MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE & TIME:	**Monday, September 8, 2025 at 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

Any member of the body and/or citizen also attend the meeting virtually through the WebEx platform, Meeting #: **2553 216 2843** Password: **qRNiKJrY345** 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=m3e60c9657945a5ad89155bdbfd3c356f**

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. CITIZEN INPUT/PUBLIC APPEARANCE: *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

IV. APPROVAL OF MINUTES:

A. PC Minutes 7/14/25 (ACTION)

B. Joint Village Board and PC Minutes - 7/28/25 (ACTION)

V. PUBLIC HEARINGS:

A. The public hearing scheduled for September 8, 2025, regarding proposed amendments to the Blackstone Creek Planned Development District (PDD) General Development Plan that would allow the development of two commercial retail sites and approximately 205 multi-family residential dwelling units has been POSTPONED. The future date and time for this public hearing is to be determined. Consequently, public comments regarding this proposal will not be received and the Plan Commission will not discuss this proposal at the September 8 meeting (including the development of a Culver's restaurant intended for one of the two proposed retail sites).

VI. NEW BUSINESS:

A. Keller, Inc., Agent for Prescription Analytics, Inc., Property Owner. Site Plan application for exterior and interior remodeling of the existing 54,000 sqft industrial/office building located at N114 W18770 Clinton Drive. (ACTION)

B. Blades Golf, Agent for Ozaukee Development Corporation, Property Owner. Sign Review Application for Blades Golf located at W188N11770 Maple Road in the Germantown Industrial Park. (ACTION)

C. JSD Professional Services, Inc., Agent for Heather Lake, LLC and Ellsworth Corporation, Property Owner - N109W13300 Ellsworth Drive. Site Plan Approval Extension Request. (ACTION)

D. Impact General, Agent for Grant Dr Germantown WI LLC, Property Owner, and TCI Allient Power. Certified Survey Map (CSM) and Site Plan application for a 39,000 sqft addition to the existing corporate office and manufacturing facility located at W132 N10611 Grant Drive in the Germantown Business Park. (ACTION)

E. Cirrus Property Group, LLC, Agent for Faith Lutheran Church, Property Owner. Site Plan Consultation for a Proposed 5.40-acre, 35-unit Multi-Family Residential Development located at W172 N11187 Division Road in the Lannon-Mequon Road Corridor. (DISCUSSION ONLY)

F. Potential Policy on the Amount of Multi-Family Housing Development in the Village of Germantown (ACTION)

G. Review of the 2050 Comprehensive Plan Implementation Objectives & Action Steps: Priority List & Schedule for the Neighborhoods, Districts, & Corridors (NDC) Master Plans. (DISCUSSION & ACTION)

VII. ANNOUNCEMENTS:

VIII. 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)250-4745 at least 2 days prior to the meeting.

Notice is hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of these bodies per State ex rel. Badke v Greendale Village Board, even though these bodies will not take formal action at this meeting.

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, July 14, 2025 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

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.*

Chairman Soderberg called the meeting to order at 6:31pm.

II. ROLL CALL:

Chairman Soderberg and Committee Members Shadid, Tarantino, Williams and Ewert were all present. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (via Webex). Committee Members Warren and Henk were absent excused.

III. APPROVAL OF MINUTES:

A. PC Minutes 6/9/25

Motion: Approve as presented
Motioned By: Russell Ewert
Seconded By: William Shadid
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

B. PC Minutes 6/23/25

Motion: Approve with 1 change - Add Chris Reuter Superintendent of Germantown Schools into Item A as a speaker
Motioned By: Russell Ewert
Seconded By: William Shadid
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

IV. CITIZEN INPUT/PUBLIC APPEARANCE: *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

Citizens that spoke included:
Lynn Bednarz who lives on Pawnee Court.

Melanie Smythe who lives on Cedar Lane.
Katie Kautz who lives on Meadowlark Lane.
William Schubert who lives on Lannon Road.

V. NEW BUSINESS:

A. Amendment to the Village of Germantown 2050 Comprehensive Plan to revise and update the Sanitary Sewer Service Area (SSSA) text and maps (PUBLIC HEARING & ACTION)

Director Retzlaff stated that in 2023, SEWRPC stated that no more extension requests would be processed until the Village did a complete update of the sanitary sewer service area (SSSA) plan, something that had not been done since the plan was originally adopted by SEWRPC and the DNR in 1983. This would ensure consistency with MMSD and the SEWRPC Regional Water Quality Management Plan and is consistent with actions taken by the Utility Advisory Board, Public Works & Highways Commission and the Village Board earlier this year.

Village staff submitted a request to SEWRPC to complete a comprehensive update, including a series of proposed boundary adjustments that include the addition of certain parcels and the removal of other parcels from the current sewer service area. The purpose and extent of this proposed amendment to the Village's 2050 Plan is to:

1. Replace the existing and potential sanitary sewer service area maps in the 2050 Plan (Map 7.8 and Map 7.9) with Map 2.1 and Map 2.2 from SEWRPC's Community Assistance Planning Report No. 70 (2nd edition)
2. Update references to these maps and the associated text to ensure consistency between the Village's and SEWRPC's sewer service area plans for the Village of Germantown.

Chairman Soderberg read aloud 1 email regarding this Amendment and opened the Public Hearing at 6:56pm.
Residents who spoke included:
Melanie Smythe who lives on Cedar Lane is against this update, doesn't understand why it is so extensive and feels we need more resident meetings.
Lynn Bednarz who lives on Pawnee Court is against this, wants the Village to stay rural and feels that residents don't want any updates/developments.
Chairman Soderberg closed the Public Hearing at 7:02pm.
Staff recommends the approval of the proposed map and text amendments as outlined.
Motion: Approve as presented
Motioned By: William Shadid
Seconded By: Josh Tarantino

Discussion Followed. Plan Commission members asked whether development is expected in the added areas. Director Retzlaff stated that, yes it is expected and will be similar to what has already been developed there.

Results of Motion:
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

B. Accurate Surveying & Engineering LLP, Agent for Rao Farms LLC, Property Owner N136 W21238 Bonniwell Road. An Application to Rezone 115 acres from the A-1 to the A-2: Agricultural Zoning District and a 4-Lot Certified survey Map (CSM). (PUBLIC HEARING & ACTION)

Director Retzlaff stated that the purpose of this request is to divide the farm land for estate planning, to separate an existing house and an equestrian facility, and to relocate an existing pond into an outlot.

Staff recommends approval of the proposed Certified Survey Map (CSM) for Rao Farms LLC subject to the following conditions:

1. All technical issues and plan correction identified by the Village Surveyor's review memo dated June 9, 2025 shall be addressed and reflected in a revised CSM submitted and approved by the Village Surveyor prior to recording the CSM.

Staff recommends approval of the rezone of 115 +/- acres Rao Farms LLC property from A-1: Agricultural to A-2: Agricultural as proposed.

Chairman Soderberg opened the Public Hearing at 7:15pm.
Residents who spoke included:
Donald Thoma from Accurate Surveying came forward as the property owner's representative and stated that a farmer wants to purchase the farmland for agricultural purposes.
Lynn Bednarz who lives on Pawnee Court would like to know exactly what the farmer wants to purchase this land for and doesn't want to see it being developed in the future.
Katie Kautz who lives on Meadowlark Lane stated that she wants us to think ahead and question the future plans for the property as she wants it to stay farmland.
Chairman closed the Public Hearing at 7:19pm.

Motion 1: Approve CSM as presented
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

Motion 2: Approve Rezone from A-1 to A-2
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino

No: Russell Ewert
Abstain: None
Motion Passed (Yes 4, No 1, Abstained 0)

C. Bellcraft Builders, Agent for Bliffert Germantown Holdings LLC, Property Owner N116 W16474 Main Street. Site Plan Application for a 4,800 sqft storage building. (ACTION)

Director Retzlaff stated that this proposal is for site development and building plans to construct a 4,800sqft cold storage building for wood products, a bioretention basin and add 18,240sqft of new asphalt on the 11.2-ac parcel.

Staff recommends the approval of the proposal subject to the following 8 conditions:

1. This approval is for the proposed storage building, asphalt pavement, and storm water management bioretention basin and is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission: a. Architectural plan set dated March 1, 2019 & May 10, 2021 b. Engineering plan set dated June 9, 2025 & June 19, 2025
2. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All issues, plan revisions and technical corrections identified in the June 30, 2025 review memo from the Village Engineer shall be addressed in revised plans and/or supplemental information submitted for review and approval prior to issuance of any building permits.
4. The Main Street driveway condition is deteriorated with cracked and broken concrete and, as a result, Bliffert shall obtain a driveway permit from the Village and replace the concrete driveway. Replacement shall be coordinated with the Village Engineer and Public Works Department.
5. State approved plans and a $20,000 occupancy bond shall be required by Inspection Services as part of and prior to issuance of a building permit for the storage building.
6. Bliffert shall complete all the dead tree cutting & removal and submit a site & landscaping restoration plan for the west side of the property around the wetlands and along the south property line and abutting residential properties previously committed to by September 1, 2025. To ensure completion of these requirements, Bliffert shall deposit an occupancy bond with the Village (the standard $20K occupancy bond required at the time of building permit issuance shall satisfy this requirement) and shall not be refunded until such time as all requirements are complete as verified by Village staff.
7. The storm water bioretention basin is proposed in a location close to the 25’ wetland setback boundary near the west side of the proposed construction site.

Prior to construction of the bioretention swale or any other site grading required for the project, Bliffert shall adequately flag the 25' wetland setback boundary on the property and in the vicinity of any construction activity to ensure all construction activity is outside the 25' wetland setback.

8. Any lighting or signage installed on the building or site after construction shall comply with the Village's lighting guidelines and be reviewed and approved by Village staff prior to installation.

Motion: Approve with 8 conditions as presented
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

D. Justin and Elizabeth Rundle, Property Owners. Zoning Permit Application to install a 6' privacy fence in a public drainage easement and a storm sewer easement on property located at W160N10766 Hidden Glen Lane. (ACTION)

Associate Planner Yanke stated that the applicant is requesting a Zoning Permit to install a 6' privacy fence in a public drainage easement and a storm sewer easement on their property.
Staff recommends approval of the zoning permit application subject to the following 6 conditions:

1. The segments of fence installed within the drainage easement shall be modified to be an "open" style fence for stormwater flow purposes, or a design determined by the Plan Commission to not materially interfere with drainage flow.
2. A fence permit is required from Building Inspection Services. The property owner is required to contact SAFEBuilt Inspection Services for more information.
3. The property owner shall enter into an encroachment agreement with the Village that specifies the property owner assumes responsibility for removing and/or replacing the fence and any other damages or costs if access to or maintenance of the easement is required by the Village.
4. It shall be the responsibility of the homeowner to maintain a free flow of water within the drainage easement at all times.
5. If the fence needs to be removed to make improvements and/or conduct maintenance within the easement, the property owner shall be responsible for all costs associated with removing the fence to the extent necessary within seven (7) days of being notified by the Village (or another mutually agreeable deadline). The property owner shall be responsible for any and all costs associated with any damage, removal, or re-installation of said fence.
6. The property owner and/or fence installer shall be liable for any and all damage to any storm sewer utility upon installation and all site restoration within the easements.

Motion 1: Approve as presented
Motioned By: Josh Tarantino
Seconded By: Russell Ewert
Discussion Followed. Plan Commission members asked for an explanation of an "open" fence which was determined to be that which you can see through and one that allows better stormwater flow (i.e. aluminum, picket, etc.). Property owners came forward to state that they want a privacy fence and stated that they have never had drainage issues and feel that 6" clearance is overkill. Commission members agreed and stated that 4" would be appropriate for drainage flow at the location.

Results of Motion 1:
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

Motion 2: Amend to reduce the clearance requirement to 4" instead of 6"
Motioned By: Josh Tarantino
Seconded By: Russell Ewert
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

E. Lemberg Electric, Agent for Green Bay Packaging, Inc., Property Owner. Sign Review Application for Green Bay Packaging located at N128W21600 Holy Hill Road in the Holy Hill Gateway District. (ACTION)

Associate Planner Yanke stated that the application is requesting the approval of a monument sign, several directional/wayfinding and visitor parking signs, and a wall-mounted cabinet/logo sign. The signs comply with Village code requirements, and while the proposed wall-mounted cabinet sign would exceed the threshold for maximum wall signage on the site, the Board of Zoning Appeals granted a variance allowing the increased square footage on April 23, 2025.

Staff recommends approval of the proposed sign package for Green Bay Packaging for property located at N128 W21600 Holy Hill Road, subject to the following conditions:

1. Applicant/owner shall obtain an electrical permit(s) from SAFEBuilt Inspection Services prior to sign installation.
2. The monument sign shall be installed with landscaping meeting the requirements of Village Code Sec. 17.46(7)(c).

Motion: Approve with 2 conditions as presented
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None

Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

F. Sign Effectz, Inc., Agent for TDC Willow Creek, LLC, Property Owner. Sign Review Application for Xylem located at N102W19200 Willow Creek Way in the Willow Creek Business Park. (ACTION)

Associate Planner Yanke stated that Xylem is seeking approval of a 173 sqft wall sign and 3 vinyl graphic logo signs on entry/exit doors. The sign is illuminated, and a condition will have to be added if approved.

Staff recommends the approval of the proposed sign package for Xylem for property located at N102 W19200 Willow Creek Way. With 1 standard condition:
1. Electrical permit(s) shall be obtained from Inspection Services prior to installation of any/all electrical components.

Motion: Approve with one condition as presented
Motioned By: William Shadid
Seconded By: Josh Tarantino
Yes: Bob Soderberg, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

VI. ANNOUNCEMENTS:

None.

VII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 7:47pm.

MEETING:	**JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, July 28, 2025 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room N112 W17001 Mequon Road**

DRAFT

MINUTES

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.*

Village President Bob Soderberg called the Joint Meeting of the Village Board and Plan Commission to order at 6:32 PM.

II. ROLL CALL:

A. Village Board

Present: Village President Bob Soderberg, Trustee Robert Warren, Trustee David Baum, Trustee Jan Miller, Trustee Rick Miller, Trustee Kristen Borst, Trustee Terri Kaminski, Trustee Meg Cutts
Excused: Trustee Jolene Pieper

B. Plan Commission

Present: Village President Bob Soderberg, Trustee Robert Warren, Plan Commissioner William Shadid, Plan Commissioner Bridget Henk, Plan Commissioner Josh Tarantino, Committee Member Russell Ewert
Excused: Plan Commissioner Robert Williams

Also Present: Village Administrator Steve Kreklow, Village Clerk Donna Ott, Community Development Director Jeff Retzlaff

III. NEW BUSINESS:

A. Multi-Family Housing Development Policy (DISCUSSION - CONTINUED FROM MAY 5 & MAY 12)

Community Development Director Retzlaff provided insight on increasing Germantown population trends, current housing characteristics, arguments for and against adopting a multi-family housing development policy, considerations for adopting said policy, the Community Growth & Projections Report provided by the Germantown School District

and how its results impact Village development, the 2050 Comprehensive Plan, and recommendations for future monitoring and reporting in lieu of an adopted housing policy.

Discussion ensued regarding the adoption of a formal multi-family housing development policy.

B. Status of Existing Village of Germantown Tax Increment Districts (TIDs) and Village Center Financing Options (PRESENTATION & DISCUSSION)

Phil Cosson of Ehlers Public Finance Advisors provided information and answered questions regarding existing TIDs, Village Center financing risks and options, and the benefits and impact of development.

C. Village Center Property Redevelopment - Future Direction, Process, Responsibilities & Timeline for Creating Zoning Regulations & Proposal Guidelines (PRESENTATION & DISCUSSION)

Bailey Copeland of CopeLand Companies provided a conceptual redevelopment process outline and proposed timeline for the Village Center property and answered questions.

IV. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding Village development and guidelines.

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding rezoning timelines and the Village Center.

Sarah Larson (W159N9737 Butternut Rd) spoke regarding the Village Center location and development guidelines, TIDs, and consultant ethics.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding neighborhood meetings and community input, and Village development.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding Village development.

Judy Rogers (W165N10611 Wagon Tr) spoke regarding community input and the Village Center.

Scott Schroeder (N96W19602 County Line Rd) spoke regarding single and multi-

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family housing development.

Village Administrator Kreklow read the following comments into the record:

- Seone Silverman submitted comments regarding the Village Center and housing development.
- Pat Tasker submitted comments regarding the Village Center and development.

V. ANNOUNCEMENTS:

VI. ADJOURNMENT:

Village President Soderberg adjourned the meeting at 9:43 PM.

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NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, September 8th, 2025
TIME: 6:30pm or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the following regarding the Blackstone Creek Planned Development District (PDD): (1) a rezoning application to rezone the following described parcel from the Rd-2: One & Two-Family Zoning District to the Rm-3: Multi-Family Zoning District within the Blackstone Creek PDD; and (2) amendments to the Blackstone Creek PDD General Development Plan and Conditions and Restrictions that would allow the development of a mixed-use development comprised of commercial retail and approximately 205 multi-family dwelling units.

Applicant: Jim Sedgwick/Heimat Capital LLC, Agent for Blackstone Creek LLC, Property Owners
Property: N112 W17300 Mequon Road; Tax Parcel GTNV 111-979

Property Description:
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6749, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON MARCH 31, 2017, IN VOLUME 52 OF CERTIFIED SURVEY MAPS, PAGES 41-52, AS DOCUMENT NO. 1427138, SAID CERTIFIED SURVEY MAP BEING A DIVISION OF LOTS 2 AND 3 IN CERTIFIED SURVEY MAP NO. 6177, AND LANDS LOCATED BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, ALL BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on our website by following this link:
https://www.germantownwi.gov/589/Proposed-Development-Projects

Citizens wishing to submit any public comments should do so by sending them by email to: comments@germantownwi.gov no later than 4:00pm on the meeting date listed above.

Donna Ott, Village Clerk
Dated this 13th day of August 2025

To Be Published On: August 20th & August 27th, 2025

POSTPONED

SITE PLAN APPLICATION

09/08/25 Plan Commission Meeting

Keller, Inc. / Prescription Analytics, Inc.

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Keller, Inc., Agent for Prescription Analytics, Inc., Property Owner. Site Plan application for exterior and interior remodeling of the existing 54,000 square foot industrial/office building located at N114W18770 Clinton Drive in the Germantown Industrial Park.

Location: N114W18770 Clinton Drive

Applicant/ Owner:

Keller, Inc.	Prescription Analytics, Inc.
W204N11509 Goldendale Rd	121 S Wilson Avenue
Germantown, WI 53022	Hartford, WI 53027

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1

Background/Proposal

Keller, Inc., Agent for Prescription Analytics, Inc., Property Owner. Site Plan application for exterior and interior remodeling of the existing 54,000 square foot industrial/office building located at N114W18770 Clinton Drive in the Germantown Industrial Park.

According to their website (link), Prescription Analytics is widely recognized for helping pharmaceutical manufacturers achieve their growth, profitability, and compliance objectives through service offerings that include government pricing and Medicaid rebate processing, pharma pricing strategy consultation, and other support services. The company has selected the subject site in the Village of Germantown to house their new corporate offices.

Site Plan

The site is 4.0 acres in area with an existing 54,000 square foot industrial/office building, off-street parking areas, and landscaping. The site was constructed in the early 1980s, and the original building has gone through multiple expansions since then to become what it is today. At this time, Prescription Analytics is in the process of purchasing the building in its entirety and will own the real estate/property. The company intends to remodel an existing portion (32,198 square feet) of the building for its new corporate headquarters with office operations being generally 8:00AM-5:00PM (M-F), while the remaining area of the building will continue to be occupied by Professional Control Corporation.

As shown in the submitted application materials, the building will undergo an exterior retrofit and façade enhancement. The applicant points out that the building retrofit will transform the structure into an updated modern look, with portions of old stone being removed and replaced with Vesta siding (see attached elevations/renderings), and other existing façade areas and canopies being repainted. The application also states that repairs to certain areas of the exterior block walls will be performed and the existing courtyard area/entrance on the northern part of the property will be updated. For a summary list highlighting the project specifics, please refer to the following:

- Property size: 4.0 acres
- Total building area: 54,000 square feet
- Interior remodel area (Prescription Analytics): 32,198 square feet including:
    - Lobby/lounge and common entry area
    - Open-concept office spaces, dedicated research hubs, conference/training rooms
    - Wellness-focused employee areas
    - Two (2) small warehouse areas
- Overall exterior building retrofit and façade enhancements including:
    - Existing metal roof areas to be repainted
    - Existing block walls to be repainted and repaired
    - Proposed Vesta siding to replace portions of old stone siding
    - One (1) new overhead door to serve the “west” warehouse as shown on the submitted plans; an overhead door serving the “east” warehouse already exists
    - Convert three (3) existing parking spaces into a striped/sloped entry area in front of the new overhead door, as shown on the submitted site plan

Parking, Access, and Traffic Circulation

Access to the site will remain the same, with two (2) access drives to Edison Drive on the north side of the property and two (2) access drives to Clinton Drive on the south side. Outside of the new overhead door and the conversion of three (3) parking spaces previously mentioned, there are no proposed alterations to parking, access, or traffic circulation. While the conversion of a few parking spaces is proposed, the site will maintain an adequate number of spaces (~160 stalls) to serve the building. The site also maintains an adequate number of ADA spaces based on overall parking counts, as there are six (6) ADA spaces.

Storm Water Management, Landscaping, and Lighting

No increase in lot coverage or proposed changes to stormwater management, landscaping areas, or lighting, as this project is primarily an interior remodel of an existing building area, and the exterior changes are to the building's façade/appearance.

Signage

Although new signage is shown in the submitted building renderings, no sign application was submitted. The building renderings make reference to the signs and note "signage by owner". Any proposed building signage will be subject to Plan Commission review and approval.

Staff Comments

Community Development: Planning & Zoning

The zoning for this parcel in the Germantown Industrial Park is M-1: Limited Industrial, and the proposed project and use comply with the M-1 zoning district regulations. The corporate office/industrial use that Prescription Analytics will operate at the subject location is a desirable land use under the Village's 2050 Comprehensive Plan in the Germantown Industrial Park District. Staff has added standard conditions of approval to this site plan application but finds the proposal consistent with the Village Zoning Code and 2050 Comprehensive Plan.

Note that one condition of approval addresses future roof-mounted equipment. Although no new equipment is shown per the application materials, the site plan notes there will be "roof repairs as needed (field verify and confirm)". If future repairs and improvements are needed to the roof, which may include new rooftop equipment (RTUs), staff has added a condition that the equipment be screened from view.

Public Works/Village Engineer/Utilities

No comments.

