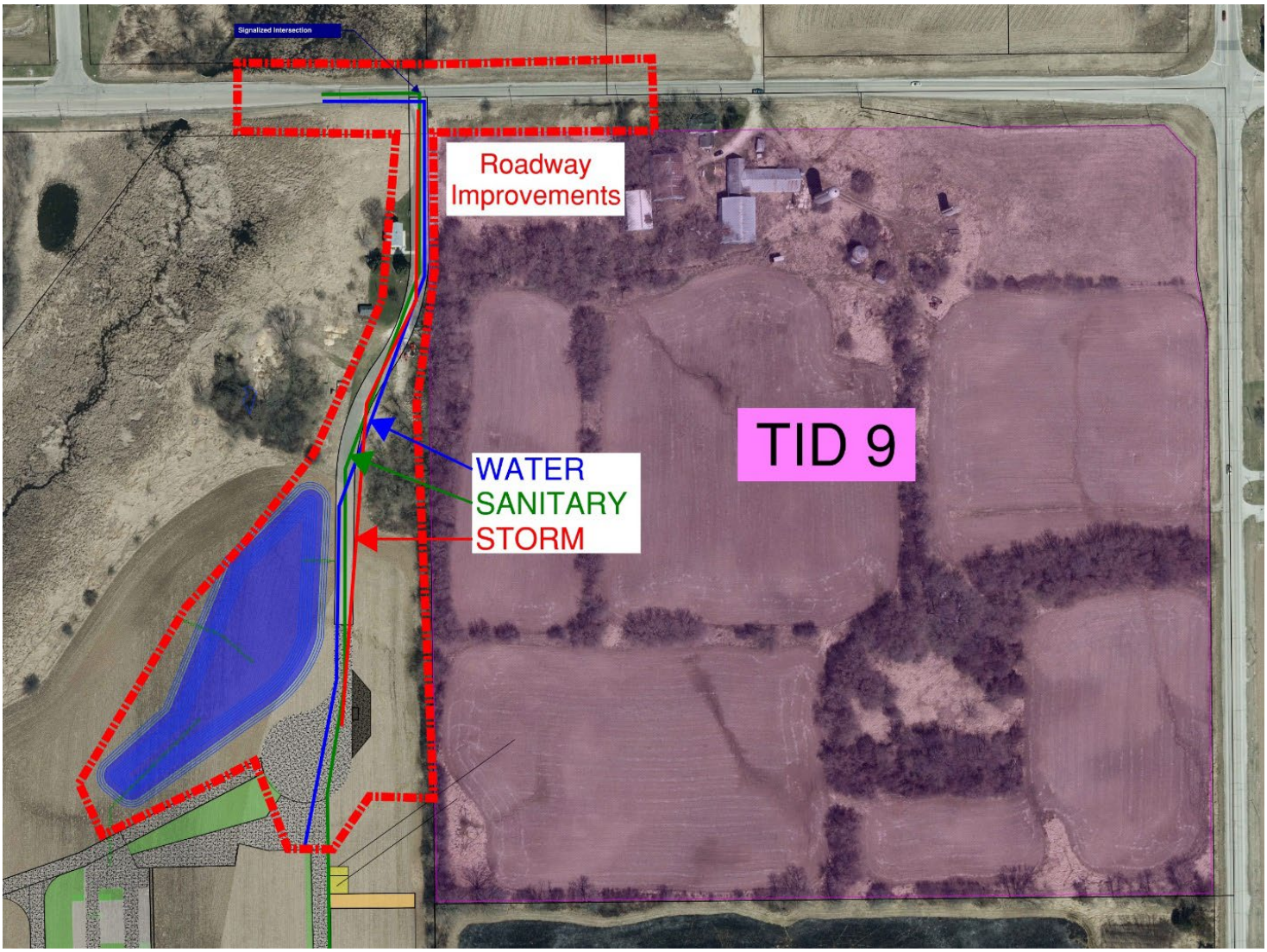
The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

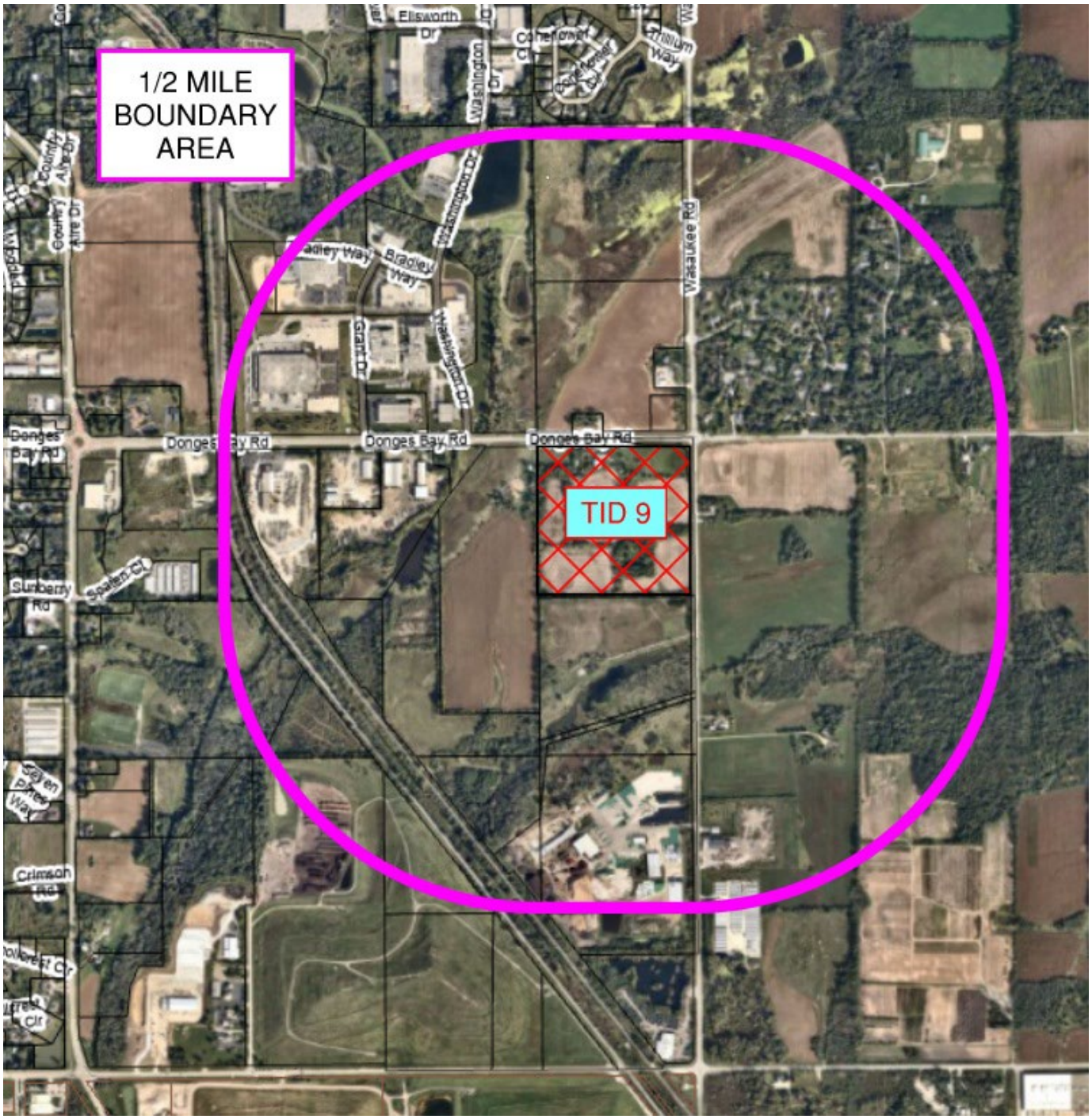
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Maps Found on Following Page.