VILLAGE STAFF RECOMMENDATION

APPROVE the Site Plan application for Prescription Analytics, Inc. for exterior and interior remodeling of the existing 54,000 square foot industrial/office building located at N114W18770 Clinton Drive, subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site development and building plan set submitted and revised dated June 2, 2025, and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the site and architectural plan sheets per index listed on the Title Sheet of the development and building plan set noted under this condition.
2. State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
3. If required by the Village's Water Superintendent, the applicant/owner shall split the water metering between building tenants at the meter room prior to the issuance of an occupancy permit.
4. All temporary and permanent exterior signs require a permit and shall comply with all current Village sign regulations.
5. Applicant/owner shall submit a Zoning Permit application to the Community Development Department for review and approval prior to issuance of an occupancy permit. The Zoning Permit shall describe/detail the company's hours of operation, number of employees, and other uses/activities if not already described in this application.
6. If proposed as part of the building remodel and/or future roof repair work, new rooftop equipment (RTU) shall be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways.

SCANNED

Village of Germantown ...Willkommen

Fee must accompany application

- [X] ~~$700~~ Minor Addition – per Jeff R.
- [ ] $1,240 Construction <10,000 SF
- [ ] $2,095 Construction 10,000 SF to 50,000
- [ ] $3,460 Industrial Construction >50,000 SF
- [ ] $3,460 Commercial Construction >50,000
- [X] ~~$200~~ Plan Commission Consultation
- [ ] $125 Fire Department Plan Review

PAID CR DATE 6/5/25
chk # 244520 +
$200 ↓ #244905 $500

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Keller, Inc. - Scott Lausten
W204 N11509 Goldendale Rd
Germantown, WI 53022

Phone (262) 250-9710
E-Mail slausten@kellerbuilds.com

PROPERTY OWNER

Prescription Analytics, Inc. - Patrick Patton
121 S Wilson Ave
Hartford, WI 53027

Phone (262) 465-6763
E-Mail patrick@prescriptionanalytics.com

2 PROPERTY ADDRESS

N114 W18770 Clinton Dr
Germantown, WI 53022

3 NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
Germantown FD Station #2	J Pallets - Pallet Supplier	N114W18686	ALT Imagery Photo Studio - Photographer 3DT - Maunfacturer

4 READ AND INITIAL THE FOLLOWING:

PP I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

PP I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

PP I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

RECEIVED
JUN 05 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Scott Lausten (Jun 4, 2025 12:23 CDT) 06/04/25
Applicant Date

Patrick Patton (Jun 4, 2025 11:44 CDT) 06/04/25
Owner Date

Prescription Analytics: 40,000 Sq. Ft. Building in Germantown, WI for New Corporate Headquarters

Prescription Analytics, a rapidly growing healthcare technology firm specializing in pharmaceutical data analysis and compliance solutions. It proud to announce the acquisition of a 40,000-square-foot commercial building in Germantown, Wisconsin. This strategic investment marks a major milestone in the company's continued expansion and commitment to operational excellence.

Located in Germantown's business district, the newly acquired facility will serve as Prescription Analytics' new headquarters. The building, which previously housed a mix of closed offices and small open spaces, will undergo a complete interior demolition and remodel to support the company's workspace requirements.

The remodel will transform the existing structure into a more updated and modern look. Old stone will be removed and replaced with Vesta Siding, all existing materials that will remain (block, EIFS, Canopies) will be repainted. Repairs to block wall will be completed as well as updated courtyard entrances.

Interior plans include open-concept office spaces, dedicated research and data analytics hubs, conference and training rooms, and wellness-focused employee amenities.

Construction and remodeling efforts are set to begin in September or October 2025, with a targeted move-in date of April of 2026.

SHEET INDEX

C1.0	CONCEPTUAL SITE PLAN
A1.0	FLOOR PLAN - PROPOSED & DEMOLITION
A1.1	FLOOR PLAN - ENLARGED
A2.0	ELEVATIONS - PROPOSED & DEMOLITION
A3.0	SECTIONS
A3.1	SECTIONS
A3.2	SECTIONS
A7.0	REFLECTED CEILING PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	52,915 S.F.	------ S.F.	52,915 S.F.
CANOPIES (COLUMN SUPPORTED)	1,222 S.F.	-50 S.F.	1,172 S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	54,137 S.F.	------ S.F.	54,087 S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	54,137 S.F.	------ S.F.	54,087 S.F.
REMODEL AREA TOTALS	32,198 S.F.	59.53% OF BUILDING AREA	

BUILDING CODE ANALYSIS

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
2015 IEBC (Level # Alteration)

OCCUPANCY
B, S2
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: 45'-0"
Number of Stories: -- Maximum Allowed: --
Total Building Area: 54,087 S.F. Maximum Allowed: 76,000 S.F.
Total Fire Area: 54,087 S.F. Maximum Allowed: -,--- S.F.
Mixed Occupancies
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification IIIB
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NFPA 13
Fire Alarm System YES

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load -- psf
Wood Truss
Top Chord Dead Load -- psf
Bottom Chord Load -- psf
Mezzanine/Second Floor/Basemen
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 35 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 115 MPH
Surface Roughness B
Exposure Category C
Earthquake Load Criteria
Soil Site Class D
Ss 13.6
S1 5.4

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES
Ambulatory Stall Required NO

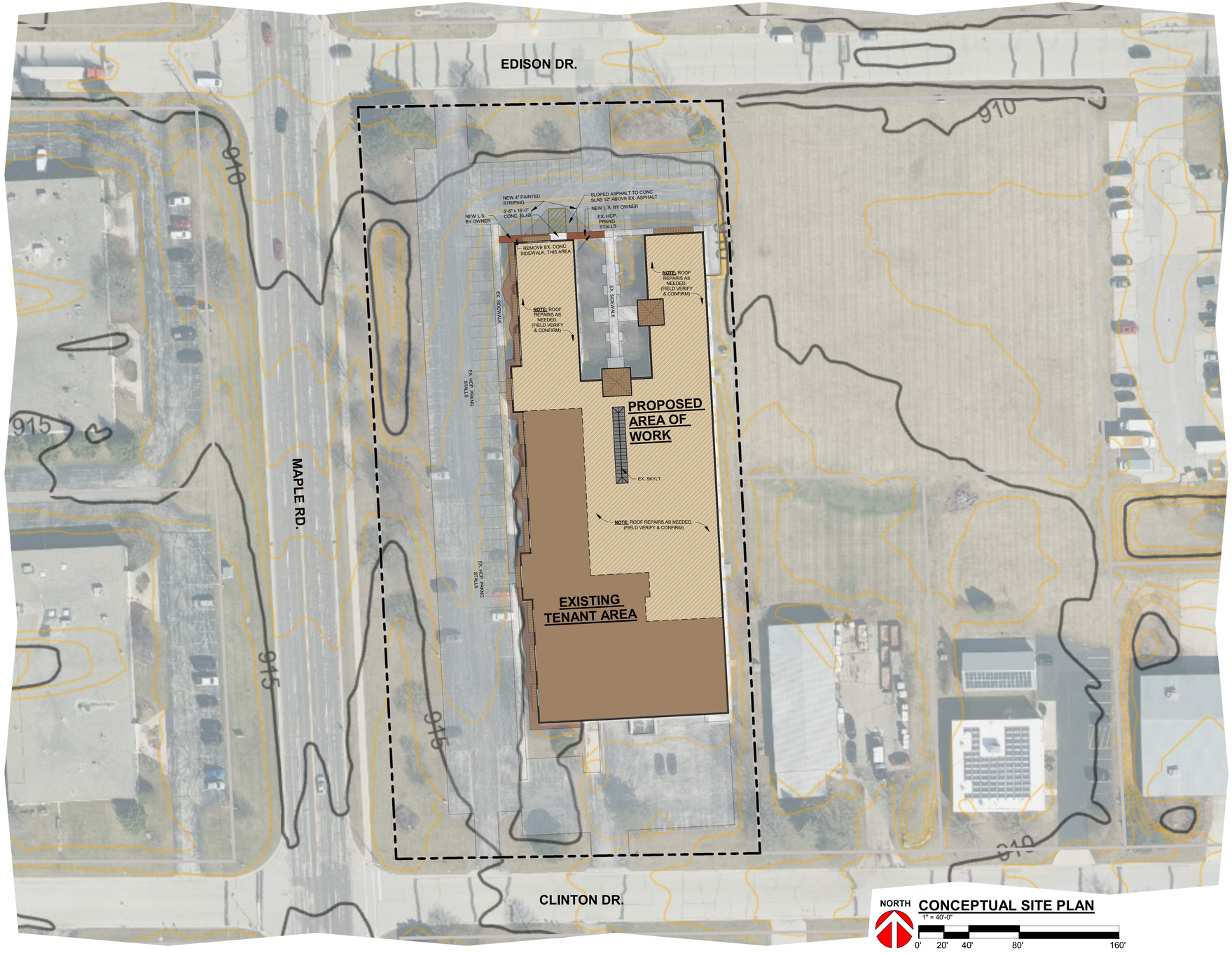
MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size	-,--- S.F.	-.--%
Hard Surface	-,--- S.F.	-.--%
Green Space	-,--- S.F.	-.--%
Parcel Size (Approx.)	-,--- S.F.	-.-- Acres
Parking Provided	-- Stalls	
Area of Disturbance	-,--- S.F.	

ZONING
Property Zoning M-1 (LIMITED INDUSTRIAL)
Setbacks FY 30'-0" SY 10'-0" RY 25'-0"
Hard Surface Setback -'--"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO



NORTH

CONCEPTUAL SITE PLAN
1" = 40'-0"
0' 20' 40' 80' 160'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED TENANT IMPROVMENTS FOR:

PRESCRIPTION ANALYTICS

GERMANTOWN, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED TENANT IMPROVMENTS FOR:
PRESCRIPTION ANALYTICS
N114 W18770 CLINTON DR.
GERMANTOWN, WISCONSIN 53022

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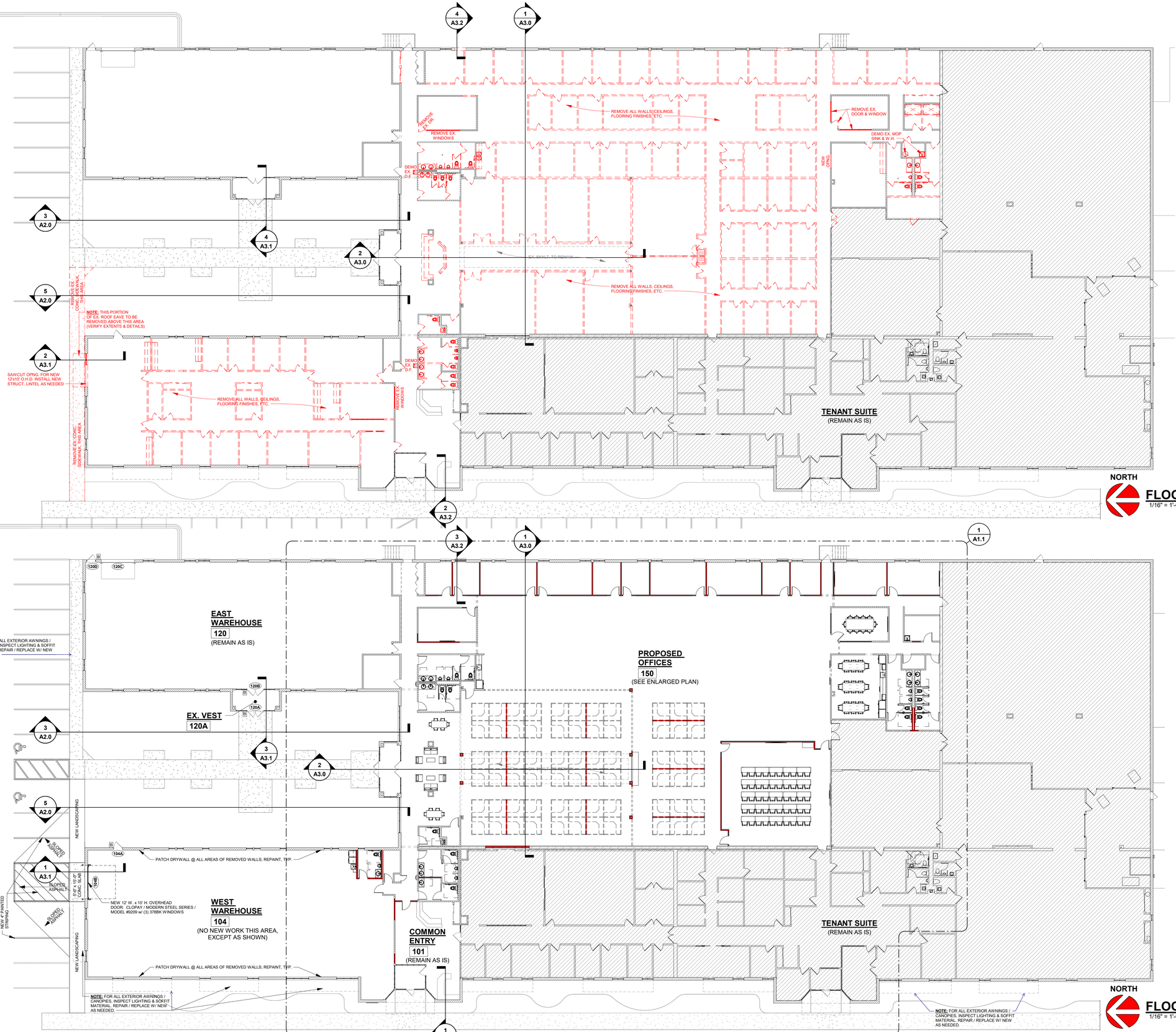
REVISIONS

1	05.14.2025	I. HAUN
2	06.02.2025	I. HAUN
3		
4		
5		
6		

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
INTERIOR DESIGNER: -------
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P25089
CONTRACT NO: -------
DATE: 05.07.2025
SHEET: C1.0



FLOOR PLAN - DEMOLITION

1/16" = 1'-0"

FLOOR PLAN - OVERALL

1/16" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller

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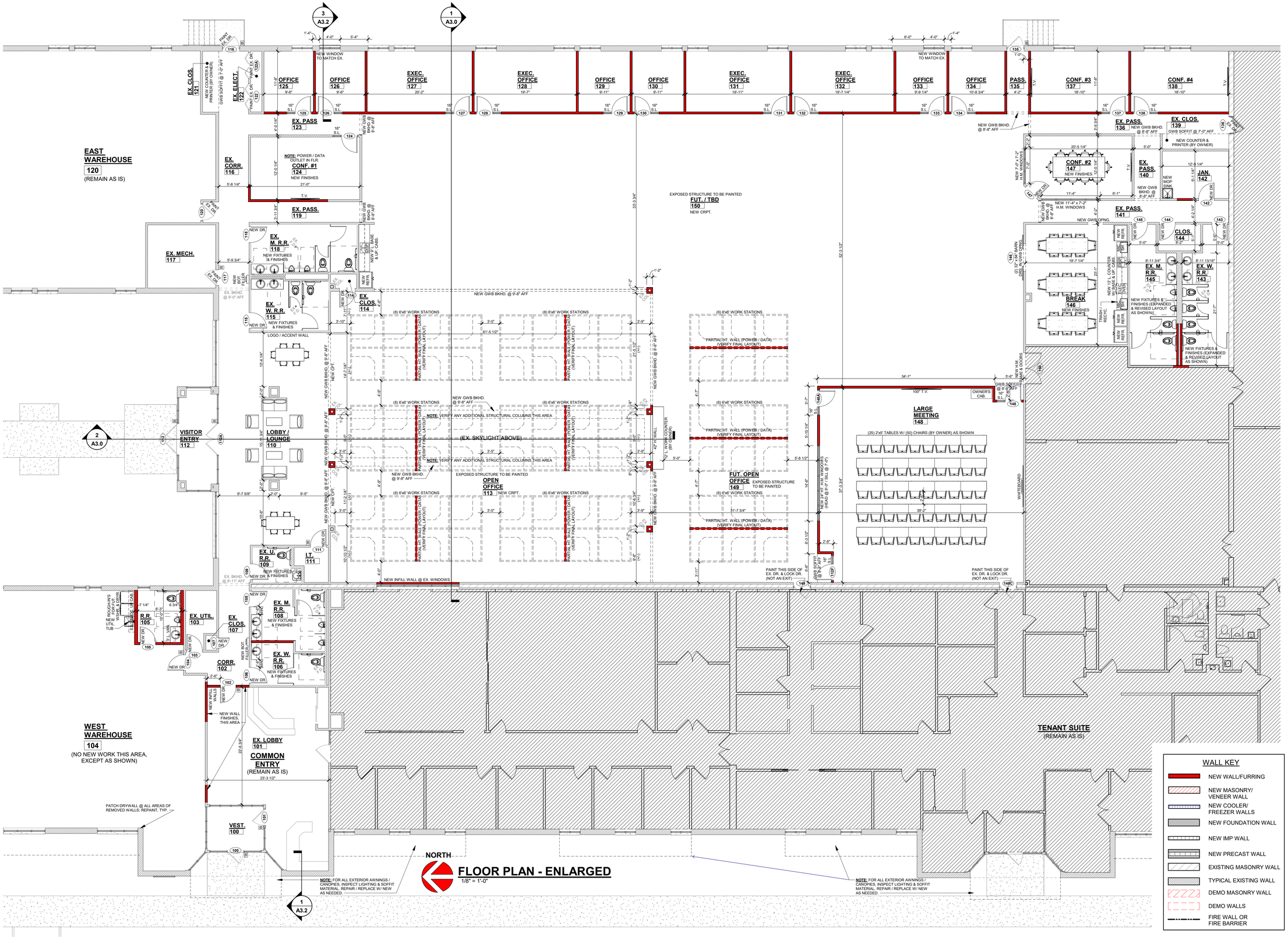

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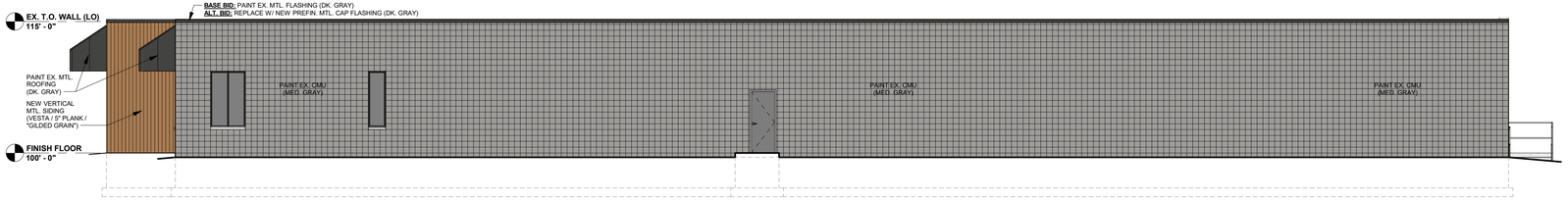
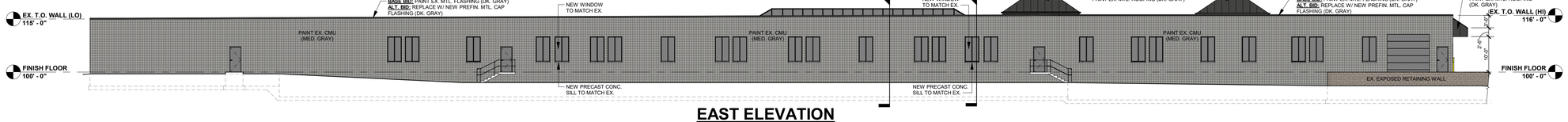
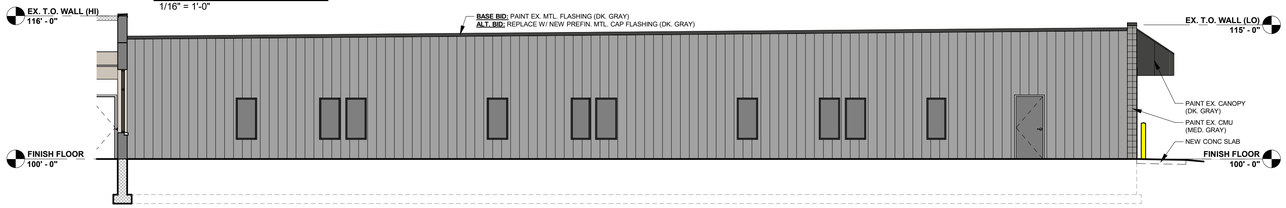
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P25089
CONTRACT NO: -------
DATE: 05.07.2025
SHEET: A1.1

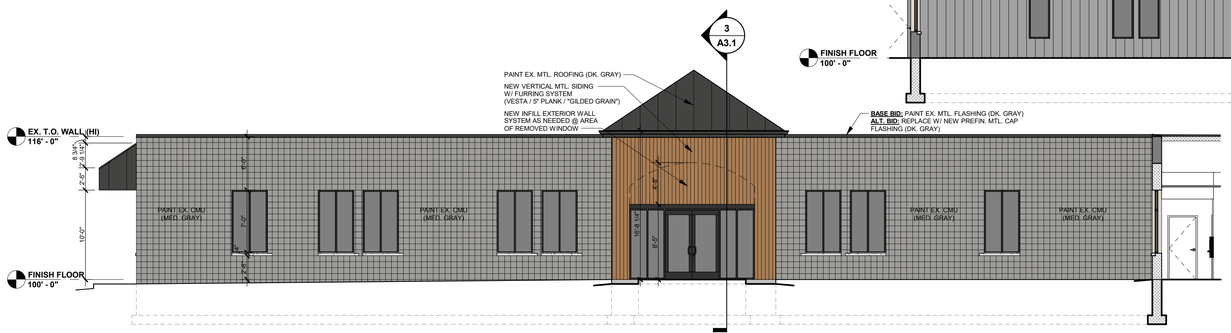


SOUTH ELEVATION
1/8" = 1'-0"



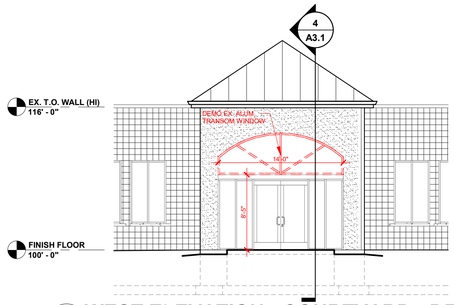
EAST ELEVATION
1/16" = 1'-0"