Signalized Intersection
Roadway Improvements
TID 9
WATER
SANITARY
STORM

½ Mile Map


1/2 MILE BOUNDARY AREA
TID 9
Donges Bay Rd
Donges Bay Rd
Donges Bay Rd
Bradley Way
Grant Dr
Washington Dr
Wausaukee Rd
Ellsworth Dr
Trillium Way
Sunberry Rd
Crimson Rd

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Germantown

Tax Increment District #9

Estimated Project List

Project ID	Project Name/Type[1]	2022-2024
1	Public Improvements - Onsite	2,175,348
2	Public Improvements - Offsite	399,200
3	Dry Utilities	750,000
4	Contingency/A&E	1,163,592
5	Land Acquisition	3,000,000
6	Development Incentive (PAYGO)	1,300,000
7	Professional Services	50,000
Total Projects		8,788,140

Notes:

Note 1 Project costs are estimates per Village staff.

Note 2 Costs for non-TID portion are **not** included in this model.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create $25.8 million in incremental value by the end of construction year 2023. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of $16.70 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $8,243,385 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

Village of Germantown

Tax Increment District #9

Development Assumptions

Construction Year		Building 1[1]	Building 2[2]	Demolition of Existing Buildings	Annual Total	Construction Year	
1	2022	5,000,000		(77,100)	4,922,900	2022	1
2	2023	15,800,000	5,000,000		20,800,000	2023	2
3	2024				0	2024	3
4	2025				0	2025	4
5	2026				0	2026	5
6	2027				0	2027	6
7	2028				0	2028	7
8	2029				0	2029	8
9	2030				0	2030	9
10	2031				0	2031	10
	Totals	20,800,000	5,000,000	(77,100)	25,722,900		

Notes:

[1]**Building 1 - Assumes a 416K SF building with a construction value of $50 per SF completed in 2023. Minimum value of $20.8M.**

[2]**Buildings 2 - Assumes a 100K SF constructed at a value of $50 per SF completed in 2023. Minimum value of $5M.**

Table 2 – Tax Increment Projection Worksheet

Village of Germantown

Tax Increment District #9

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	0
Creation Date	April 1, 2022		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2022	Base Tax Rate	$16.70
Max Life (Years)	20		Rate Adjustment Factor	0.00%
Expenditure Periods/Termination	15	4/1/2037		
Revenue Periods/Final Year	20	2043		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	3.00%
Adverse Impact Eligibility			Taxable Discount Rate	4.00%
Recipient District	No			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2022	4,922,900	2023	0	4,922,900	2024	$16.70	**82,205**
2	2023	20,800,000	2024	0	25,722,900	2025	$16.70	**429,536**
3	2024	0	2025	0	25,722,900	2026	$16.70	**429,536**
4	2025	0	2026	0	25,722,900	2027	$16.70	**429,536**
5	2026	0	2027	0	25,722,900	2028	$16.70	**429,536**
6	2027	0	2028	0	25,722,900	2029	$16.70	**429,536**
7	2028	0	2029	0	25,722,900	2030	$16.70	**429,536**
8	2029	0	2030	0	25,722,900	2031	$16.70	**429,536**
9	2030	0	2031	0	25,722,900	2032	$16.70	**429,536**
10	2031	0	2032	0	25,722,900	2033	$16.70	**429,536**
11	2032	0	2033	0	25,722,900	2034	$16.70	**429,536**
12	2033	0	2034	0	25,722,900	2035	$16.70	**429,536**
13	2034	0	2035	0	25,722,900	2036	$16.70	**429,536**
14	2035	0	2036	0	25,722,900	2037	$16.70	**429,536**
15	2036	0	2037	0	25,722,900	2038	$16.70	**429,536**
16	2037	0	2038	0	25,722,900	2039	$16.70	**429,536**
17	2038	0	2039	0	25,722,900	2040	$16.70	**429,536**
18	2039	0	2040	0	25,722,900	2041	$16.70	**429,536**
19	2040	0	2041	0	25,722,900	2042	$16.70	**429,536**
20	2041	0	2042	0	25,722,900	2043	$16.70	**429,536**
	Totals	**25,722,900**		**0**		**Future Value of Increment**		**8,243,385**

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

The Village will issue a note anticipation note as interim financing in order to pay for the cost of land acquisition. Revenue from the sale of land will help to repay the note anticipation note. Costs of public infrastructure will be paid for by the issuance of General Obligation debt. Any development incentives will be paid through PAYGO agreements utilizing only increment generated by the subject property. Any other costs contemplated are paid for through available cash flow. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

Village of Germantown
Tax Increment District #9
Estimated Financing Plan

		G.O. Bond 2022		Note Anticipation Note 2022	Totals
Projects					
Public Improvements - Onsite		2,175,348			2,175,348
Public Improvements - Offsite		399,200			399,200
Dry Utilities		750,000			750,000
Contingency/A&E		1,163,592			1,163,592
Land Acquisition				3,032,440	3,032,440
Total Project Funds		4,488,140		3,032,440	7,520,580
Estimated Finance Related Expenses		120,230		68,875	189,105
Financial Advisor		25,000		25,000	50,000
Bond Counsel		16,000		15,000	31,000
Rating Agency Fee		18,500		12,500	31,000
Paying Agent		850		850	1,700
Underwriter Discount	12.00	59,880	5.00	15,525	75,405
Capitalized Interest		384,230		0	384,230
Total Financing Required		4,992,600		3,101,315	8,093,915
Estimated Interest	0.25%	(4,675)	0.25%	(1,264)	(5,939)
Assumed spend down (months)	5		2		
					0
Rounding		2,075		4,949	7,024
Net Issue Size		4,990,000		3,105,000	10,095,000
Notes:					

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2043 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

Village of Germantown

Tax Increment District #9

Cash Flow Projection - Preliminary

	Projected Revenues						Expenditures										Balances			
							G.O. Bond 4,990,000			Note Anticipation Note 3,105,000										
Year	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Debt Proceeds	Land Sale Revenue TID Portion	Total Revenues	Dated Date: Principal	08/01/22 Est. Rate	Interest	Dated Date: Principal	08/01/22 Est. Rate	Interest	Future Capital Exp. Or Dev. Incentives	Land Purchase	TID Infrastructure	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
		0.20%					Note 1														
2022			399,200	7,695,800	3,032,440	11,127,440				3,105,000	3.50%	54,338		3,032,440	4,488,140	20,000	10,699,917	427,523	427,523	4,990,000	2022
2023		855				855			199,600							5,000	204,600	(203,745)	223,778	4,990,000	2023
2024	82,205	448				82,653		4.00%	199,600							5,000	204,600	(121,947)	101,831	4,990,000	2024
2025	429,536	204				429,739	225,000	4.00%	195,100				5,000			5,000	430,100	(361)	101,470	5,900,000	2025
2026	429,536	203				429,739	230,000	4.00%	186,000				5,000			5,000	426,000	3,739	105,209	5,665,000	2026
2027	429,536	210				429,746	235,000	4.00%	176,700				25,000			5,000	441,700	(11,954)	93,255	5,405,000	2027
2028	429,536	187				429,722	240,000	4.00%	167,200				25,000			5,000	437,200	(7,478)	85,777	5,140,000	2028
2029	429,536	172				429,707	245,000	4.00%	157,500				25,000			5,000	432,500	(2,793)	82,985	4,870,000	2029
2030	429,536	166				429,702	250,000	4.00%	147,600				25,000			5,000	427,600	2,102	85,086	4,595,000	2030
2031	429,536	170				429,706	255,000	4.00%	137,500				30,000			5,000	427,500	2,206	87,292	4,310,000	2031
2032	429,536	175				429,710	260,000	4.00%	127,200				35,000			5,000	427,200	2,510	89,803	4,015,000	2032
2033	429,536	180				429,715	270,000	4.00%	116,600				35,000			5,000	426,600	3,115	92,918	3,710,000	2033
2034	429,536	186				429,722	275,000	4.00%	105,700				40,000			5,000	425,700	4,022	96,939	3,395,000	2034
2035	429,536	194				429,730	280,000	4.00%	94,600				50,000			5,000	429,600	130	97,069	3,065,000	2035
2036	429,536	194				429,730	285,000	4.00%	83,300				65,000			5,000	438,300	(8,570)	88,499	2,715,000	2036
2037	429,536	177				429,713	290,000	4.00%	71,800				70,000			5,000	436,800	(7,087)	81,412	2,355,000	2037
2038	429,536	163				429,699	295,000	4.00%	60,100				75,000			5,000	435,100	(5,401)	76,010	1,985,000	2038
2039	429,536	152				429,688	300,000	4.00%	48,200				80,000			5,000	433,200	(3,512)	72,498	1,605,000	2039
2040	429,536	145				429,681	300,000	4.00%	36,200				90,000			5,000	431,200	(1,519)	70,979	1,215,000	2040
2041	429,536	142				429,678	345,000	4.00%	23,300				60,000			5,000	433,300	(3,622)	67,357	810,000	2041
2042	429,536	135				429,670	410,000	4.00%	8,200				60,000			15,000	493,200	(63,530)	3,827	340,000	2042
2043	429,536	8				429,543							340,000				340,000	89,543	93,370	0	2043
Total	8,243,385	4,463	399,200	7,695,800	3,032,440	19,375,288	4,990,000		2,342,000	3,105,000		54,338	1,140,000		4,488,140	130,000	19,281,917				Total