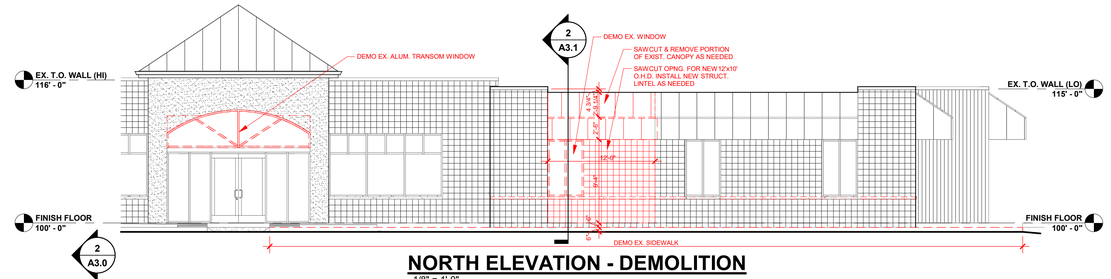


5 A2.0 EAST ELEVATION - COURTYARD
1/8" = 1'-0"

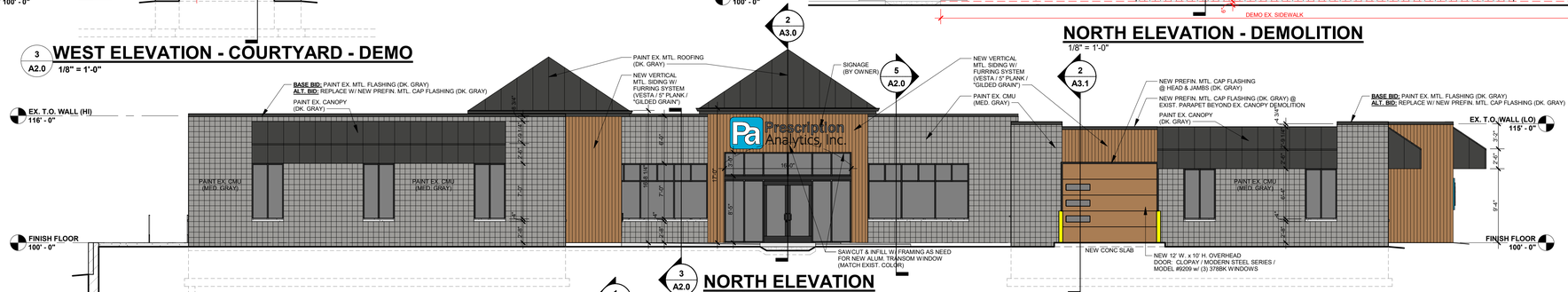
4 A2.0 WEST ELEVATION - COURTYARD
1/8" = 1'-0"



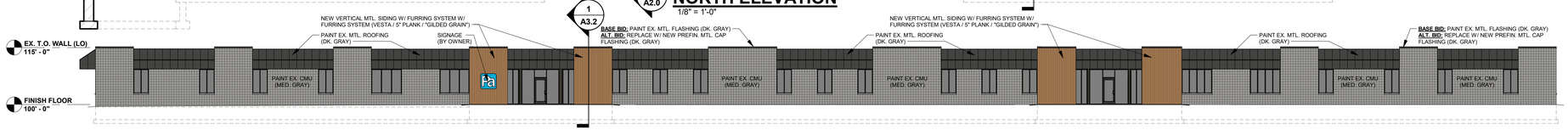
3 A2.0 WEST ELEVATION - COURTYARD - DEMO
1/8" = 1'-0"



NORTH ELEVATION - DEMOLITION
1/8" = 1'-0"



3 A2.0 NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"

DOOR & WINDOW VALUES		
WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.11
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
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PROPOSED TENANT IMPROVMENTS FOR:

PRESCRIPTION ANALYTICS

N114 W18770 CLINTON DR.
GERMANTOWN, WISCONSIN 53022

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REVISIONS

1	05.14.2025	I. HAUN
2	06.02.2025	I. HAUN
3		
4		
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6		

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
INTERIOR DESIGNER: -------
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P25089
CONTRACT NO: -------
DATE: 05.07.2025
SHEET: A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

PRESCRIPTION ANALYTICS

GERMANTOWN, **WISCONSIN**

Keller
Planners | Architects | Builders
Offices in the Twin Cities, Madison, Milwaukee and Warsaw

CONCEPT ONLY

PRESCRIPTION ANALYTICS

GERMANTOWN, WISCONSIN

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Offices in the Twin Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY

SIGN REVIEW APPLICATION

09/08/25 Plan Commission Meeting

Blades Golf / Ozaukee Development Corporation

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Blades Golf, Agent for Ozaukee Development Corporation, Property Owner. Sign Review Application for Blades Golf located at W188N11770 Maple Road in the Germantown Industrial Park.

Property Location: W188N11770 Maple Road

Applicant/ Owner:

Blades Golf	Ozaukee Development Corp.
W188N11770 Maple Road	P.O. Box 893
Germantown, WI 53022	Cedarburg, WI 53012

Zoning: M-1: Limited Industrial District

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1

Background/Proposal

Blades Golf, Agent for Ozaukee Development Corporation, Property Owner. Sign Review Application for Blades Golf located at W188N11770 Maple Road in the Germantown Industrial Park.

In May 2025, Blades Golf was granted a Conditional Use Permit (CUP) for a 9,600 square foot Indoor Golf Entertainment/Recreation Establishment at the subject location. Since being granted CUP approval the applicant has submitted for a building permit and is now seeking approval of a wall sign for the site. Details of the proposed sign are listed as follows:

- (1) Wall Sign – (Western façade/building front)
  30 square feet, single-sided channel letter/logo sign mounted on façade. The proposed sign is illuminated.

Staff Comments

The proposed sign complies with applicable standards per the Village's Sign Code.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed sign for Blades Golf for property located at W188N11770 Maple Road, subject to the following condition:

1. Applicant/owner shall obtain an electrical permit from Building Inspection Services prior to sign installation.

SCANNED

Village of Germantown
Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid NR Date 8/5/25

Chk # 1023

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Blades Golf
W188 N11770 Maple Rd
Germantown, WI 53022
Phone (262) 993-8012
Fax ( )
E-Mail adam@BladesWI.com

PROPERTY OWNER

Ozaukee Development Corp
PO Box 893
Cedarburg, WI 53012
Phone (262) 377-8597
Laneentities@gmail.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W188 N11762 - 11770 Maple Road (Units 2 - 4)
Germantown, WI

3 SIGN INFORMATION

Sign Dimensions 30.25" height x 144" width Single/Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 46.5 SF
Total Square Footage of Sign (include all sides) 30 SF
Total height of the Sign 30.25"
Is the Sign to be illuminated yes no
Type of Sign Construction Materials Internally Lit Stud Mounted Channel Letters
Distance to Closest Property Line

Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs

What are the intentions for the existing signs: Take down _____ Remain _____

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

Adam [illegible] 8/4/25
Applicant Date

Sarah Noble Lane Starrett 7/31/25
Owner Date

RECEIVED
AUG - 5 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

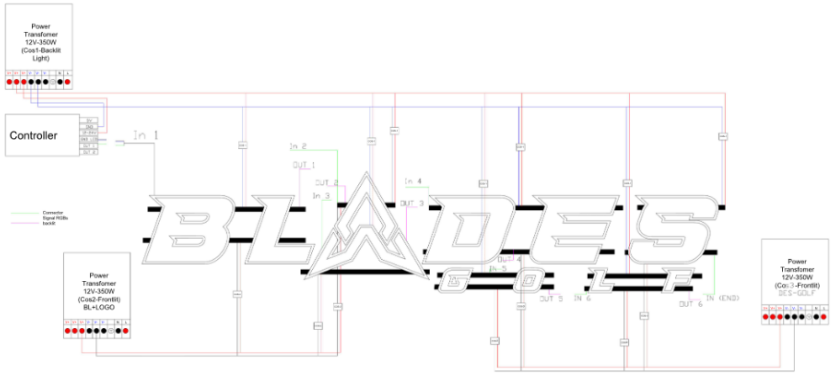
W188N11770 MAPLE ROAD, GERMANTOWN, WI 53022

SIGN PERMIT SUBMITTAL

FRONT ELEVATION

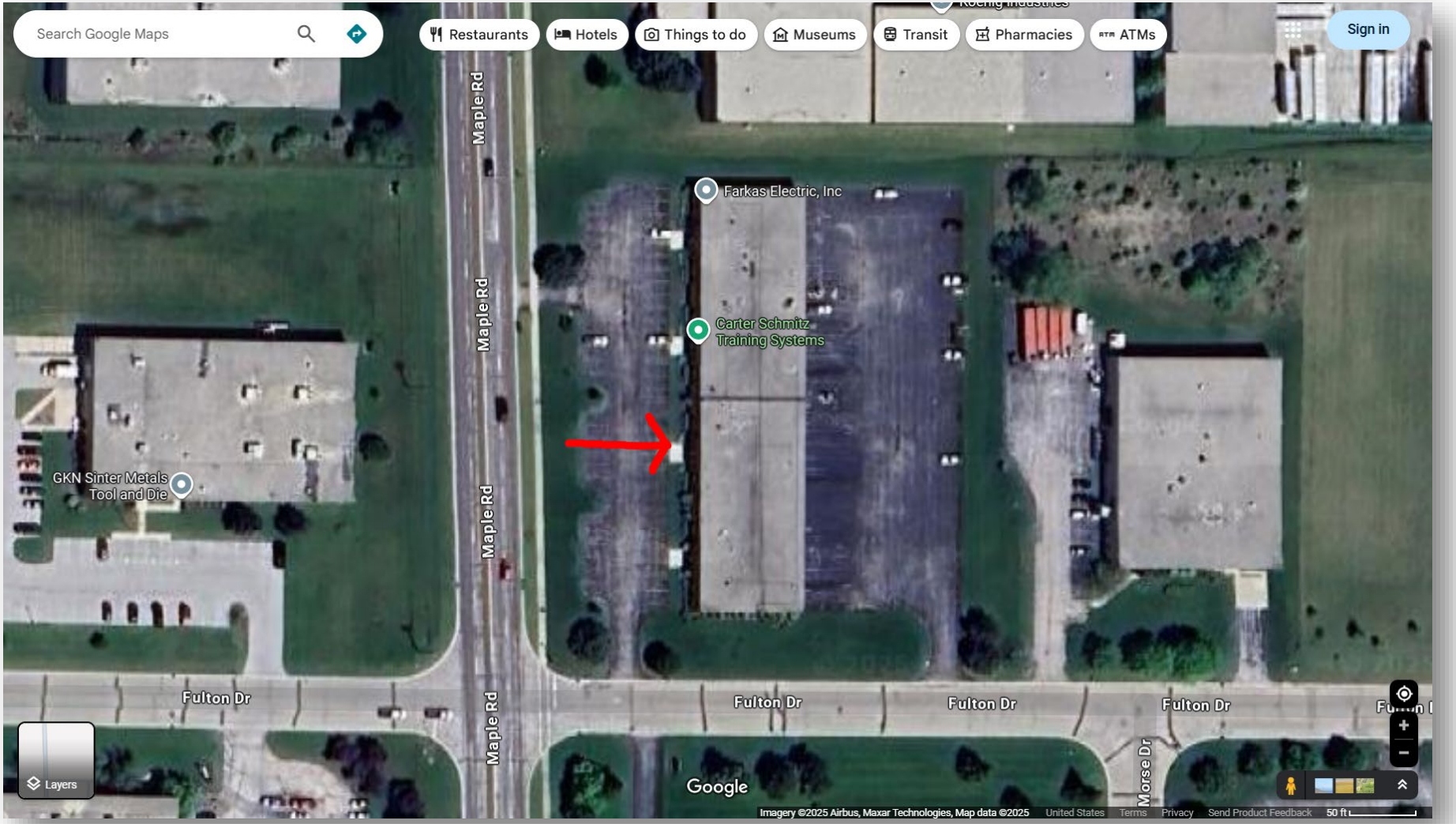
30 ¼”

144”



EXAMPLE IMAGE

SIGN LOCATION



SITE PLAN APPROVAL EXTENSION

09/08/25 Plan Commission Meeting

JSD Professional Services, Inc. / Heather Lake, LLC / Ellsworth Corp.

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

JSD Professional Services, Inc., Agent for Heather Lake, LLC and Ellsworth Corporation, Property Owner, is requesting an extension of the Site Plan approval granted in August 2024, to allow for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot and manufacturing/warehouse facility. The site is located at N109W13300 Ellsworth Drive in the Germantown Business Park.

Property Location: N109W13300 Ellsworth Drive

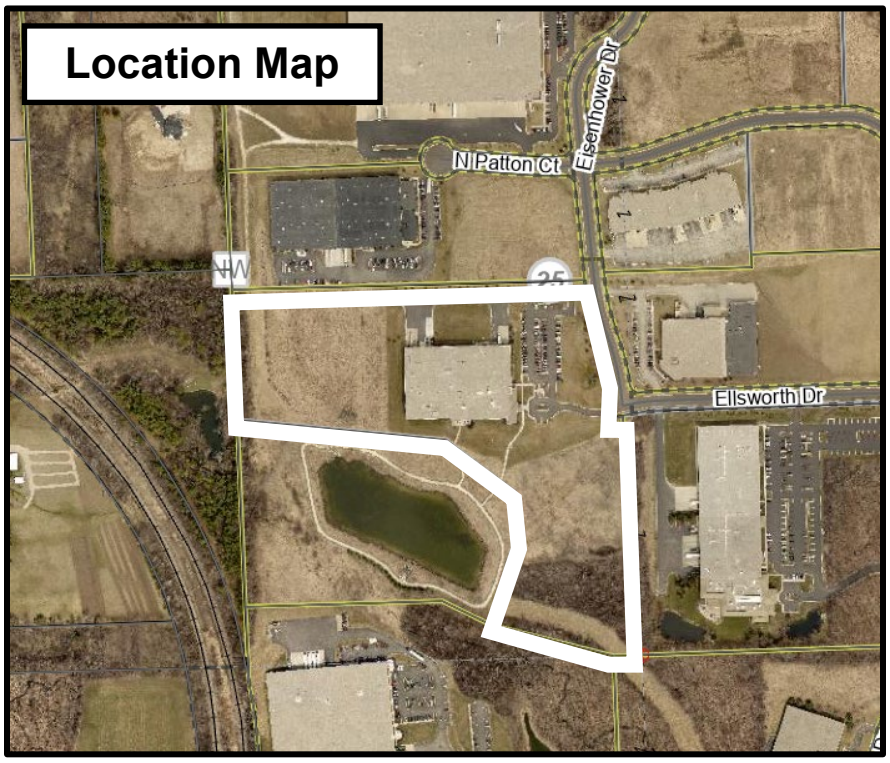
Applicant/ Owner:

JSD Professional Services, Inc.
W238N1610 Busse Rd, Suite 100
Waukesha, WI 53188

Heather Lake, LLC
W129N10825 Washington Drive
Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Agricultural	A-2



Background

In August 2024, the Ellsworth Corporation was granted Site Plan approval from the Village to allow for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot and manufacturing/warehouse facility. The site is located at N109W13300 Ellsworth Drive in the Germantown Business Park.

Site Plan approval was granted by the Plan Commission on August 12, 2024, subject to four (4) conditions (see attached Staff Report and meeting minutes for details).

Proposal

At this time, JSD Professional Services, Inc., agent for Heather Lake, LLC and Ellsworth Corporation, property owner, is requesting an extension of the Site Plan approval granted by the Village as provided for under Section 17.43 (Site Plan) of the Zoning Code included for reference below:

Site Plan Approval (Section 17.43):

Section 17.43(11)(a) stipulates:

(a) Except under the following conditions, if construction or other activities necessary to complete a development project and/or land use have not commenced within 12 months from the date site plan approval has been granted and continue toward completion in accordance with the proposed/approved timeframe, or, said construction or other activities have commenced but subsequently are stopped or abandoned for a period of 12 consecutive or cumulative months, site plan approval shall be deemed to have lapsed and all Village permits and/or approvals granted subsequent to such site plan approval shall expire and be null and void.

1. *An extension has been granted pursuant to subsection (11a); or*
2. *Different project-specific commencement and/or completion deadlines have been established as a condition of approval in the site plan approval, in a conditional use permit, or in a PDD condition and restrictions resolution adopted by the Village Board (including but not limited to phased development).*

Section 17.43(11a) provides:

EXTENSION OF DEADLINE FOR CONSTRUCTION COMPLETION. *At its discretion, for good cause and following consideration of a written request submitted by the applicant/property owner to the Village prior to expiration of the previous deadline, the Plan Commission (and Village Board in the case of projects being developed in a PDD) may grant one or more extensions of the deadline to complete the project for which site plan approval was granted. The duration of each extension shall be determined by the Plan Commission (or Village Board in the case of PDD projects) but shall not exceed 12 months. A deadline extension request that is received prior to expiration of the current deadline will not be subject to any applicable application fees. Requests received after expiration of the current deadline will be subject to applicable application fees.*

Approval Extension Request

As stated in the August 1, 2025, request letter (copy enclosed), the Ellsworth Corporation cites *"…the project was funded but delayed due to change of property management and site engineer staff. It is our desire to construct the 52-stall parking lot expansion, and our property manager and site engineer are working together to resume the project."*

The letter provides additional details, explanation, and a revised timeline for expected commencement and completion dates for the parking lot expansion. The request is to extend the approval for the Site Plan an additional twelve (12) months with a new deadline to commence construction being extended to September 8, 2026.

Staff Comments

Copies of the original August 12, 2024, Staff Report and Recommendation presented to the Plan Commission last year are attached for additional supporting information with details about the project and conditions of approval.

Staff supports the request to extend the Site Plan approval as requested for twelve (12) months with a new deadline for commencement of construction extended to September 8, 2026, with the same list of conditions contained in the original approvals.

VILLAGE STAFF RECOMMENDATION

APPROVE the request to extend Site Plan approval for an additional twelve (12) months with a new deadline for commencement of construction extended to September 8, 2026, with the same conditions of approval in the original August 12, 2024, Plan Commission approval.

KitPackers®
ResinLab®
CUSTOM PACKAGING • CUSTOM FORMULATION

N109 W13300 ELLSWORTH DRIVE GERMANTOWN, WI 53022
PHONE: (262) 253-5900 FAX: (262)-253-5919

August 1, 2025

Mr. Jeffrey Retzlaff, AICP
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

RE: JSD Professional Service, Inc., Agent for Heather Lake LLC/Patsy Ellsworth, Property Owner, and the Ellsworth Corporation N109 W13300 Ellsworth Drive.
Site Plan Review for a 52-stall Parking Lot Expansion.
Request for Extension of Deadline for Construction Completion.

Dear Mr. Retzlaff:

Please accept this request for extension of deadline for construction completion. The Plan Commission has unanimously approved the subject site plan review during its August 12, 2024 meeting. Since then, the project was funded but delayed due to change of property management and site engineer staff. It is our desire to construct the 52-stall parking lot expansion, and our property manager and site engineer are working together to resume the project.

Please consider granting the full 12-month extension. It is our hope to complete this project during the Year 2025 construction season. However, paving companies and plants are presently busy fulfilling their Year 2025 contractual obligations. Therefore, construction may not occur in Year 2025 and may need to be completed in Spring, 2026.

Please contact our Property Manager Stacy Weber at (262) 509-8811 or sweber@ellsworth.com if you have questions or require further assistance.

Respectfully,
Ellsworth Corporation
Stacy Weber
Stacy Weber
CBRE Property Manager, Agent for Owner

SITE PLAN REVIEW

08/12/24 Plan Commission Meeting

JSD Services / Ellsworth Corporation

Village Staff Report **Germantown, Wisconsin**

Summary

JSD Professional Services, agent for Heather Lake LLC, property owner, and Ellsworth Corporation, is seeking approval of a site development plan for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot and manufacturing/warehouse facility. The site is located at N109 W13300 Ellsworth Drive in the Germantown Business Park.

Location: N109 W13300 Ellsworth Drive

Applicant/ Owner:

JSD Professional Services
W238 N1610 Busse Rd, Suite 100
Waukesha, WI 53188

Heather Lake LLC
W129 N10825 Washington Drive
Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Agricultural	A-2

Background/Proposal

JSD Professional Services, agent for Heather Lake LLC, property owner, and Ellsworth Corporation, is seeking approval of a site development plan for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot and manufacturing/warehouse facility. The site is located at N109 W13300 Ellsworth Drive in the Germantown Business Park.

Ellsworth Corporation specializes in the distribution of specialty chemicals and equipment. Ellsworth distributes a wide range of adhesives, sealants, lubricants, coatings, tapes, soldering products, surface preparations, specialty chemicals, maintenance and repair products, and dispensing equipment. While their corporate headquarters is located on the adjacent property to the east in the Business Park, the subject property contains two existing Ellsworth companies: (1) KitPackers, which specializes in the packaging of adhesives, epoxies, sealants, and other specialty chemicals; and (2) ResinLab, a leading resin manufacturer specializing in standard and custom resin formulating and blending.

The Ellsworth/KitPackers/ResinLab site is 20.85 acres and is a platted lot. The Village granted approval for site development and building plans for the property in 2012, which was proposed in two (2) phases. The approval in 2012 authorized Phase I development only, with future building expansion or site improvements (whether in Phase I or II) requiring Plan Commission review/approval.

Staff Comments

The proposed parking lot expansion meets code requirements. As part of the Phase I site development approved in 2012, a total of 235 parking stalls were proposed (vs. 212 required) with 96 stalls being constructed initially and future parking lot areas planned as the business expands and/or increases its number employees. At this time there is no building expansion, but the number of employees and visitors has increased over the years, so Ellsworth has decided to construct the additional fifty-two (52) parking spaces in accordance with the development plan approved in 2012. Note that two (2) new ADA spaces have been incorporated into the plan to meet ADA standards.

Lot coverage will comply with zoning standards. The property is zoned M-1 Limited Industrial having a maximum lot coverage standard of 80%. The site will have a lot coverage of 22.3% after the parking lot expansion (if approved).

No change to access is proposed. The two (2) access driveways will remain the same, with one driveway accessing Eisenhower Drive and the other Ellsworth Drive.

Additional landscaping and lighting have been proposed. Both are shown to be consistent with the site's current landscaping and lighting and will meet Village code.

<u>Public Works/Village Engineer/Utilities</u>

The Village Engineer has identified minor technical requirements and corrections that will need to be resolved in revised plans and/or supplemental documents prior to commencing construction activities in the June 17, 2024 review memo (attached).

VILLAGE STAFF RECOMMENDATION

APPROVE the site development plan for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot and manufacturing/warehouse facility located at N109 W13300 Ellsworth Drive in the Germantown Business Park, subject to the following conditions:

1. Approval is for the site development plan dated June 10, 2024 (unless either is otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein or by the Plan Commission).
2. Prior to commencing construction, all issues, both minor technical/plan corrections and other storm water management requirements (including erosion control permitting) identified in the June 10, 2024 review memo from the Village Engineer shall be resolved and reflected in additional information and/or revised plans submitted to staff for further review, comment, and approval.
3. The landscaping plan, meeting the requirements of Chapter 17.43(5) Site Plan Approval Requirements, shall be subject to final acceptance by the Village Forester and Community Development staff prior to commencement of construction.
4. All future phasing/development improvements on the property, such as building expansion or parking lot expansion, shall be subject to Plan Commission review and approval.

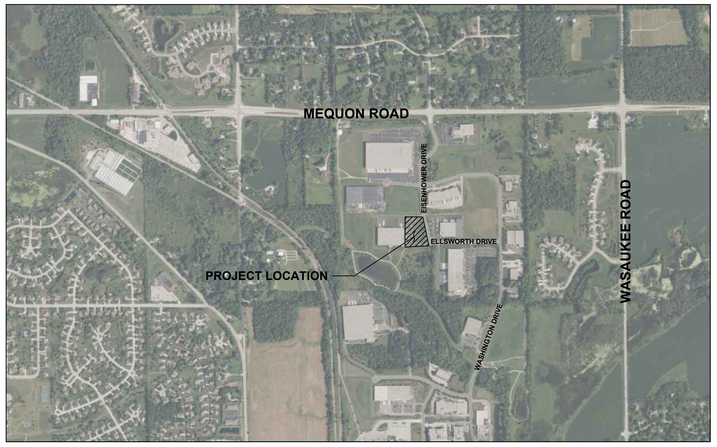
ELLSWORTH CORPORATION
PARKING LOT EXPANSION

VILLAGE OF GERMANTOWN, WISCONSIN

SE 1/4 OF NW 1/4, SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST

DRAWING INDEX

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS MAP
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN
C5.0	DETAILS
L1.0	EXISTING LANDSCAPE PLAN OVERLAY
L2.0	PROPOSED LANDSCAPE PLAN
L2.0	PROPOSED LANDSCAPE DETAILS
L4.0	EXISTING LANDSCAPE PLAN
L5.0	EXISTING IRRIGATION PLAN
P1.0	PHOTOMETRIC PLAN



PROJECT AREA
NOT TO SCALE

north

PROJECT INFORMATION

OWNER
ELLSWORTH CORPORATION
CONTACT: RENEE REDDEN-NACHTIGALL
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022
P: 262.509.8811
RNACHTIGALL@ELLSWORTH.COM

LANDSCAPE ARCHITECT
JSD PROFESSIONAL SERVICES, INC.
CONTACT: KEVIN C. BYRNE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188
P: 262.513.0666
KEVIN.BYRNE@JSDINC.COM

CIVIL CONSULTANT
JSD PROFESSIONAL SERVICES, INC.
PROJECT MANAGER: KEVIN C. BYRNE
ENGINEER OF RECORD: ANDREW P. MERTZ, P.E.
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188
P: 262.513.0666
KEVIN.BYRNE@JSDINC.COM

PHOTOMETRIC CONSULTANT
KEYSTONE TECHNOLOGIES
2750 MORRIS ROAD
LANDSDALE, PA 19446
P: 800.464.2680
LIGHTINGLAYOUTS@KEYSTONETECH.COM

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT "50", NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT "51", NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
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jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION
PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

PLAN MODIFICATIONS:

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Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JLJ 2024-06-10

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 24-14292

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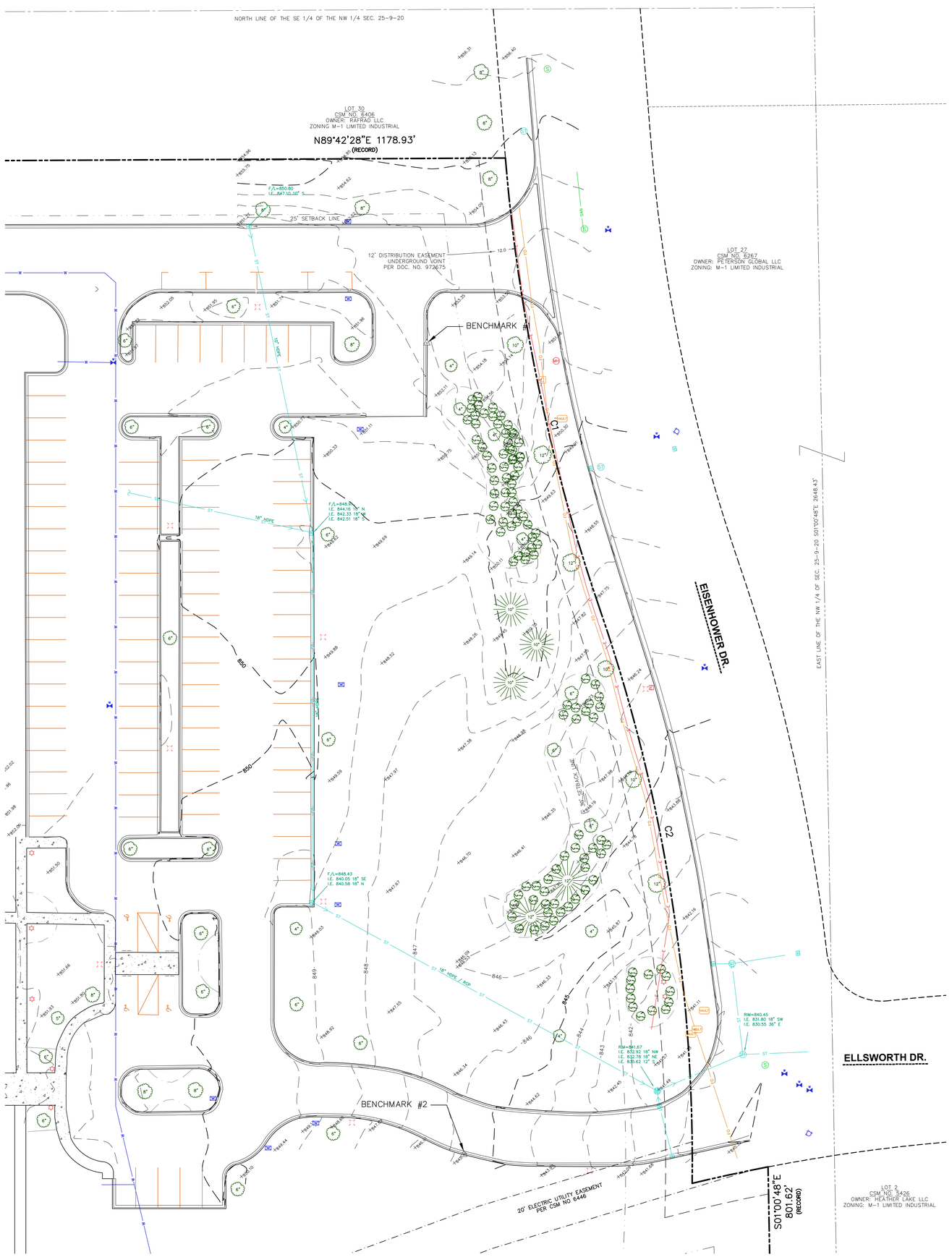
File: R:\2024\24-14292\DWG\Civil Sheets\24-14292 C0.0 Cover Sheet.dwg Layout: C0.0 User: andrew.mertz Plotted: Jun 10, 2024 - 3:04pm Xref's:



EXISTING CONDITIONS SURVEY

LOT 38 OF CERTIFIED SURVEY MAP NO. 6446, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE CITY OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

NOTES

1. FIELD WORK WAS COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 7, 2024.
2. ELEVATIONS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM.
3. CONTOUR INTERVAL IS ONE FOOT.
4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO'S. 20242304926 & 20242305134, WITH A CLEAR DATE OF JUNE 6, 2024.
5. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   FHR PIPELINE
   TIME WARNER CABLE
   VERIZON
   WE ENERGIES–WE GAS & ELECTRIC
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. A TITLE POLICY WAS NOT PROVIDED.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. BOUNDARY BASED ON RECORDED DOCUMENTS. BOUNDARY WAS NOT FIELD VERIFIED BY JSD PROFESSIONAL SERVICES, INC.

LEGEND

- CONTROL POINT
- BENCHMARK
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- VENT PIPE
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- SPRINKLER VALVE BOX
- SPRINKLER HEAD
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- DOWNSPOUT
- GAS REGULATOR/METER
- MANHOLE – UNVERIFIED TYPE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP PARKING
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- PARCEL BOUNDARY
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- +874.29 SPOT ELEVATION
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT "50", NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT "51", NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79

north
SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

PLAN MODIFICATIONS:

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Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
C1.0

JSD PROJECT NO: 24-14292

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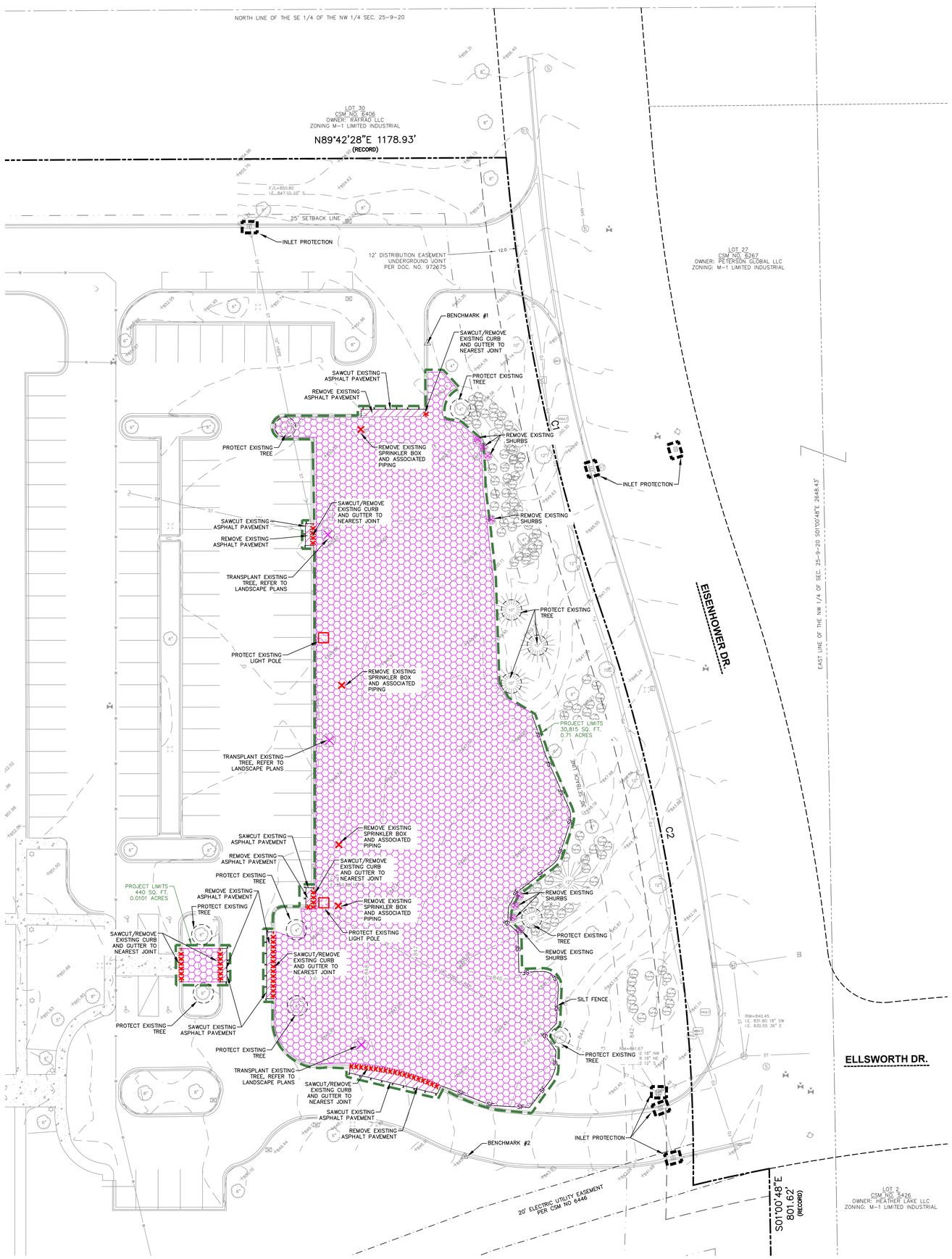

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS MAP FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
7. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 7.1. "JURISDICTION " – THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 7.2. "STATE HIGHWAY SPECIFICATIONS" – STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 7.3. "STANDARD SPECIFICATIONS" – STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 7.4. WISCONSIN DEPARTMENT OF TRANSPORTATION – "WISDOT"
   - 7.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES – "WDNR"
   - 7.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES – "DSPS" OR "SPS"

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION–RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMAIN UNLESS SPECIFICALLY CALLED OUT FOR REMOVAL. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO REPLACE ANY SIDEWALK AND/OR CURB AND GUTTER DAMAGED BY THE CONSTRUCTION.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 6.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 6.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 6.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 6.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
7. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL COORDINATE WITH OWNER FOR IRRIGATION REPAIR, INCLUDING SLEEVE INSTALLATION PRIOR TO CONSTRUCTION.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
10. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
11. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
12. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- EXISTING CURB TO BE REMOVED
- EXISTING PAVEMENT TO BE SAWCUT
- EXISTING ASPHALT AND BASE TO BE REMOVED
- EXISTING VEGETATION TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SHRUB TO BE REMOVED
- EXISTING UTILITY STRUCTURE TO BE REMOVED
- EXISTING UTILITY STRUCTURE TO BE PROTECTED
- EXISTING TREE TO BE PROTECTED
- SILT FENCE
- INLET PROTECTION

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT "50". NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT "51". NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79

north
SCALE IN FEET
20' 0 20'

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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE GERMANTOWN, WI 53022 WASHINGTON COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
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Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 24-14292

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SITE INFORMATION TABLE	
SITE ADDRESS	N109 W13300 ELLSWORTH DRIVE
PROPERTY AREA	(908,157 SF) 20.8484 ACRES
PROJECT LIMIT AREA	(31,255 SF) 0.7175 ACRES
PROPERTY ZONING	M-1 LIMITED INDUSTRIAL
NUMBER OF EMPLOYEES	125
NUMBER OF PARKING STALLS	
EXISTING STANDARD	96
EXISTING ACCESSIBLE	4
EXISTING STALL TOTAL	100
PROPOSED STANDARD	50
PROPOSED ACCESSIBLE	2
PROPOSED STALL TOTAL	52
OVERALL STALL TOTAL	152
EXISTING VS. PROPOSED SITE COVERAGE (PROPERTY AREA)	
EXISTING IMPERVIOUS SURFACE AREA	185,687 SF (20.4%)
EXISTING PERVIOUS SURFACE AREA	722,470 SF (79.6%)
PROPOSED IMPERVIOUS SURFACE AREA	202,850 SF (22.3%)
PROPOSED PERVIOUS SURFACE AREA	705,307 SF (77.7%)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- 18" CURB AND GUTTER (COLLECT)
- 18" CURB AND GUTTER (REJECT)
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- SAWCUT EXISTING PAVEMENT
- (1) PARKING STALL COUNT

PAVING NOTES

1. GENERAL:
   - 1.1. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.2. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40° UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. PARKING STALL PAVEMENT MARKINGS SHALL BE (4) INCH WIDE SOLID WHITE STRIPES.
   - 5.2. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
   - 5.3. ALL HANDICAPPED ACCESSIBLE PARKING STALLS SHALL BE MARKED AND SIGNED PER LOCAL, STATE, AND FEDERAL REGULATIONS
   - 5.4. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
   - 5.5. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
   - 5.6. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
   - 5.7. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
   - 5.8. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
   - 5.9. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

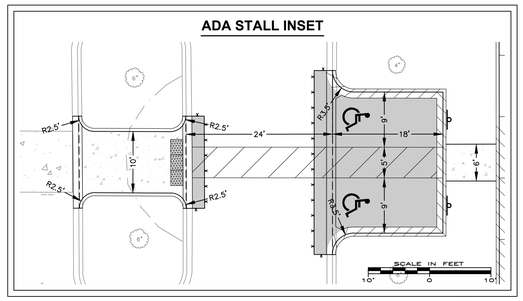
PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY PSI, INC, ISSUE DATE DECEMBER 16, 2011. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.

MINIMUM PAVEMENT STRUCTURE

LIGHT DUTY ASPHALT PAVEMENT
3" ASPHALTIC CONCRETE (2 LIFTS, 2-1/4" BINDER, 1-1/4" SURFACE)
UPPER LAYER (1-1/4" SURFACE, 3LT 58.28 S)
LOWER LAYER (2-1/4" BINDER, 3LT 58.28 S)
8" CRUSHED AGGREGATE BASE COURSE
(1-1/4" DENSE GRADED LIMESTONE)

CONCRETE SIDEWALK
4" CONCRETE
6" CRUSHED AGGREGATE BASE COURSE
(1-1/4" DENSE GRADED LIMESTONE)



BENCHMARKS	
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GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION
PARKING LOT EXPANSION

PROJECT LOCATION:
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GERMANTOWN, WI 53022
WASHINGTON COUNTY

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Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 24-14292

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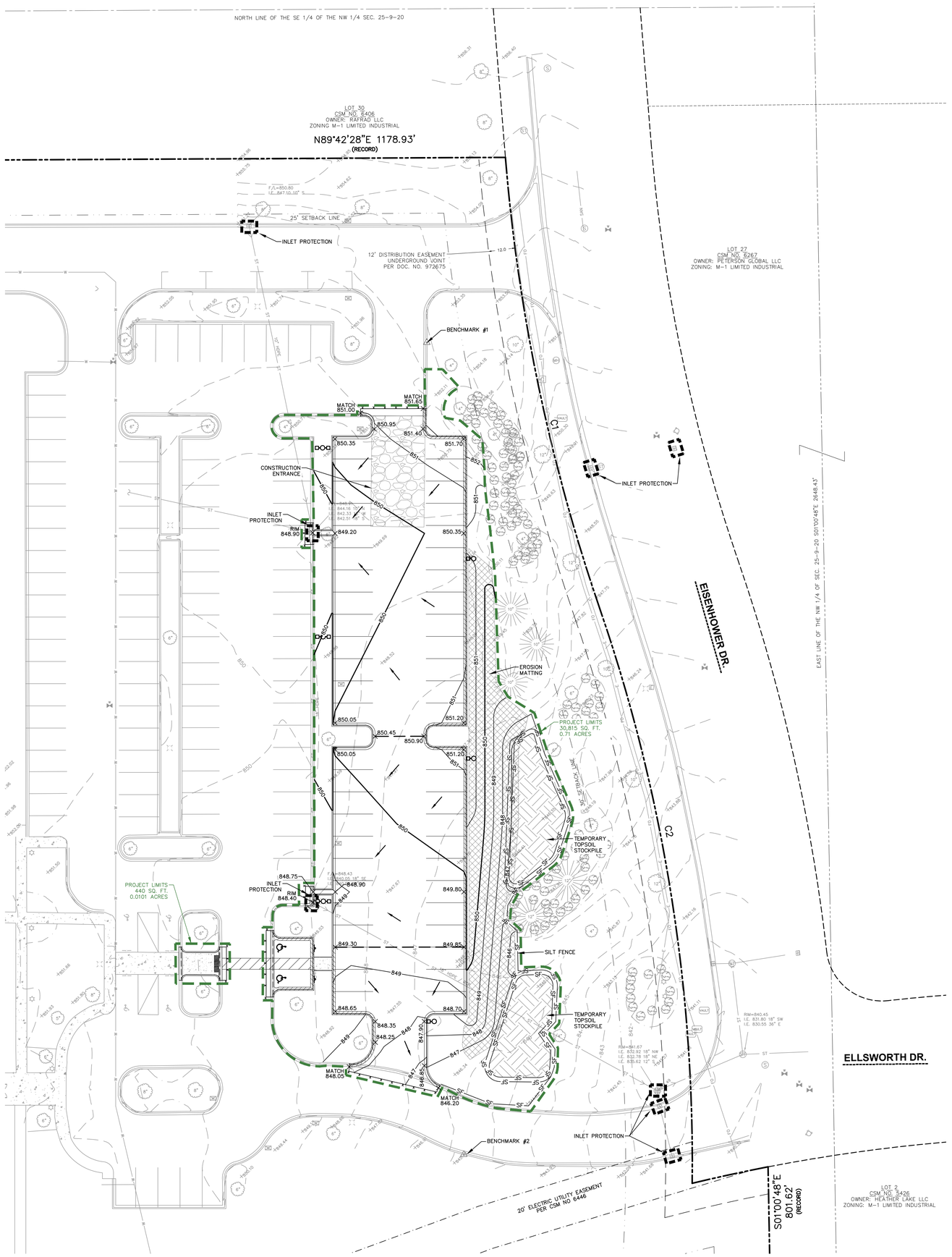


GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY _____, TITLED _____, ISSUE DATE _____. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
    - 10.1. FILL AND BACKFILL MATERIALS
        - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
    - 10.2. IMPORTED FILL MATERIAL
        - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
    - 10.3. GRANULAR FILL
        - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVNG STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
16. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - 16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - 16.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
        - 16.3.3. HYDRO-MULCHING WITH A TACKIFIER
        - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 16.3.5. EROSION MATTING
        - 16.3.6. SODDING
        - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

CONSTRUCTION SEQUENCING

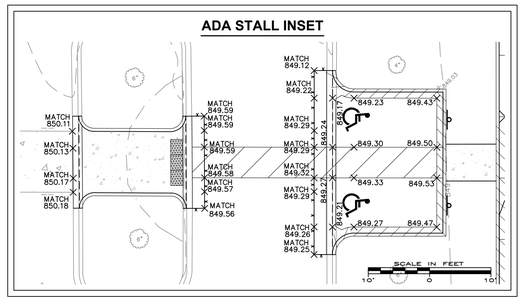
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. PERFORM DEMOLITION ACTIVITIES, STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- SAWCUT EXISTING PAVEMENT
- 849 — PROPOSED 1 FOOT CONTOUR
- 850 — PROPOSED 5 FOOT CONTOUR
- 849 — EXISTING 1 FOOT CONTOUR
- 850 — EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SF — SF — SILT FENCE
- CONSTRUCTION ENTRANCE
- TOPSOIL STOCKPILE
- EROSION MATTING
- SPOT ELEVATION
  - RIM – RIM ELEVATION
  - MATCH – MATCH EXISTING GRADE
  - SW – SIDEWALK
- XXX.XX
- INLET PROTECTION

ADA STALL INSET



BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT "50". NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT "51". NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79

north
SCALE IN FEET
20' 0 20'

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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION
PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1		
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Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 24-14292

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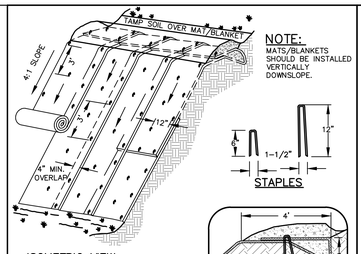
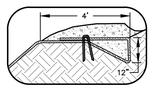
File: R:\2024\24142926\DWG\Civil Sheets\24-14292 C4.0 Grading Plan.dwg Layout: C4.0 User: andrew.meeks Plotted: Jun 19, 2024 - 3:17pm Xref's:



NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

STAPLES



BERM

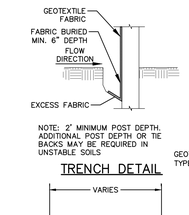
ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

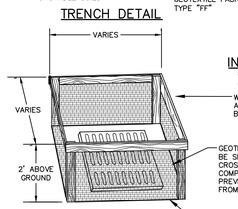
EROSION MATTING
N.T.S.