Notes:

1 Assumes the debt payment for the TID only Portion of the infrastructure.

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating new industrial sites, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and potential downstream supply chain development within the Village.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Project Plan includes the following non-project costs.

1) Costs of road and utility improvements that will service the planned DPW facility. These costs are not included in project list numbers and will be paid for using Village levy.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

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June 1, 2022

Honorable Dean R. Wolter
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Germantown Tax Increment District No. 9 Project Plan

Dear President Wolter:

In my role as Village Attorney for the Village of Germantown, I have reviewed the Project Plan for Germantown Tax Increment District No. 9. Following that review, it is my opinion that the Project Plan is complete and that it complies with the requirements of Wis. Stat. § 66.1105(4)(f).

Please let me know if I can be of any further assistance on this matter.

Very truly yours,



Brian C. Sajdak
Village Attorney

cc: Ms. Deanna Braunschweig, Village Clerk
Mr. Steven Kreklow, Village Administrator
Mr. Phil Cosson

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2020	
		Percentage
County	6,241,728	12.31%
Technical College	3,209,648	6.33%
Municipality	13,669,201	26.96%
School District:	27,577,956	54.40%
Total	50,698,534	

Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2024	10,279	22,511	45,417	5,286	83,493	2024
2025	53,041	116,157	234,350	27,275	430,823	2025
2026	53,041	116,157	234,350	27,275	430,823	2026
2027	53,041	116,157	234,350	27,275	430,823	2027
2028	53,041	116,157	234,350	27,275	430,823	2028
2029	53,041	116,157	234,350	27,275	430,823	2029
2030	53,041	116,157	234,350	27,275	430,823	2030
2031	53,041	116,157	234,350	27,275	430,823	2031
2032	53,041	116,157	234,350	27,275	430,823	2032
2033	53,041	116,157	234,350	27,275	430,823	2033
2034	53,041	116,157	234,350	27,275	430,823	2034
2035	53,041	116,157	234,350	27,275	430,823	2035
2036	53,041	116,157	234,350	27,275	430,823	2036
2037	53,041	116,157	234,350	27,275	430,823	2037
2038	53,041	116,157	234,350	27,275	430,823	2038
2039	53,041	116,157	234,350	27,275	430,823	2039
2040	53,041	116,157	234,350	27,275	430,823	2040
2041	53,041	116,157	234,350	27,275	430,823	2041
2042	53,041	116,157	234,350	27,275	430,823	2042
2043	53,041	116,157	234,350	27,275	430,823	2043
	1,018,051	2,229,501	4,498,075	523,506	8,269,134	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

MOODY'S
INVESTORS SERVICE

Rating Action: Moody's assigns Aa2 to Germantown, WI's GO notes

20 Apr 2022

New York, April 20, 2022 -- Moody's Investors Service assigns a Aa2 rating to the Village of Germantown, WI's $4.4 million General Obligation Promissory Notes, Series 2022A and $2.6 million Taxable General Obligation Promissory Notes, Series 2022B. Moody's maintains the Aa2 rating on the village's outstanding general obligation unlimited tax (GOULT) debt. Following the sale, the village will have $46.4 million in GOULT debt outstanding.