REV. 11-19-2018

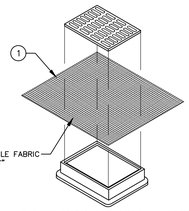


NOTE: 2' MINIMUM POST DEPTH. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL



INLET PROTECTION – TYPE "A"



INLET PROTECTION – TYPE "B" WITHOUT CURB BOX

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

TYPE "D"

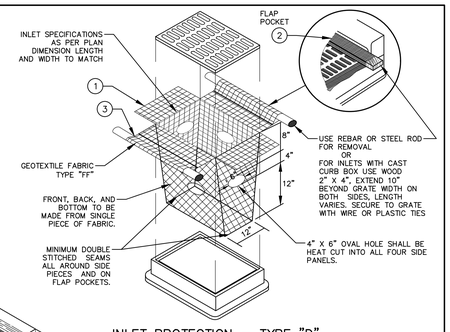
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

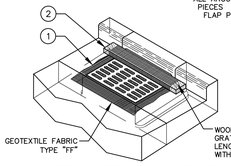
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION
N.T.S.

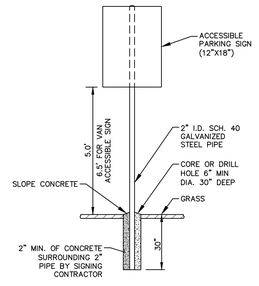
REV. 11-19-2018



INLET PROTECTION – TYPE "D"

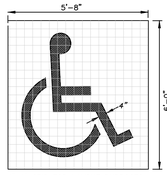


INLET PROTECTION – TYPE "C" WITH CURB BOX



NOTE:
SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

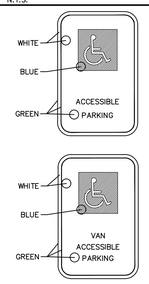
ACCESSIBLE PARKING SIGN AND POST INSTALLATION
N.T.S.



4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

PAINTED SYMBOL
N.T.S.

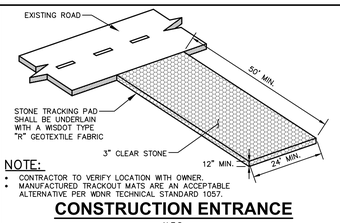


NOTE:
SIGNAGE AND SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

SIGN DETAILS
N.T.S.

ADA PARKING
N.T.S.

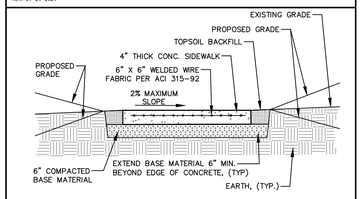
REV. 11-19-2018



NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

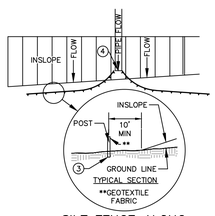
CONSTRUCTION ENTRANCE
N.T.S.

REV. 04-24-2024

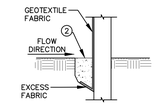


CONCRETE SIDEWALK
N.T.S.

REV. 7-01-2019

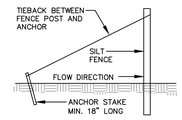


SILT FENCE ALONG SLOPES & OUTFALLS

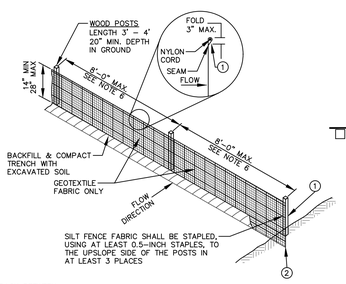


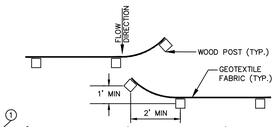
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

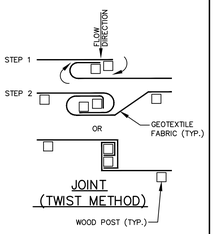


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)





JOINT (HOOK METHOD)



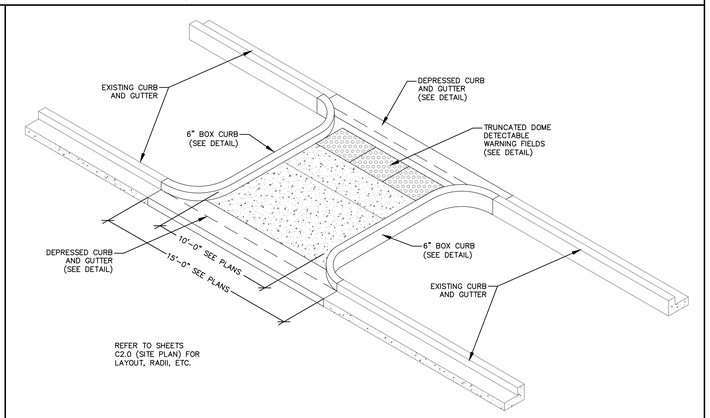
JOINT (TWIST METHOD)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE
N.T.S.

REV. 7-01-2019



ADA ACCESS THROUGH LANDSCAPE ISLAND
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W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE GERMANTOWN, WI 53022 WASHINGTON COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
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Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JLJ 2024-06-10

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.0

JSD PROJECT NO: 24-14292

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NORTH LINE OF THE SE 1/4 OF THE NW 1/4 SEC. 25-9-20

25' SETBACK LINE

(3)Norway Spruce
(4)'Greenspire' Linden
(5)'Greenspire' Linden
(1)'Skyline' Honeylocust
(1)Common Hackberry
(11)'Gro-Low' Sumac
(2)'Prospector' Elm
(1)'Skyline' Honeylocust
(4)'Karl Foerster' Grass
(3)'Techny' Arborvitae
(25)Prairie Dropseed
(8)Bush Honeysuckle
(3)Black Hills Spruce
(1)'Skyline' Honeylocust
(3)'Techny' Arborvitae
(2)Sweetspire (Declining)
(25)'Maynight' Salvia
(6)'Gold Tip' Juniper
(1)'Prospector' Elm
(8)Bush Honeysuckle
(14)'Limelight' Hydrangea
(1)'Skyline' Honeylocust
(8)Bush Honeysuckle
(11)'Gro-Low' Sumac
(2)'Prospector' Elm
(16)'Gro-Low' Sumac
(2)Northern Red Oak
(14)Hydrangea
(11)'Shirobana' Spirea
(1)Dwarf Burning Bush
Coreopsis
(11)'Green Velvet' Boxwood
(3)'Cleveland Select' Pear
(3)'Birds Nest' Spruce
(2)Dwarf Korean Lilac
(4)Dwarf Burning Bush
(3)'Silver Ball' Pear
(22)'Pink Flower Carpet' Rose
(19)'Green Velvet' Boxwood
(24)'My Monet' Weigela
(17)'Stella D' Oro' Daylily
(17)'Happy Returns' Daylily
(3)'Birds Nest' Spruce
(8)'Green Velvet' Boxwood
(17)'Happy Returns' Daylily
(3)'Silver Ball' Pear
(4)'Autumn Blaze' Maple
20' ELECTRIC UTILITY EASEMENT PER DOC NO 6446

(1)Common Hackberry
(3)'Prairiefire' Crabapple
(8)'Miss Kim' Lilac
(14)'Minuet' Weigela
(1)Common Hackberry
(12)'Mint Julep' Juniper
(17)'Norman' Spirea
(5)Black Eyed Susan
(1)Common Hackberry
(20)'Karl Foerster' Grass
(3)Colorado Green Spruce
(1)Common Hackberry
(1)'Ivory Silk' Tree Lilac
(24)'Knockout' Rose
(11)'Ivory Halo' Dogwood
(1)'Ivory Silk' Tree Lilac
(1)Common Hackberry
(19)'Walkers Low' Catmint
(12)'Strictus' Maiden Grass
(12)Showy Stonecrop
(1)'Ivory Silk' Tree Lilac
(12)'Little Spire' Russian Sage
(13)Peking Cotoneaster
(9)Abbottswood Potentilla
(1)Common Hackberry
(10)Eastern Red Cedar
(2)Colorado Blue Spruce
(16)'Palace Purple' Coral Bells
(2)Dwarf Burning Bush
(18)'Summer Berries' Yarrow
(12)'Hughes' Creeping Juniper
(3)'Prairiefire' Crabapple

LINE OF THE SE 1/4 OF THE NW 1/4 SEC. 25-9-20 S01°05'48"E 2648.43'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT "50", NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT "51", NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79

north
SCALE IN FEET
20' 0 20'

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CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION
PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

PLAN MODIFICATIONS:

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Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
EXISTING LANDSCAPE PLAN OVERLAY (EXISTING LANDSCAPE PLAN BY OTHERS)

SHEET NUMBER:
L1.0

JSD PROJECT NO: 24-14292

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File: \\JSDINC\new projects\2024\24-14292\DWG\Landscape Sheets\24-14292 L1.0 Ex Landscape Plan.dwg Layout: L1.0 User: kevin.byrne Plotted: Jun 10, 2024 - 3:06pm Xref's:

SITE INFORMATION TABLE

SITE ADDRESS	N109 W13300 ELLSWORTH DRIVE
PROPERTY AREA	(908,157 SF) 20.8484 ACRES
PROJECT LIMIT AREA	(31,255 SF) 0.7175 ACRES
PROPERTY ZONING	M-1 LIMITED INDUSTRIAL
NUMBER OF EMPLOYEES	125
NUMBER OF PARKING STALLS	
EXISTING STANDARD	96
EXISTING ACCESSIBLE	4
EXISTING STALL TOTAL	100
PROPOSED STANDARD	50
PROPOSED ACCESSIBLE	2
PROPOSED STALL TOTAL	52
OVERALL STALL TOTAL	152
EXISTING VS. PROPOSED SITE COVERAGE (PROPERTY AREA)	
EXISTING IMPERVIOUS SURFACE AREA	185,687 SF (20.4%)
EXISTING PERVIOUS SURFACE AREA	722,470 SF (79.6%)
PROPOSED IMPERVIOUS SURFACE AREA	202,850 SF (22.3%)
PROPOSED PERVIOUS SURFACE AREA	705,307 SF (77.7%)
PROPOSED PARKING LOT SURFACE AREA	17,163 SF
REQUIRED 5.0% INTERIOR LANDSCAPE AREA	859 SF
PROVIDED NEW INTERIOR LANDSCAPE AREA	2,141 SF

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
01-DECIDUOUS TREES					
	SHL	*Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust*	B & B		2
	STHL	*Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust*	B & B		6
02-EVERGREEN TREES					
	DF	*Pseudotsuga menziesii / Douglas Fir*	B & B	8' Tall	5
03-ORNAMENTAL TREES					
	CSP	*Pyrus calleryana 'Cleveland Select' / Cleveland Select Callery Pear*	B & B	6"Cal	1
DECIDUOUS SHRUBS					
	DBH	*Diervilla lonicera / Dwarf Bush Honeysuckle*	Cont.	#3	42
	GLS	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*	Cont.	#3	36
PERENNIALS & GRASSES					
	KFG	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	Cont.	#1	25

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD WITH ADA PARKING SIGN
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- ST EXISTING STORM SEWER
- KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH

north
SCALE IN FEET
20' 0 20'

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jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
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Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SHEET NUMBER:
L2.0

JSD PROJECT NO: 24-14292

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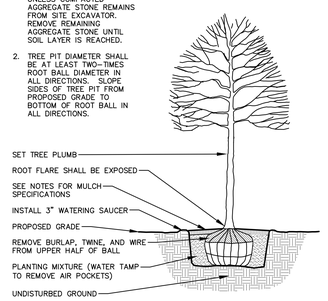
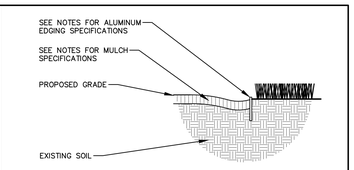
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



DECIDUOUS TREE PLANTING DETAIL

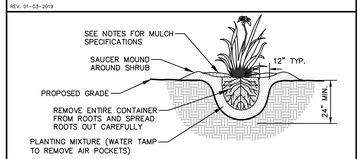
N.T.S.



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019



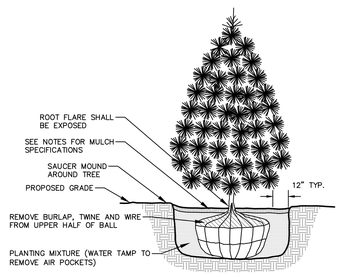
NOTE:

1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



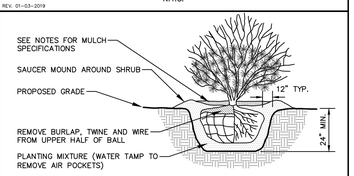
NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:

1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES WITH PRE-EMERGENT HERBICIDE. NO PRE-EMERGENT HERBICIDE IN AREAS OF PERENNIALS AND GROUND COVERS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
6. MATERIALS – TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 9818J-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

DIGGERS HOTLINE
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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION
PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

PLAN MODIFICATIONS:

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Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JLJ 2024-06-10

SHEET TITLE:
PROPOSED LANDSCAPE DETAILS

SHEET NUMBER:
L3.0

JSD PROJECT NO: 24-14292

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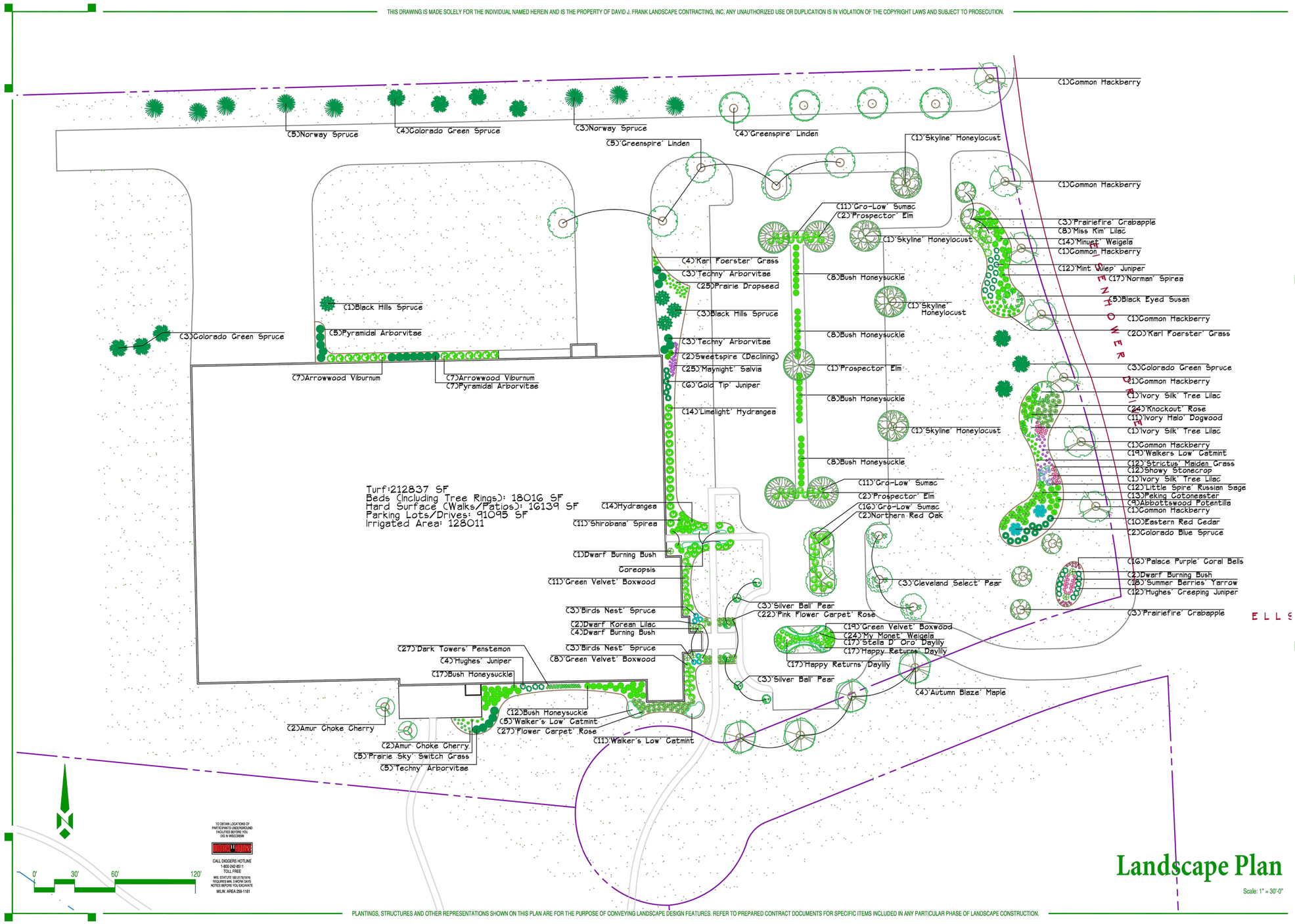

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

Landscape Plan

Scale: 1" = 30'-0"

PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

PLANET Professional Landcare Network

ASLA American Society of Landscape Architects

Landscape Development for

Kitpackers
N109 W13300 Ellsworth Drive
Germantown, Wisconsin

David J. Frank Design Group
N120 W21350 Freistadt Road
P.O. Box 70
Germantown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidjfrank.com
www.davidjfrank.com

Sheet 1 of 1
Date: 2/13/17
Revision:

Kipackers

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P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION
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PROJECT LOCATION:
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WASHINGTON COUNTY

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Designed By: APM 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JLJ 2024-06-10

SHEET TITLE:
EXISTING LANDSCAPE PLAN (EXISTING LANDSCAPE PLAN BY OTHERS)

SHEET NUMBER:
L4.0

JSD PROJECT NO: 24-14292

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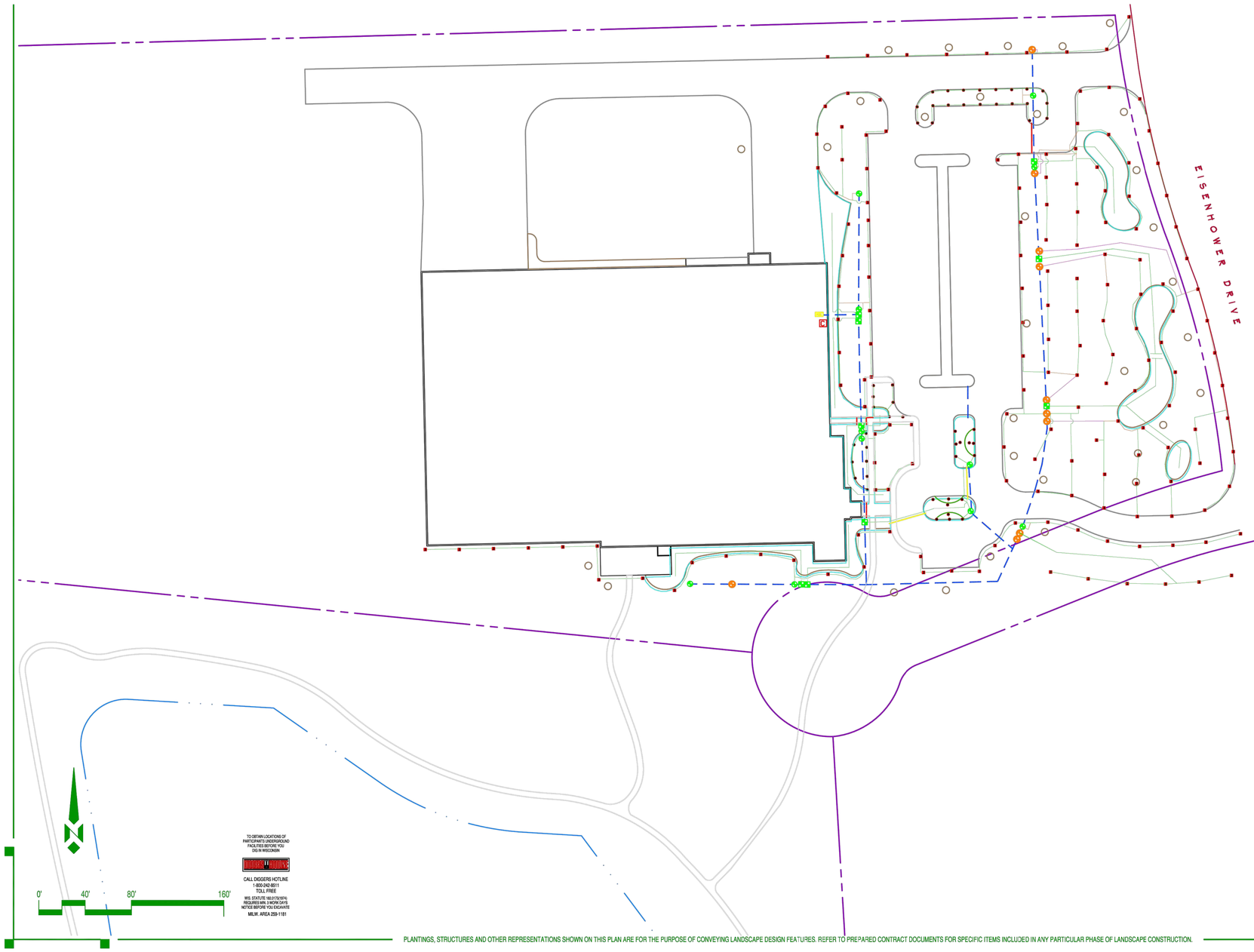

Irrigation Plan

Scale: 1" = 40'-0"

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Fax: (262) 628-4729
Email: mail@davidjfrank.com
www.davidjfrank.com

Landscape Development by

Drawn By

Sheet 1 of 1

Date: 2/13/17

Revision:

Kitpackers

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Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
EXISTING LANDSCAPE IRRIGATION PLAN (EXISTING LANDSCAPE IRRIGATION PLAN BY OTHERS)

SHEET NUMBER:
L5.0

JSD PROJECT NO: 24-14292

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File: I:\JSDINC\new projects\2024\24114292\DWG\Landscape Sheets\24-14292 L5.0 Ex Landscape Irrigation Plan.dwg Layout: L5.0 User: kevin.byrne Plotted: Jun 10, 2024 - 3:16pm Xrefs:

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	5	KT-ALED140PS-M2-OSB-XXX-8CSB- 1	Back-Back	10231	0.900	Set at 140W Type 4 Area Lights - Back to back
	10	KT-ALED140PS-M2-OSB-XXX-8CSB-	Single	10231	0.900	Set at 140W Type 4 Area Lights - Single

10 Poles with 1 fixture each = 10 fixtures
5 Poles with 2 fixtures each = 10 fixtures

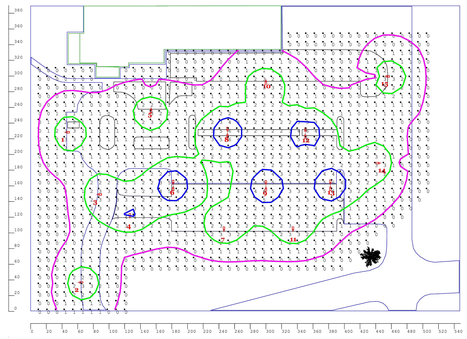
Total fixtures = 20

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Workplane Height
Parking Area	Illuminance	Fc	1.16	6	0	N.A.	N.A.	0

Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Mounting Height	Orient	Tilt
1	KT-ALED140PS-M2-OSB-XXX-8CSB-	43.75	228.25	25	0	0
2	KT-ALED140PS-M2-OSB-XXX-8CSB-	60	36.75	25	359.99	0
3	KT-ALED140PS-M2-OSB-XXX-8CSB-	83.75	149	25	359.99	0
4	KT-ALED140PS-M2-OSB-XXX-8CSB-	126.5	118	25	90	0
5	KT-ALED140PS-M2-OSB-XXX-8CSB-	153.5	260.25	25	270	0
6	KT-ALED140PS-M2-OSB-XXX-8CSB- 1	181.75	160.5	25	270	0
7	KT-ALED140PS-M2-OSB-XXX-8CSB-	246.5	101	25	90	0
8	KT-ALED140PS-M2-OSB-XXX-8CSB- 1	251	228	25	270	0
9	KT-ALED140PS-M2-OSB-XXX-8CSB- 1	300	160	25	270	0
10	KT-ALED140PS-M2-OSB-XXX-8CSB-	300	296.25	25	270	0
11	KT-ALED140PS-M2-OSB-XXX-8CSB-	334.5	101	25	90	0
12	KT-ALED140PS-M2-OSB-XXX-8CSB- 1	350.25	227.25	25	270	0
13	KT-ALED140PS-M2-OSB-XXX-8CSB- 1	382.25	160.75	25	270	0
14	KT-ALED140PS-M2-OSB-XXX-8CSB-	447	189	25	180	0
15	KT-ALED140PS-M2-OSB-XXX-8CSB-	450.75	299.5	25	0	0

Project : Kit Packers KT-ALED140 MH is 25'	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

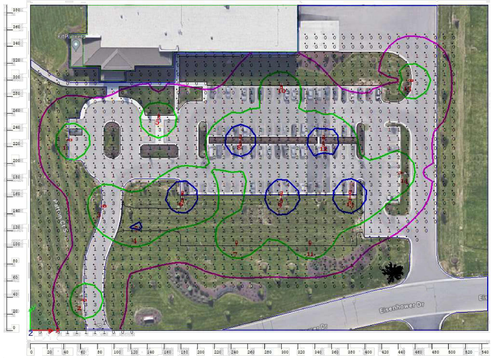
Date:5/2/2024 Page 1 of 6



View of point by point

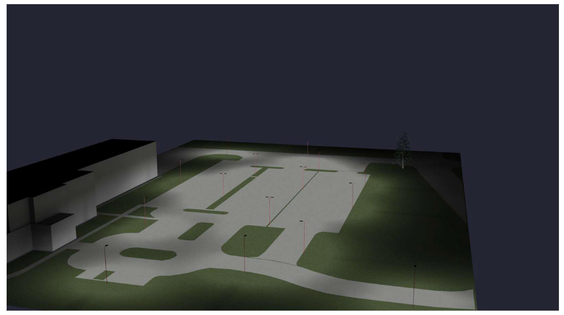
Project : Kit Packers KT-ALED140 MH is 25' BLUE = 4 FC, GREEN = 2 FC, VIOLET = 1 FC	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

Date:5/2/2024 Page 2 of 6



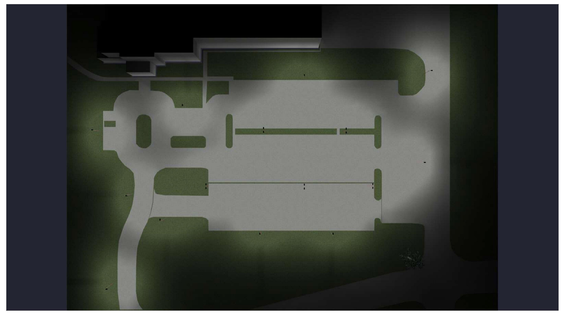
Project : Kit Packers KT-ALED140 MH is 25' BLUE = 4 FC, GREEN = 2 FC, VIOLET = 1 FC	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

Date:5/2/2024 Page 3 of 6



Project : Kit Packers KT-ALED140 MH is 25'	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

Date:5/2/2024 Page 4 of 6



Project : Kit Packers KT-ALED140 MH is 25'	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

Date:5/2/2024 Page 5 of 6

Thank you for allowing Keystone Technologies the opportunity to create and provide this Lighting Layout report.

Illumination results shown on this lighting design are based on project parametrics provided to Keystone used in conjunction with luminaire photometric testing conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results, such as (but not limited to) windows, furnishings, floor/ceiling/wall surface texture reflectivity, site cleanliness, and lighting component tolerances. Illumination results shown have not been field verified by Keystone and therefore the actual measured results may vary from actual field conditions.

The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code. In no event will Keystone Technologies be held responsible for any loss resulting from any use of this lighting design.

Project : Kit Packers KT-ALED140 MH is 25'	Keystone Technologies Lighting Layout 2750 Morris Road Lansdale, PA 19446 Phone 1-800-464-2680 Email: LightingLayouts@keystonetech.com

Date:5/2/2024 Page 6 of 6

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE GERMANTOWN, WI 53022 WASHINGTON COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	APM 2024-06-10
Reviewed By:	KCB 2024-06-10
Approved By:	JLJ 2024-06-10

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NUMBER:
P1.0

JSD PROJECT NO: 24-14292

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File: R:\2024\24-14292\DWG\Civil Sheets\24-14292 P1.0 Photometric Plan.dwg Layout: P1.0 User: andrew.mertz Plotted: Jun 10, 2024 - 3:14pm Xrefs:

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, August 12, 2024 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

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.*

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

II. ROLL CALL:

Chairman Wolter and all voting members of the committee were present as well as Community Development Director Retzlaff and Associate Planner Yanke.

III. APPROVAL OF MINUTES:

A. PC Minutes 7/8/24

Motion: Approve as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

IV. NEW BUSINESS:

A. Michael Anderson, Agent for GH Industries LLC and Klosett Investments and Mark Mason, Property Owners, N114 W18686 Clinton Drive. Conditional Use Permit (CUP) application to Allow Horticultural Services and Snow Removal Services operations from Property in an M-1: Limited Industrial Zoning District. (PUBLIC HEARING) - STAFF REQUEST TO TABLE HEARING UNTIL AUGUST 26TH.

Director Retzlaff asked the Plan Commission to table this Public Hearing until August 26th. Director Retzlaff indicated that the applications and plans needed for this proposal are not complete and not ready for public hearing or presentation to the Plan Commission.

Motion: Approve tabling topic until Plan Commission Meeting on 8/26/24
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk

No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

B. Michael Anderson, Agent for GH Industries LLC and Klosett Investments and Mark Mason, Property Owners, N114 W18686 Clinton Drive. Proposed Amendment to the list of Prohibited Uses in Section 17.40.10(1)(j) of the Zoning Code (Wellhead Protection) to Allow a "Deicing Material Storage Facility" to Operate from Property in a Groundwater Protection Overlay District. (PUBLIC HEARING) - REQUEST TO TABLE HEARING - (APPLICATION HAS BEEN WITHDRAWN).

Director Retzlaff asked the Plan Commission to table this Public Hearing until August 26th. - Application has been withdrawn.
Motion: Approve tabling topic until Plan Commission Meeting on 8/26/24 as presented
Motioned By: David Baum
Seconded By: Robert Williams
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

C. Village of Germantown Community Development Department - Proposed Text Amendments to Chapter 17.40 (Wellhead Protection) of the Village of Germantown Municipal Code (PUBLIC HEARING & ACTION)

Director Retzlaff went over the history of the Wellhead Protection Ordinance which went into effect in Germantown in 2010, and explained the four (4) amendments to various subsections under 17.40 (Wellhead Protection) in the Village Zoning Code as referenced in the ordinance draft.
Public Hearing was opened at 7:05pm.
Comments were received from:
-Melanie Smythe who lives on Cedar Lane.
-Jan Miller who lives on Windsong Circle.
Public hearing closed at 7:17pm.
Motion: Approve as presented
Motioned By: David Baum
Seconded By: Robert Williams

Discussion followed. Chairman Wolter asked if these amendments affect Items A or B on the agenda? Director Retzlaff replied that the amendments may impact the Anderson proposal with respect to the recommended language concerning land uses that are a relocation or substitution because the Anderson proposal is in a location that previously had storage for salt and deicing materials, which is a prohibited use. This new business would be a preexisting use for the site that is proposed. Committee Member Henk stated that this reflects Well #12 which is already in place, and we are just adopting this for our protection in the future. She has read through the current ordinance and the new changes, and she thinks that this gives the Village a lot more protection than previously. Henk indicated that KwikTrip would need to have stormwater management and protection systems with gas distribution & storage at the proposed new location that they don't have now at their current location. Committee

Member Williams asked whether a new prohibited business would not be able to apply for anything within a groundwater protection area? Director Retzlaff stated that a new business could apply if there is a preexisting prohibited use at the same location, but the new business would have to prove that they pose less of a risk and are using further protection where an existing prohibited business could relocate, expand and remodel within the protection area with these changes.

Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

D. JSD Professional Service, Inc., Agent for Heather Lake LLC/Patsy Ellsworth, Property Owner, and the Ellsworth Corporation N109 W13300 Ellsworth Drive. Site Plan Review for a 52-stall Parking Lot Expansion. (ACTION)

Associate Planner Yanke summarized this proposal for JSD Professional Services, agent for Ellsworth Corporation, is seeking approval of a site development plan for a parking lot expansion including fifty-two (52) additional parking spaces to the east of the existing parking lot. This is a 20 acre site with 2 driveways from Ellsworth and Eisenhower which serve the existing facility & parking area. This parking lot expansion was originally shown in 2012 on a previous site plan, but it was required that they bring any future expansion back to the Plan Commission.
Staff recommends approval of this site plan subject to the following conditions:

- Approval is for the site development plan dated June 10, 2024 (unless either is otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein or by the Plan Commission).
- Prior to commencing construction, all issues, both minor technical/plan corrections and other storm water management requirements (including erosion control permitting) identified in the June 10, 2024 review memo from the Village Engineer shall be resolved and reflected in additional information and/or revised plans submitted to staff for further review, comment, and approval.
- The landscaping plan, meeting the requirements of Chapter 17.43(5) Site Plan Approval Requirements, shall be subject to final acceptance by the Village Forester and Community Development staff prior to commencement of construction.
- All future phasing/development improvements on the property, such as building expansion or parking lot expansion, shall be subject to Plan Commission review and approval.

Motion: Approve as presented
Motioned By: David Baum
Seconded By: William Shadid
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk

No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

E. Lemberg Electric Agent for County Line LLC Property Owner. NEC of County Line Rd and Appleton Avenue - Sign Review for Chase Bank. (ACTION)

Associate Planner Yanke stated that Lemberg Electric, agent for County Line LLC, property owner, and Chase Bank are requesting approval of 4 (37SF) wall signs proposed for all building frontages with standard Chase Bank wall signs, as well as 2 small (2.3SF) directional signs. The new Chase Bank facility was approved by the Village Board and Plan Commission in late 2023 for a CSM, site development plan, and building plans. Staff recommends approval of the proposed wall and directional signs for Chase Bank located at N96 W18250 County Line Road in the Fleet Farm parking lot, subject to the following 2 conditions:

- Applicant/owner shall obtain an electrical permit(s) from building inspection services for the sign installations.
- Prior to issuance of an electrical permit and installation of the Chase Bank signs, the existing nonconforming pylon sign advertising Fleet Farm and its gas prices, which fronts the property at the corner of County Line Road and Appleton Avenue, shall be removed. This was a commitment made by the applicant in 2023.

Motion: Approve as presented
Motioned By: David Baum
Seconded By: William Shadid
Discussion Followed. Tina Lewis, a representative for Lemberg Electric spoke, asking if the Plan Commission would consider allowing Chase Bank to move forward with their sign installation if the replacement of the Fleet Farm pylon sign is not ready? Director Retzlaff stated that this was a commitment made by Chase Bank on behalf of Fleet Farm as their authorized agent as part of the original approval for building Chase Bank on this site and the sign in question now rests on Chase Bank property. He said that there have been several sign proposals for Fleet Farm signage that do not include removal of the pylon sign, so there has been no movement towards removal and, from the standpoint of leverage, we need to keep that commitment made by applicant/owner. Committee members Baum and Shadid want that condition to remain in the proposal. Baum reiterated that this is what was committed to when the site plans were approved. Tina Lewis said that she would speak with their contacts and inform them about the requirement for removal.
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

V. **CITIZEN INPUT/PUBLIC APPEARANCE:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may*

be limited discussion of the information received but no action will be taken under public comments.)

The following residents spoke:
Lynn Bednarz who lives on Pawney Court.
Melanie Smythe who lives on Cedar Lane.
Karl Griffiths who lives on Rockfield Road.

VI. ANNOUNCEMENTS:

Chairman Wolter stated that there are 3 meetings scheduled this week: Public Works & Highways Committee and Economic Development Commission on Wednesday, as well as the Utility Advisory Meeting on Thursday. Also, on Thursday there is Music at the Pavillion which starts at 6pm in Fireman's Park, and on Friday night there is movie night in the park at 7pm.

Director Retzlaff stated that we are having a 2nd Plan Commission meeting on August 26th at 6:30pm.

And there is an election tomorrow 8/13. Polls open at 7am and close at 8pm. District 1 polling location has been changed to the Senior Center.

VII. ADJOURNMENT:

Chairman Wolter adjourned the meeting at 7:34pm.

CERTIFIED SURVEY MAP (CSM) & SITE PLAN APPLICATION

09/08/25 Plan Commission Meeting

Impact General / Grant Dr Germantown WI LLC / TCI Allient Power

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Impact General, Agent for Grant Dr Germantown WI LLC, Property Owner, and TCI Allient Power. Certified Survey Map (CSM) and Site Plan application for a 39,000 sqft addition to the existing corporate office and manufacturing facility located at W132N10611 Grant Drive in the Germantown Business Park.

Location: W132N10611 Grant Drive

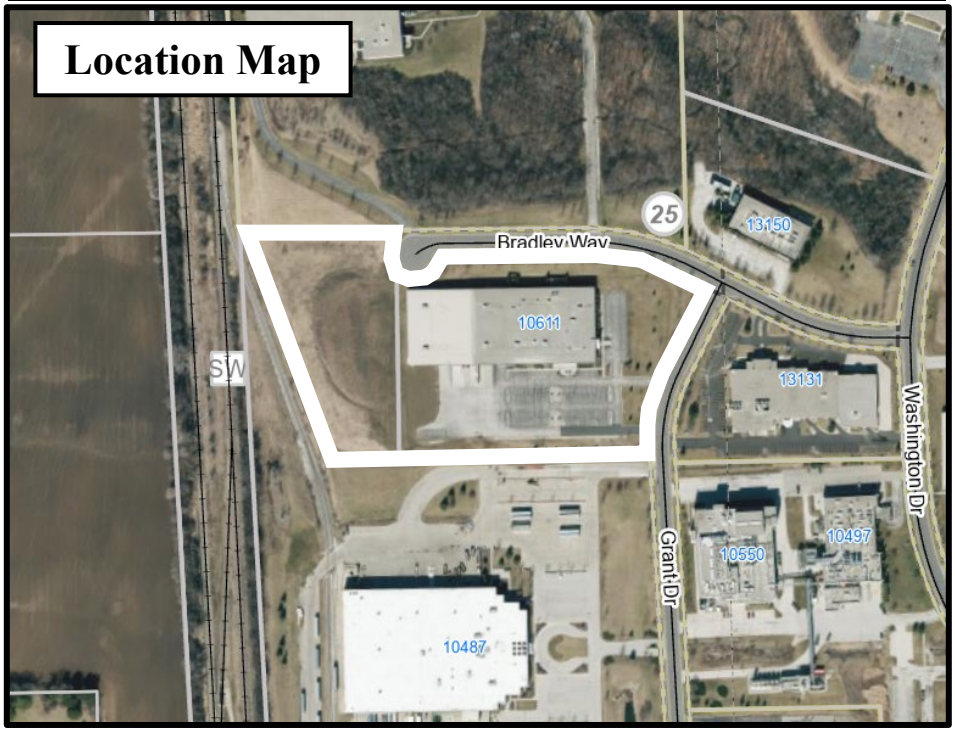
Applicant/ Owner:

Impact General
P.O. Box 132
Oconomowoc, WI 53066

Grant Dr Germantown WI LLC
600 East Ave, Suite 200
Rochester, NY 14607

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Agricultural	A-1



Background/Proposal
Impact General, Agent for Grant Dr Germantown WI LLC, Property Owner, and TCI Allient Power. Certified Survey Map (CSM) and Site Plan application for a 39,000 sqft addition to the existing corporate office and manufacturing facility located at W132N10611 Grant Drive in the Germantown Business Park.

TCI Allient is the leading manufacturer of active filters and passive filters to mitigate harmonics and improve power quality (website). Originally approved for their corporate office and manufacturing facility at the subject location in 2013, the company has more recently expanded operations with a building addition in 2021. With nearly 200 employees and continued growth the company has proposed further expansion of its facility through this application and development proposal.

Certified Survey Map (CSM)
The subject site is currently comprised of two (2) parcels totaling 12.45 acres. The applicant submitted a Certified Survey Map (CSM) to combine the parcels to create one (1) lot for development purposes. The lot combination is necessary in order to accommodate the proposed building expansion and to comply with applicable zoning standards. Below are the parcels that would be combined into an individual lot:

- GTNV_253975 (8.59 Acres) – Existing Development Site
- GTNV_253976 (3.86 Acres) – Vacant

Site Plan
The total site is 12.45 acres in area with an existing 99,000 square foot corporate office and manufacturing facility, in addition to off-street parking areas and landscaping. As presented on the site plan, the proposed construction includes an approximate 39,000 square foot building addition to the existing manufacturing facility to increase storage space and add two (2) overhead dock doors for shipping/receiving purposes. More specifically, the following is a summarized list of the proposed site plan components:

- 39,000 sqft building addition (total building approximately 138,000 sqft)
- New loading dock areas with two (2) new overhead dock doors
- Building addition to match existing, including the following:
    - Precast wall panels with aggregate and raked finishes (~24ft height)
    - Reveal cuts in panels and anodized coping
    - Aluminum framing with insulated glass/door
    - Painted insulated steel door
- Portions of existing asphalt to be replaced; new asphalt and concrete areas leading into proposed overhead doors

Parking, Access, and Traffic Circulation
Access to the site will continue with two (2) access driveways from Grant Drive, with the northern access point being primarily for employees/visitor and the southern access point serving shipping/receiving operations. The proposed improvements do not include additional parking as the building addition is to increase storage space and shipping/receiving capabilities, not office space and number of employees.

Storm Water Management
The proposed addition and asphalt/concrete areas will add 0.97 acres of impervious area to the 12.45-acre site, resulting in 45% impervious lot coverage on site, or 5.63 acres (245,375 sqft) of impervious area. This percentage is below the maximum allowed percentage for the property's M-1: Limited Industrial District designation and the Business Park requirements. The property is served by an existing regional storm water basin (detention pond) located in the Business Park east of Washington Drive, which can accommodate the increase in runoff from the site per new improvements.

Landscaping and Buffering
A variety of evergreen trees, ornamental trees, and deciduous shrubs were installed throughout the site during prior development phases. The applicant has proposed additional landscaping as part of this proposal, as shown on the submitted landscape plan, to enhance screening of the site and new building addition from the public right-of-way adjacent to the north (Bradley Way).

Lighting
Additional exterior lighting is proposed with this development. The applicant submitted a lighting plan, which is included as an attachment to this memo. The plan shows eight (8) new light fixtures mounted around the building and one (1) new light pole to provide better illumination leading into the new loading dock area.

Signage
No additional exterior signage is proposed.

Staff Comments
Community Development: Planning & Zoning
The zoning for this parcel in the Germantown Business Park is M-1: Limited Industrial, and the proposed site improvements comply with the M-1 zoning district regulations. The office/manufacturing use that TCI Allient maintains at the subject location is a desirable land use under the Village's 2050 Comprehensive Plan in the Germantown Business Park District. Staff has added standard conditions of approval to this site plan application but finds the proposal consistent with the Village Zoning Code and 2050 Comprehensive Plan.

Note that one condition of approval addresses future roof-mounted equipment. If proposed as part of the building addition, new rooftop equipment (RTU) shall be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways.

Public Works/Village Engineer
The Village Engineer confirms that there is adequate capacity in the regional storm water basin in the Business Park to accommodate the proposed building expansion and associated impervious surface increase. Please reference the engineering memo dated September 4, 2025.

Village Surveyor

The Village Surveyor identified a series of minor technical corrections in a July 11, 2025, memo which is included as an attachment to this report. The applicant has since submitted a revised Certified Survey Map (CSM) addressing the Village Surveyor's comments and the revised document is under review.

Village Forester

The Village Forester has reviewed the submitted landscape plan and provided the comments below. A condition of approval has been included to address the review comments by making the landscape plan contingent upon final approval/acceptance by the Village Forester. Review comments are as follows:

- *The selected tree species need to be revised to align with the Village's comprehensive tree plan. For this project, this recommendation specifically applies to the following (6) trees that are proposed to be planted adjacent to the ROW along Bradley Way:*
  - *(3) Emerald Queen Maple*
  - *(2) Austrian Pine*
  - *(1) Skyline Honeylocust (closest to the roadway)*

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed 1-lot Certified Survey Map (CSM) for the TCI Allient Power property located at W132N10611 Grant Drive, subject to the following condition:

1. All technical issues and corrections identified by the Village Surveyor (see July 11, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.

APPROVE the Site Plan application for TCI Allient Power for a 39,000 square foot building addition to an existing corporate office and manufacturing facility located at W132N10611 Grant Drive, subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site development plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. *Civil engineering and grading plans dated July 7, 2025 (3 pages).*
   b. *Landscaping plan dated July 1, 2025 (1 page).*
   c. *Photometric lighting plan dated June 30, 2025 (1 page).*
   d. *Architectural site/building plans dated July 1, 2025 (6 pages).*

   If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
3. The landscape plan shall be subject to final approval/acceptance from the Village Forester prior to commencing construction activities.
4. All temporary and permanent exterior signs require a permit and shall comply with all current Village sign regulations.
5. If proposed as part of the building addition, new rooftop equipment (RTU) shall be screened from view by line of sight at 5’ above grade from all property lines around the building and the centerline of the adjacent roadways.

Village of Germantown
Willkommen

Fee must accompany application
– $2,900 with public improvements
X $1,960 no public improvements

Paid [signature] Date 07/07/25
Chk # 1098

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

Eric Neumann, Impact General
PO Box 132
Oconomowoc, WI 53066

Phone (414)333-6800
Fax ( )
E-Mail eric@impact-gc.com

PROPERTY OWNER

GRANT DR GERMANTOWN WI LLC
600 EAST AVE, SUITE 200
ROCHESTER NY 14607

Phone (585) 537-6886

RECEIVED
JUL 07 2025
PLEASE GIVE THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

2 PROPERTY ADDRESS OR GENERAL LOCATION

W132 N10611 Grant Drive, Germantown, WI 53022

TAX KEY NUMBER

GTNV_253975, GTNV_253976

3 PURPOSE OF LAND SPLIT

The update to the CSM is to remove a lot line on the CSM to allow for expansion of existing building (over the old lot line now being removed)

Will the land split require rezoning?
NO

From ? To ?