RATINGS RATIONALE

The Aa2 rating reflects the village's growing tax base that benefits from its proximity to the City of Milwaukee (A2 negative), strong wealth and resident incomes, a stable and healthy financial profile despite strict levy limits, manageable debt burden with plans for additional issuances, and modest exposure to unfunded pension liabilities with no other post-employment benefits.

RATING OUTLOOK

Moody's does not typically assign outlooks to local governments with this amount of debt.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATINGS

- Material tax base growth

- Significant strengthening of operating reserves

- Reduced leverage and fixed costs

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATINGS

- Decline in operating fund reserves

- Significant growth in debt or pension burdens

- Tax increment districts (TIDs) or utilities that pressure operating fund balance

LEGAL SECURITY

Debt service is supported by the village's GOULT pledge to levy a dedicated property tax that is not restricted by rate or amount.

USE OF PROCEEDS

Proceeds from the Series 2022A will finance routine capital projects within the village. Proceeds from Series 2022B will finance project costs within one of the village's Tax Increment Districts.

PROFILE

The Village of Germantown, WI is located in Washington County (Aaa) in southeastern Wisconsin (Aa1 stable) about 25 miles northwest of Milwaukee. The village provides public safety (fire and EMS), water, sewer, recreation, zoning, economic development and other governmental services to about 21,000 residents as of 2021 estimates.

METHODOLOGY

The principal methodology used in these ratings was US Local Government General Obligation Debt published in January 2021 and available at https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBM_1260094. Alternatively, please see the Rating Methodologies page on www.moodys.com for a copy of this methodology.

REGULATORY DISCLOSURES

For further specification of Moody's key rating assumptions and sensitivity analysis, see the sections Methodology Assumptions and Sensitivity to Assumptions in the disclosure form. Moody's Rating Symbols and Definitions can be found at: https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBC_79004.

For ratings issued on a program, series, category/class of debt or security this announcement provides certain regulatory disclosures in relation to each rating of a subsequently issued bond or note of the same series, category/class of debt, security or pursuant to a program for which the ratings are derived exclusively from existing ratings in accordance with Moody's rating practices. For ratings issued on a support provider, this announcement provides certain regulatory disclosures in relation to the credit rating action on the support provider and in relation to each particular credit rating action for securities that derive their credit ratings from the support provider's credit rating. For provisional ratings, this announcement provides certain regulatory disclosures in relation to the provisional rating assigned, and in relation to a definitive rating that may be assigned subsequent to the final issuance of the debt, in each case where the transaction structure and terms have not changed prior to the assignment of the definitive rating in a manner that would have affected the rating. For further information please see the ratings tab on the issuer/entity page for the respective issuer on www.moodys.com.

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Please see www.moodys.com for any updates on changes to the lead rating analyst and to the Moody's legal entity that has issued the rating.

Please see the ratings tab on the issuer/entity page on www.moodys.com for additional regulatory disclosures for each credit rating.

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VILLAGE OF GERMANTOWN

RESOLUTION NO. 27-2022

A RESOLUTION DISALLOWING THE CLAIM OF
CRYSTAL HESS BINNEBOSS

WHEREAS, Crystal Hess Binneboss. submitted a claim dated July 30, 2022 to the Village of Germantown; and

WHEREAS, the Village Attorney has reviewed the facts and circumstances relating to the claim and recommended that the Village Board disallow the claim; and

WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Village Board shall consider and handle claims made against the Village and its officers, agents and employees;

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown that the claim of Crystal Hess Binneboss dated July 30, 2022 is hereby disallowed.

BE IT FURTHER RESOLVED that the Village Clerk's office is directed, pursuant Wis. Stat. § 893.80(1g), to provide written notice of disallowance.