4 READ AND INITIAL THE FOLLOWING:

Yes 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.

Yes 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.

Yes 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.

Yes 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!

Eric J Neumann, Impact General 7/7/2025
Applicant Date

Grant Dr. Germantown WI LLC
R. Alan Holland, VP 6/30/25
Owner Date

Village of Germantown ...Willkommen

Fee must accompany application
- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☒ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID [signature] DATE 07/07/25 CHK #1098

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Eric Neumann, Impact General
PO Box 132
Oconomowoc, WI 53066

Phone (414) 333-6800
E-Mail eric@impact-gc.com

PROPERTY OWNER

GRANT DR GERMANTOWN WI LLC
600 EAST AVE, SUITE 200
ROCHESTER NY 14607

Phone (585) 537-6886
E-Mail bherman@royaloakrealtytrust.com

2 PROPERTY ADDRESS

W132 N10611 Grant Drive,
Germantown, WI 53022

RECEIVED JUL 07 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

3 NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
Bradley Fountain - M-1 Limited Industrial	Waste Managment - M-1 Limited Industrial	Multi Tenant M-1 Limited Industrial	Vacant - A-2 Agricultural District

4 READ AND INITIAL THE FOLLOWING:

Yes I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

Yes I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

Yes I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Eric J Neumann, Impact General — Digitally signed by Eric J Neumann, Impact General DN: C=US, E=eric@impact-gc.com, O="Impact General, LLC", OU=Senior Project Consultant, CN="Eric J Neumann, Impact General" Date: 2025.07.07 09:50:08 -05'00' 7/7/2025

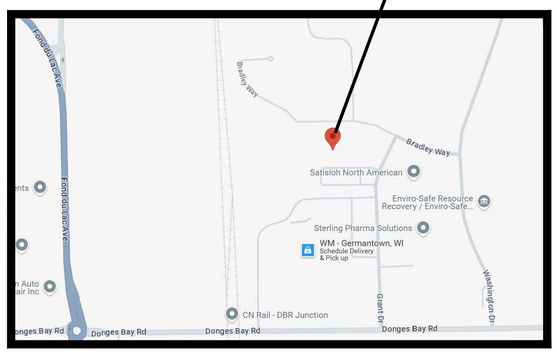
Applicant Date

Grant Dr. Germantown WI LLC
R. Ann Holland, VP 6/30/25

Owner Date

TCI / ALLIENT POWER
W132 N10611 GRANT DRIVE
GERMANTOWN, WI

BUILDING ADDITION



SITE LOCATION PLAN

PROJECT INFORMATION	
TENNANT:	TCI / ALLIENT POWER
SITE LOCATION:	W132 N10611 GRANT DRIVE GERMANTOWN, WI
PROPOSED SQ FT:	52,000 SQ FT

PROJECT INFORMATION	
TS	TITLE SHEET
A0.1	SITE PLAN
A.1.0	MASTER & FLOOR PLAN
A1.1	FLOOR PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	SECTIONS
A6.0	ROOM & DOOR SCHEDULE

REVISION
. . .

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

DATE 7 1 25
DESIGNER F CARLSON

DRAWING DESCRIPTION
TITLE SHEET

IMPACT GENERAL
P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

SHEET # TS

JOB # 2025-3

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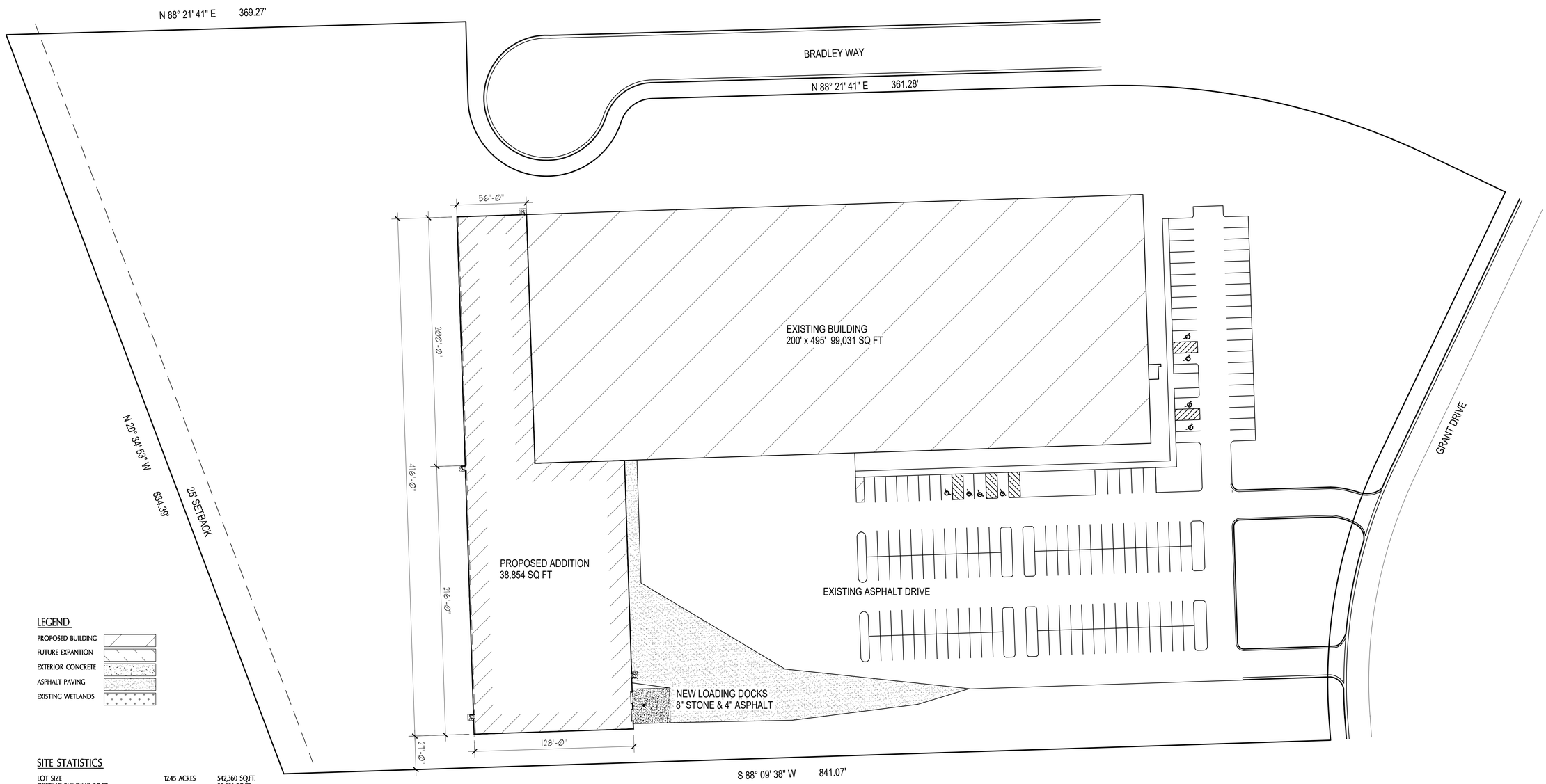

LEGEND

- PROPOSED BUILDING
- FUTURE EXPANTION
- EXTERIOR CONCRETE
- ASPHALT PAVING
- EXISTING WETLANDS

SITE STATISTICS

LOT SIZE	12.45 ACRES	542,360 SQ.FT.
EXISTING BUILDING SQ.FT.		99,031 SQ.FT.
PROPOSED BUILDING SQ.FT.		38,854 SQ.FT.
F.A.R. FLOOR AREA RATIO		25.4 %
EXTERIOR CONCRETE		3239 SQ.FT.
ASPHALT PAVING		108,652 SQ.FT.
PARKING SPACES		147
H.C. PARKING SPACES		8
PARKING/BUILDING SQ.FT. RATIO		1 PER 938 SQ.FT.
LOT COVERAGE		64 %
GREEN AREA		195,546 SQ.FT.
L.S.R. LANDSCAPE RATIO		36 %

PROPOSED SITE PLAN

SCALE: 1"=40'

REVISION
. . .

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

DATE 7 1 25
DESIGNER F CARLSON

DRAWING DESCRIPTION
SITE PLAN

IMPACT GENERAL
P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

SHEET # A0.1

JOB # 2025-3

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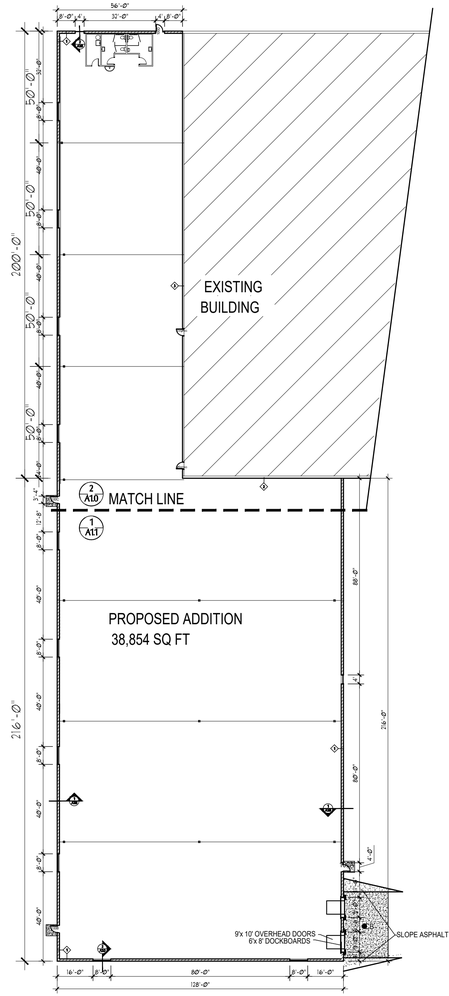
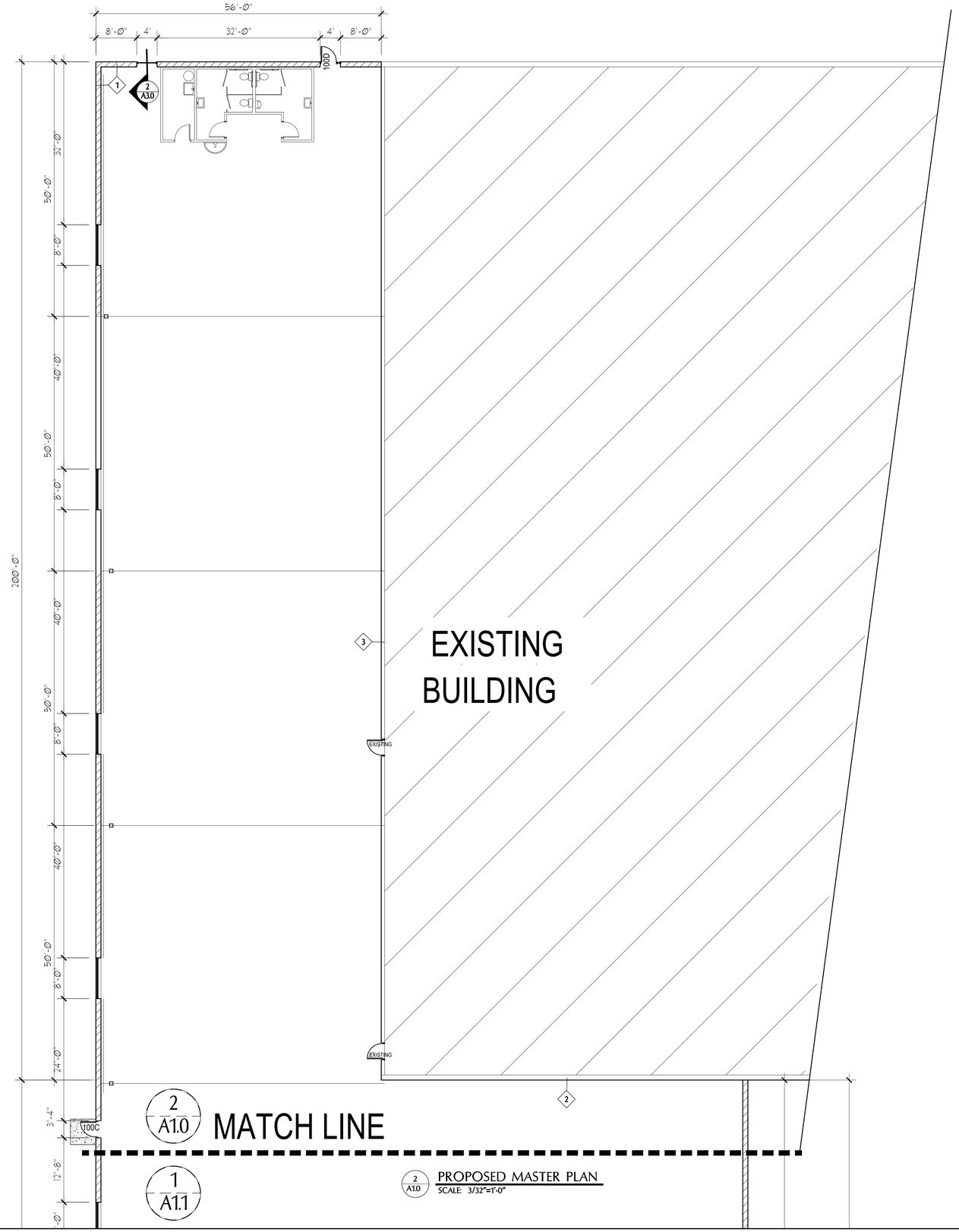


1 A1.0 PROPOSED MASTER PLAN
SCALE: 1/32"=1'-0"

WALL TYPES
NTS

1 NEW EXTERIOR PRECAST WALLS	2 EXISTING EXTERIOR PRECAST WALLS	3 EXISTING EXTERIOR STEEL WALLS
12" PRECAST WALL PANEL EXPOSED AGGREGATE FINISH AND RAKED FINISH SEE ELEVATIONS SHEET A3.0 & A3.1	12" PRECAST WALL PANEL EXPOSED AGGREGATE FINISH AND RAKED FINISH SEE ELEVATIONS SHEET A3.0 & A3.1	8" STEEL GIRTS HORIZONTAL @ 5' O.C. W/ 1 1/2"" PAINTED METAL PANEL FULL HEIGHT INSULATED W/ FIBERGLASS INSULATION
NOMINAL DIMENSION: 12" ACTUAL DIMENSION: 12"	NOMINAL DIMENSION: 12" ACTUAL DIMENSION: 12"	NOMINAL DIMENSION: 8" ACTUAL DIMENSION: 8"



2 A1.0 PROPOSED MASTER PLAN
SCALE: 3/32"=1'-0"

REVISION
- .
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JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

DATE 7 1 25
DESIGNER F CARLSON

DRAWING DESCRIPTION
FLOOR PLAN

IMPACT GENERAL
P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

SHEET # A1.0
JOB # 2025-3

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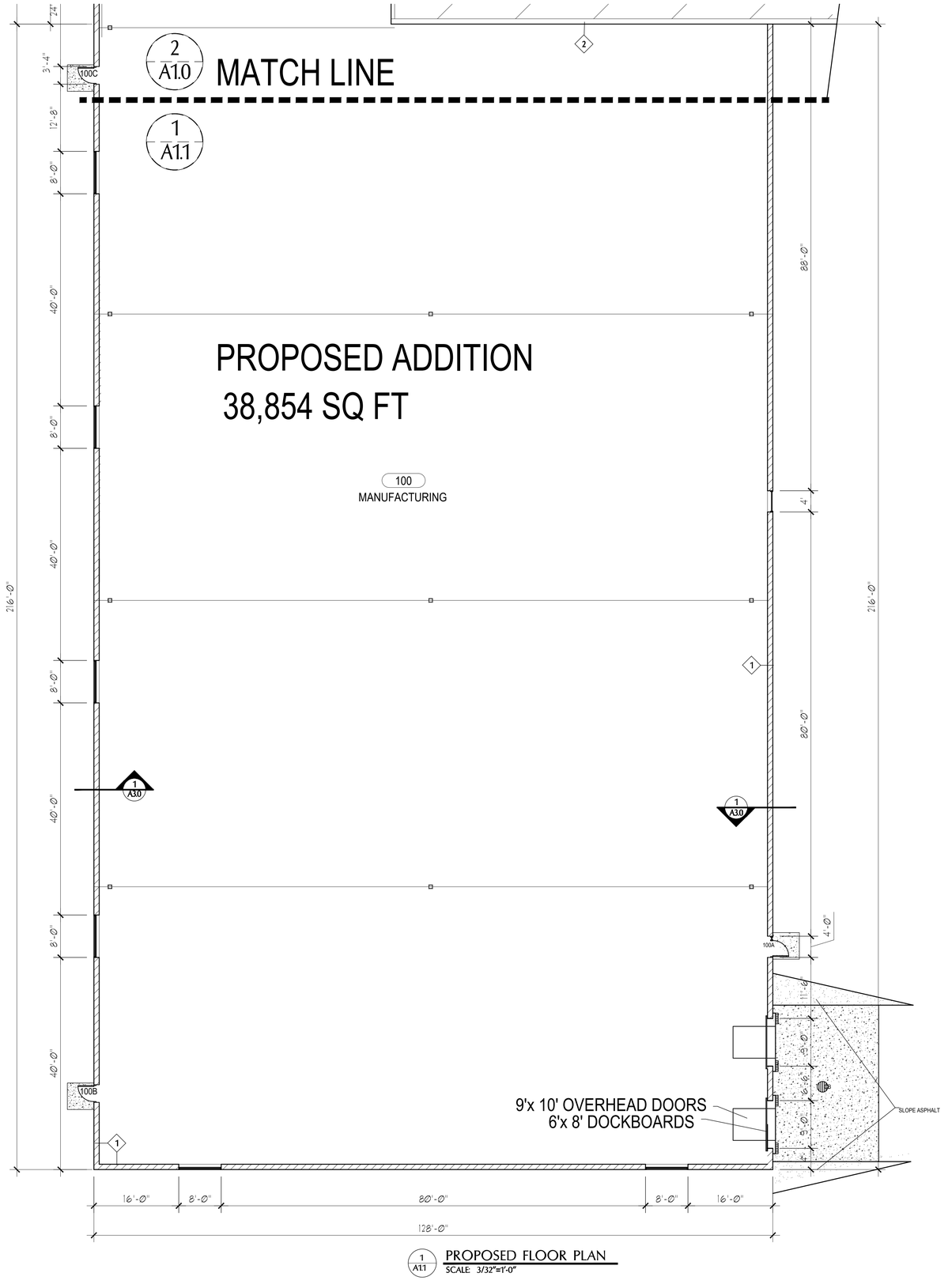

1 A1.1 PROPOSED FLOOR PLAN
SCALE: 3/32"=1'-0"

REVISION
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JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

DRAWING DESCRIPTION
FLOOR PLAN

DATE 7 1 25
DESIGNER F CARLSON

P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330

IMPACT GENERAL

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

SHEET # A1.1

JOB # 2025-3

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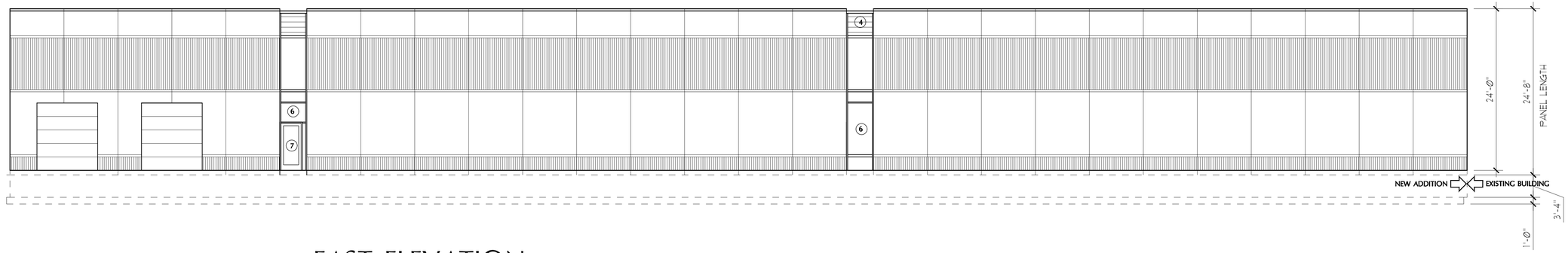
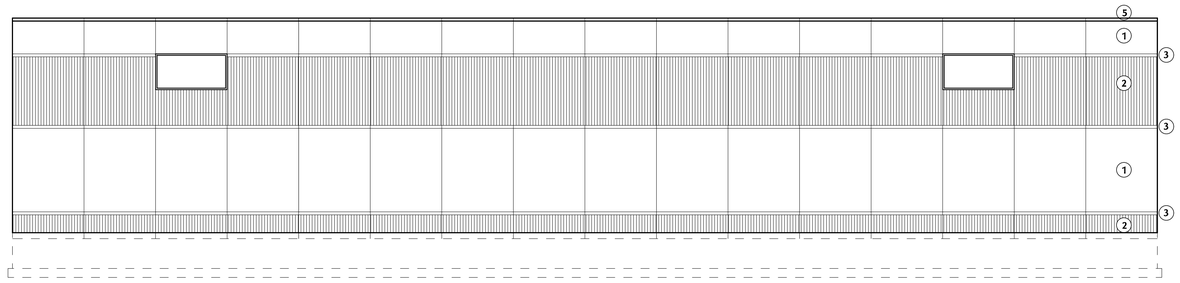
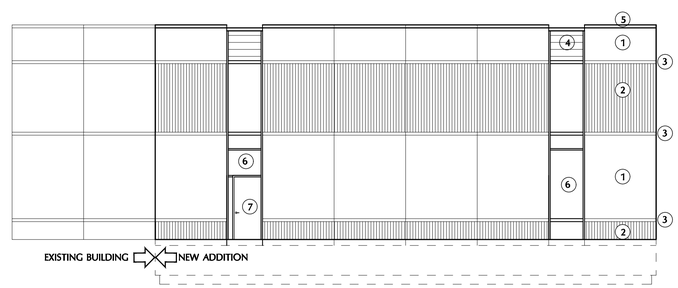


EAST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"

EXTERIOR FINISHES

1. PRECAST WALL PANEL WITH AGGREGATE FINISH (MATCH EXISTING)
2. PRECAST WALL PANEL WITH RAKED FINISH (MATCH EXISTING)
3. 4" REVEAL CUT IN PANEL (MATCH EXISTING)
4. 26 GA METAL PANEL OVER STEEL STUDS (MATCH EXISTING) DRYWALL FINISH INSIDE
5. 26 GA CLEAR ANODIZED COPING TO MATCH EXISTING
6. ALUMINUIM FRAMING WITH INSULATED GLASS (MATCH EXISTING)
7. INSULATED GLASS DOOR ALUMINUIM FRAME (MATCH EXISTING)
8. PAINTED INSULATED STEEL DOOR

REVISION
. . .