Introduced by: _____

Adopted: September 19, 2022

Vote: Ayes:_____ Nays:_____

_____
Dean M. Wolter, Village President

ATTEST:

_____
Deanna Braunschweig, WCMC/CMC
Village Clerk

to the man: jeffery w retzlaff
by: a woman; :crystal :hess-binnebose
c/o 3201 south 147th street
new berlin, wisconsin zip exempt near [53151]
30 july 2022

to: Jeffrey W. Retzlaff
Village of Germantown
Community Development Director
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

notice

greetings to the man: jeffery w retzlaff, sometimes acting as Village of Germantown Community Development Director;

i, a woman: :crystal :hess-binnebose; write this notice in regard to the claim of theft to the property of i, by the way of landlocking of my family's land, 3.2 acres at NW-SW, Sect. 31, T9N, R20E, germantown, wisconsin;

i state, that since my grandparents, bernard frank hess and clara hess purchased NW-SW, Sect. 31, T9N, R20E, germantown, wisconsin, on December 1st 1964, the Village of Germantown has withheld unrestricted access to our family's god-given land;

i, state, that my family attended many village planning meetings; i attended village meetings after inheriting the land from 2003-2017; those in attendance were adjacent neighbors, and those neighbors were not willing to grant access by way of their land to the property of i;

i, state, i hired a licensed engineering company to survey my 3.2 acres at NW-SW, Sect. 31, T9N, R20E, germantown, wisconsin; to provide certified documents for my land survey;

i, state, i have several email correspondences to the man, sometimes acting as community development director, jeffrey w retzlaff, irrefutable that the Village of Germantown and its employees/appointed officials declined remedy for i, and three subsequent men/women landowners north and east of the property of i;

i, state, in 2017-2018 my family and i were forced to withdraw from negotiations, both with cell phone tower companies and private buyers, due to the ongoing dishonor of the men/women, sometimes acting as the Village of Germantown officials;

this harm, by way of trespass, by the Village of Germantown employees/officials against my family is inflicting financial hardship, years of undue turmoil, and generations of unconstitutional pirating of our land;

RECEIVED
AUG - 1 2022
OFFICE OF THE FINANCE DEPT.
VILLAGE OF GERMANTOWN

trespass against i, and my family will be forgiven when the men/women, acting as employees/officials, of the Village of Germantown come into honor and restore our family whole;

i, seek as remedy for the aforementioned trespass, in order to restore three generations, fifty-eight years, 58 years, of trespass and harm against my family in the amount of, $3,200,000.00 three million two hundred thousand dollars for which i, did calculate $100,000.00 per 1/10th acre of my 3.2 acre land at NW-SW, Sect. 31, T9N, R20E, germantown, wisconsin;

however, if you wish to make remedy, i, seek due to the interminable fifty-eight years, 58 years, the Village of Germantown has been in ceaseless trespass against us, i require remedy within twenty-one 21 days of the attached bill;

i, say here and will verify at open court all to be true;

by: :Crystal :hess-binnebose.

:crystal :hess-binnebose. *without prejudice*

woman who owns 3.2 acres NW-SW, Sect. 31,
T9N, R20E, germantown, wisconsin

cc:
Dean Wolter
Village of Germantown, Board President
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

Deanna Braunschweig
Village of Germantown, Clerk-Treasurer
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

Terri Kaminski
Village of Germantown, Chairperson / Trustee
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

see attached bill:

bill

30 July 2022

restitution for harm and trespass to my family over fifty-eight years,

at 3.2 acres at NW-SW, Sect. 31, T9N, R20E, germantown, wisconsin

$100,000.00 x 3.2 acres

---

total $3,200,000.00

payment due by cashier's check in 21 days

pay to the order of :crystal :hess-binnebose.

exhibit a – title search
exhibit b – email correspondence
exhibit c – certified land survey
exhibit d – minutes from village meetings
exhibit e – correspondence from potential buyers
exhibit f – three subsequent landlocked witnesses
exhibit g – two landowners, Richfield and Colgate