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

DRAWING DESCRIPTION
ELEVATIONS

DATE 7 1 25
DESIGNER F CARLSON

P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330

IMPACT GENERAL

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

SHEET # A2.0
JOB # 2025-3

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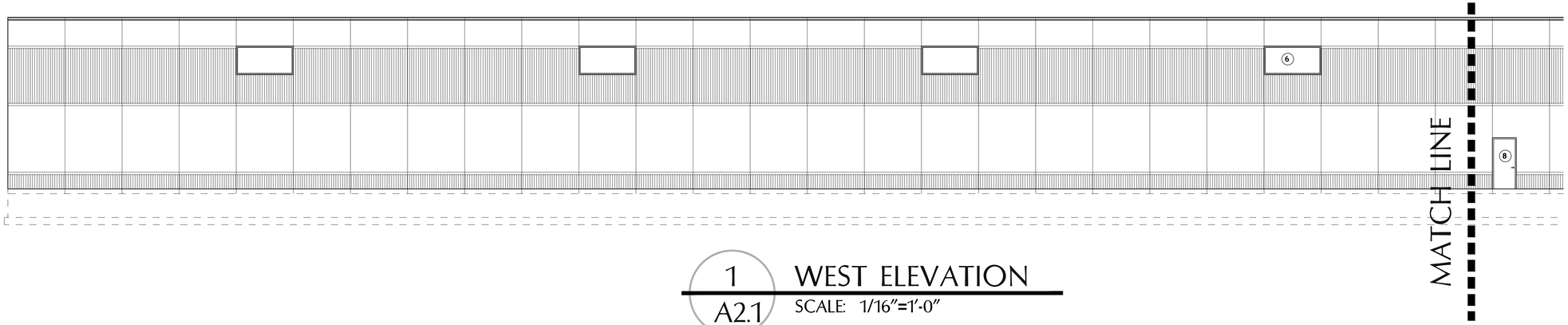
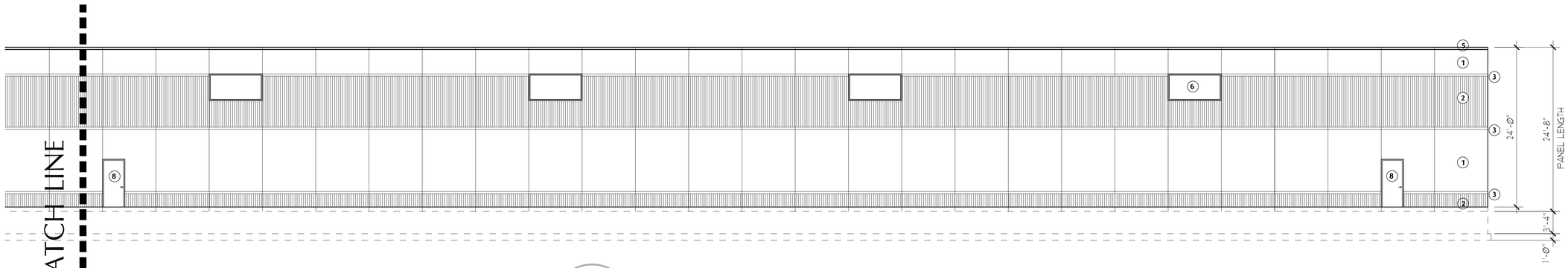
EXTERIOR FINISHES

1. PRECAST WALL PANEL WITH AGGREGATE FINISH (MATCH EXISTING)
2. PRECAST WALL PANEL WITH RAKED FINISH (MATCH EXISTING)
3. 4" REVEAL CUT IN PANEL (MATCH EXISTING)
4. 26 GA METAL PANEL OVER STEEL STUDS (MATCH EXISTING) DRYWALL FINISH INSIDE
5. 26 GA CLEAR ANODIZED COPING TO MATCH EXISTING
6. ALUMINUIM FRAMING WITH INSULATED GLASS (MATCH EXISTING)
7. INSULATED GLASS DOOR ALUMINUIM FRAME (MATCH EXISTING)
8. PAINTED INSULATED STEEL DOOR



1 A2.1 WEST ELEVATION
SCALE: 1/16"=1'-0"



2 A2.1 WEST ELEVATION
SCALE: 1/16"=1'-0"

REVISION
. . .

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

DRAWING DESCRIPTION
ELEVATIONS

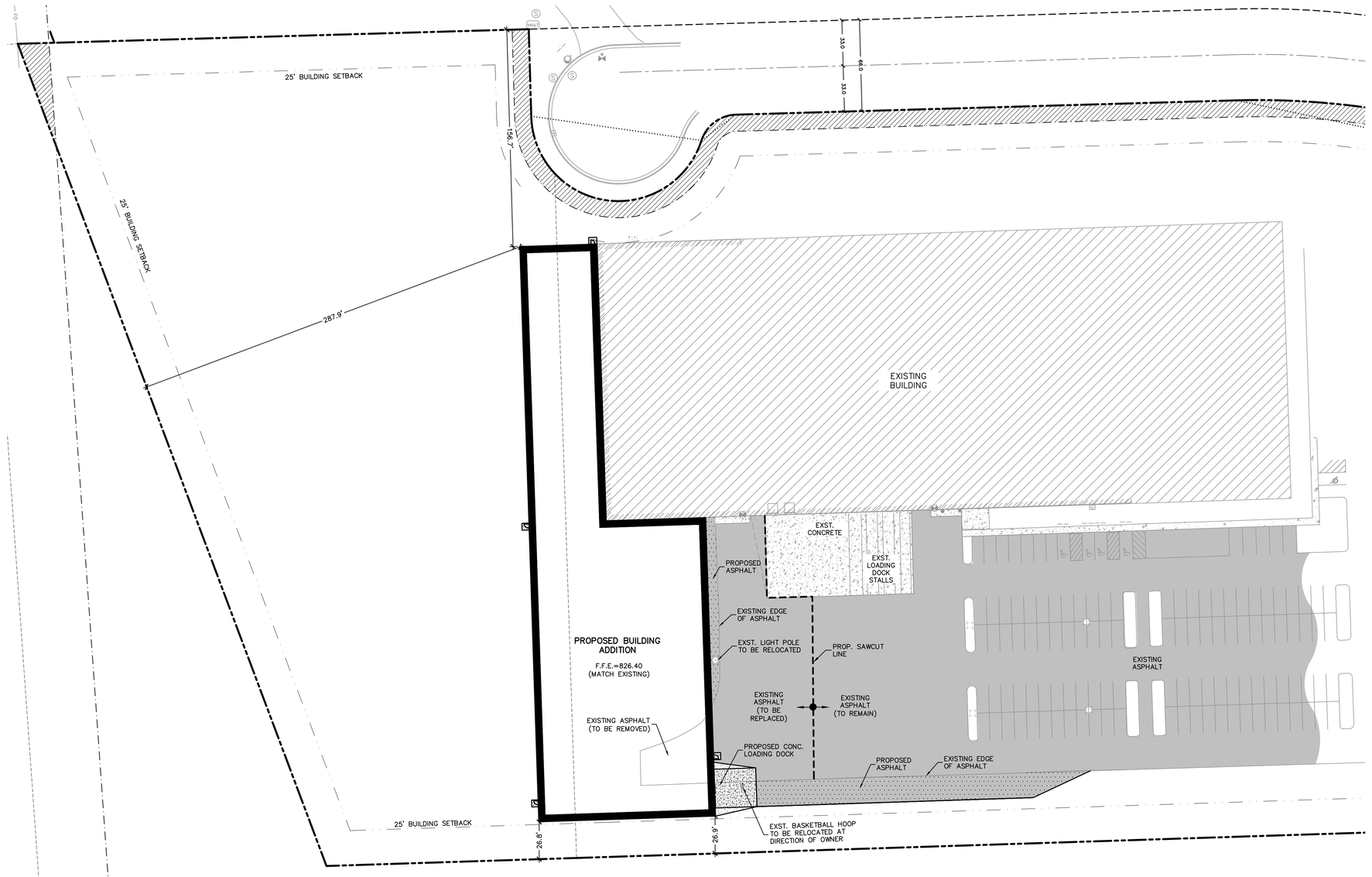
DATE 7 1 25
DESIGNER F CARLSON

P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330

IMPACT GENERAL

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

SHEET # A2.1
JOB # 2025-3



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
6. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
8. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 8.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 8.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 8.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 8.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 8.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 8.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS AND APPLICABLE JURISDICTIONAL SPECIFICATIONS.
   - 1.2. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.4. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CONCRETE

SITE INFORMATION

SITE ADDRESS	W132N10611 GRANT DRIVE GERMANTOWN, WI 53022
SITE AREA	542,088 S.F. (12.445 ACRES)
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	203,219 SF (4.665 ACRES)
EXISTING PERVIOUS SURFACE AREA	338,869 SF (7.779 ACRES)
EXISTING CN VALUE	83
PROPOSED PAVED AREA	107,805 SF (2.475 ACRES)
PROPOSED BUILDING FOOTPRINT	137,570 SF (3.158 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	245,375 SF (5.633 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	45%
PROPOSED PERVIOUS SURFACE AREA	296,713 SF (6.812 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	55%
PROPOSED NET IMPERVIOUS INCREASE	42,157 SF (0.968 ACRES)
PROPOSED CN VALUE	85
DISTURBED AREA	175,502 SF (4.029 ACRES)

SHEET INDEX

C1.0 SITE PLAN
C2.0 SITE GRADING AND EROSION CONTROL PLAN
C3.0 SITE DETAILS PLAN

north

SCALE IN FEET

40' 0 40'

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
IMPACT GENERAL

CLIENT ADDRESS:
OCONOMOWOC, WI, 53066

PROJECT:
IMPACT GENERAL TCI

PROJECT LOCATION:
W132 N10611 GRANT DRIVE GERMANTOWN, WASHINGTON CO. WISCONSIN 53022

PLAN MODIFICATIONS:

#	Date:	Description:
1	07-07-25	PRELIMINARY DESIGN
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: A.R.P.
Reviewed By: C.A.J.
Approved By: C.A.J.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 25-15051

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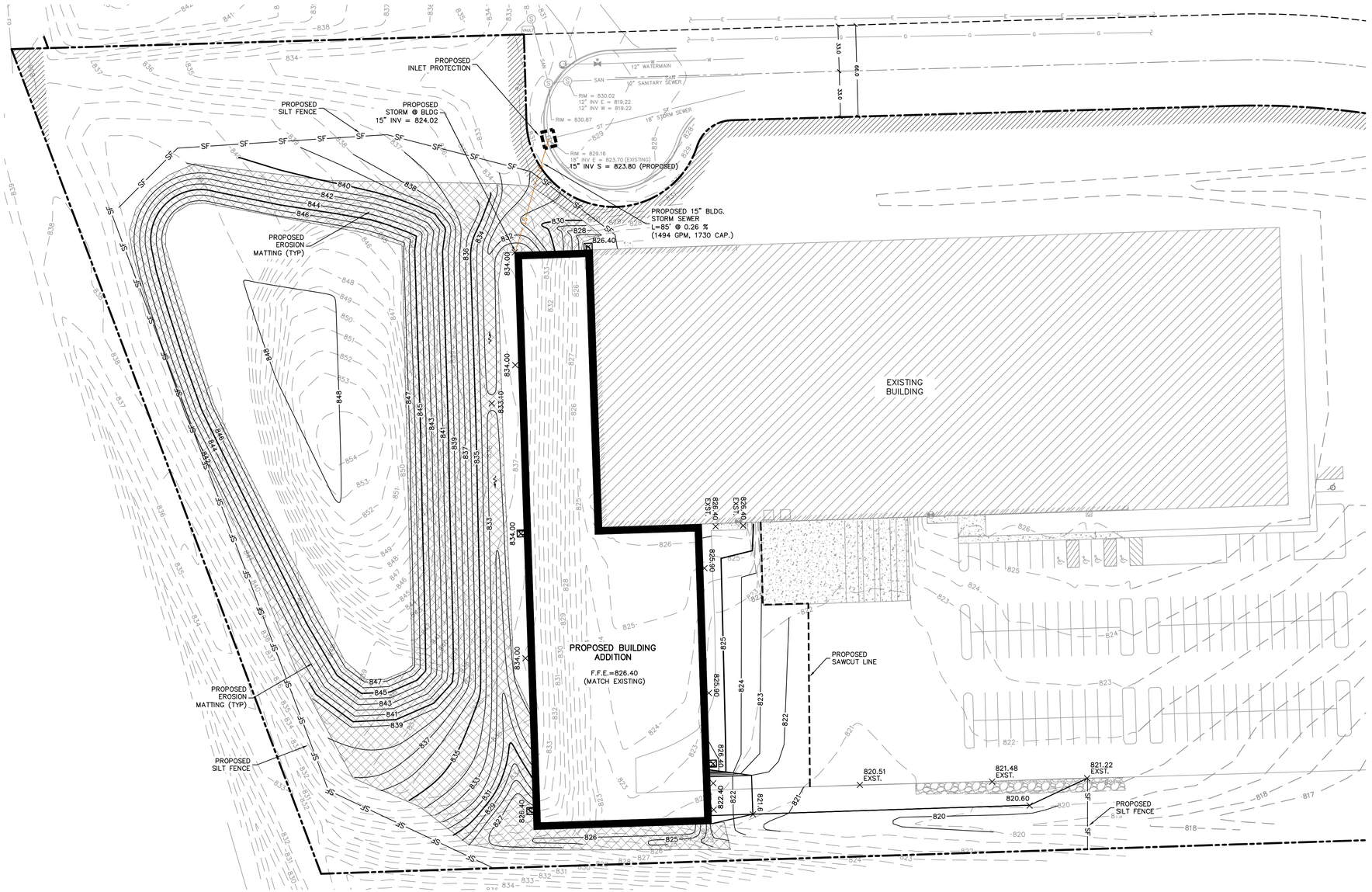
File: \\JSDINC\new projects\2025\25150S1\DWG\Civil Sheets\25150S1-ConDocs.dwg Layout: C1.0-SITE User: mary.schmidtbauer Plotted: Sep 04, 2025 - 8:54am Xref's:



LEGEND

- BENCHMARK
- EXISTING SIGN
- EXISTING STORM MANHOLE
- EXISTING ROUND CASTED INLET
- EXISTING SQUARE CASTED INLET
- EXISTING CURB INLET
- EXISTING GAS VALVE
- EXISTING MANHOLE – UNVERIFIED TYPE
- EXISTING LIGHT POLE
- EXISTING POWER POLE W/GUY
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING BUSH
- ST — EXISTING STORM SEWER
- G — EXISTING GAS
- OH — EXISTING OVERHEAD UTILITIES
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED BUILDING OUTLINE
- 835 — PROPOSED 5' CONTOUR
- 836 — PROPOSED 1' CONTOUR
- ST — PROPOSED STORM SEWER
- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION

GRADING AND EARTHWORK NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
4. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
5. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
6. SOIL MATERIAL SPECIFICATIONS:
   - 6.1. FILL AND BACKFILL MATERIALS
     - 6.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
   - 6.2. IMPORTED FILL MATERIAL
     - 6.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
   - 6.3. GRANULAR FILL
     - 6.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
   - **6.4. BUILDING STRUCTURAL FILL**
     - **6.4.1. CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN SECTIONS 210.2.1 AND 210.2.2. OF THE STATE HIGHWAY SPECIFICATIONS.**

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE AND INLET PROTECTION.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. LOCATION OF STOCKPILE TO BE DETERMINED BY CONTRACTOR.
3. CONDUCT ROUGH GRADING EFFORTS.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PAVEMENTS, ETC.
5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

north

SCALE IN FEET

40' 0 40'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
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CLIENT:
IMPACT GENERAL

CLIENT ADDRESS:
OCONOMOWOC, WI, 53066

PROJECT:
IMPACT GENERAL TCI

PROJECT LOCATION:
W132 N10611 GRANT DRIVE GERMANTOWN, WASHINGTON CO. WISCONSIN 53022

PLAN MODIFICATIONS:

#	Date:	Description:
1	07-07-25	PRELIMINARY DESIGN
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Designed By: A.R.P.
Reviewed By: C.A.J.
Approved By: C.A.J.

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 25-15051

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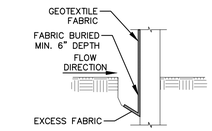
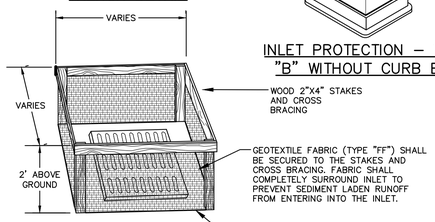
File: \\JSDINC\new projects\2025\25150511\DWG\Civil Sheets\25150511-ConstDocs.dwg Layout: C2.0-GRADING User: mary.schmidbauer Plotted: Sep 04, 2025 - 8:54am Xref's:

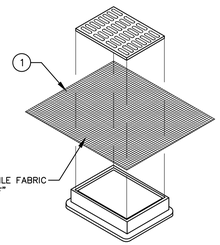


NOTE: 2' MINIMUM POST DEPTH. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL



INLET PROTECTION – TYPE "A"



INLET PROTECTION – TYPE "B" WITHOUT CURB BOX

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

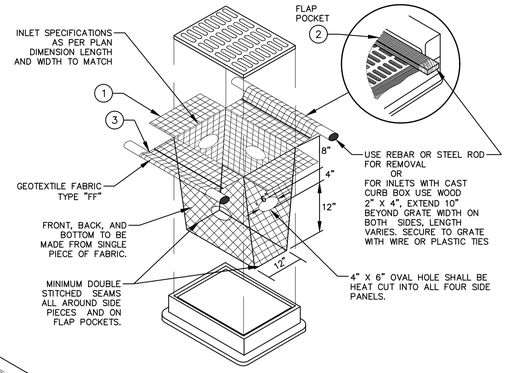
INSTALLATION NOTES:

TYPE "D"

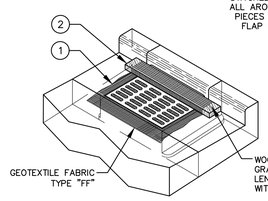
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.



INLET PROTECTION – TYPE "D"



INLET PROTECTION – TYPE "C" WITH CURB BOX

INLET PROTECTION

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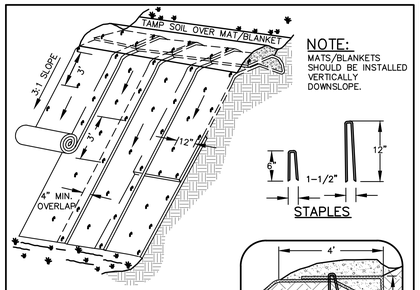
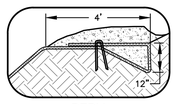


ISOMETRIC VIEW TYPICAL SLOPE SOIL STABILIZATION

NOTE: MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

STAPLES



BERM

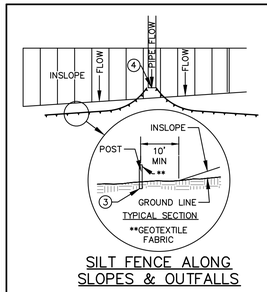
GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

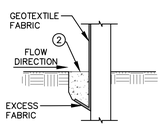
EROSION MATTING

N.T.S.

REV. 11-19-2018



SILT FENCE ALONG SLOPES & OUTFALLS



NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

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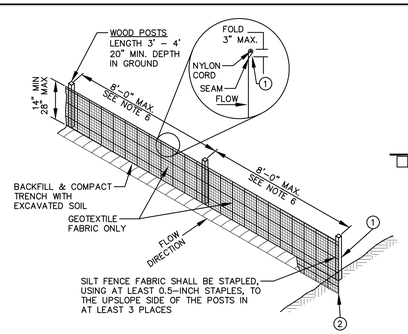
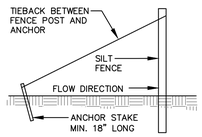
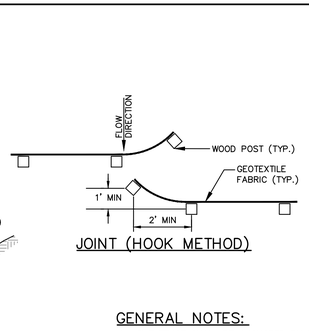
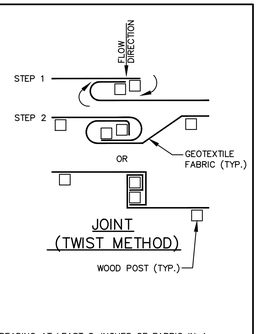




SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



JOINT (TWIST METHOD)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE

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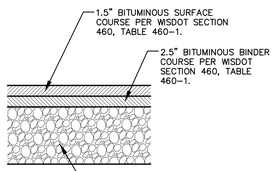
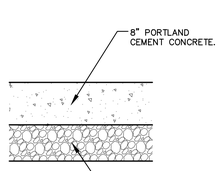


HEAVY DUTY ASPHALT PAVEMENT SECTION



CONCRETE PAVEMENT (LOADING DOCKS)

GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.

PAVEMENT SECTIONS

N.T.S.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.

ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.

2. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.

3. SEEDING SPECIFICATIONS:
   - 3.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
   - 3.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.

4. SEED PREPARATION SPECIFICATIONS:
   - 4.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
   - 4.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
   - 4.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
   - 4.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.

5. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
   - 5.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 5.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
8. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
   - 9.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - 9.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - 9.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
   - 11.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
   - 11.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN *ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY).* IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
   - 11.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
     - 11.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
     - 11.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
     - 11.3.3. HYDRO-MULCHING WITH A TACKIFIER
     - 11.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
     - 11.3.5. EROSION MATTING
     - 11.3.6. SODDING
     - 11.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
12. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
3. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
4. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
5. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
6. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE
7. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY UTILITY CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
10. STORM SEWER SPECIFICATIONS:
    - 10.1. PIPE:
      - 10.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
      - 10.1.2. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
      - 10.1.3. POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15'.
    - 10.2. BACKFILL AND BEDDING:
      - 10.2.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
      - 10.2.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
    - 10.3. FIELD TILE CONNECTIONS:
      - 10.3.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

north

SCALE IN FEET

40' 0 40'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
IMPACT GENERAL

CLIENT ADDRESS:
OCONOMOWOC, WI, 53066

PROJECT:
IMPACT GENERAL TCI

PROJECT LOCATION:
W132 N10611 GRANT DRIVE GERMANTOWN, WASHINGTON CO. WISCONSIN 53022

PLAN MODIFICATIONS:

#	Date:	Description:
1	07-07-25	PRELIMINARY DESIGN
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: A.R.P.
Reviewed By: C.A.J.
Approved By: C.A.J.

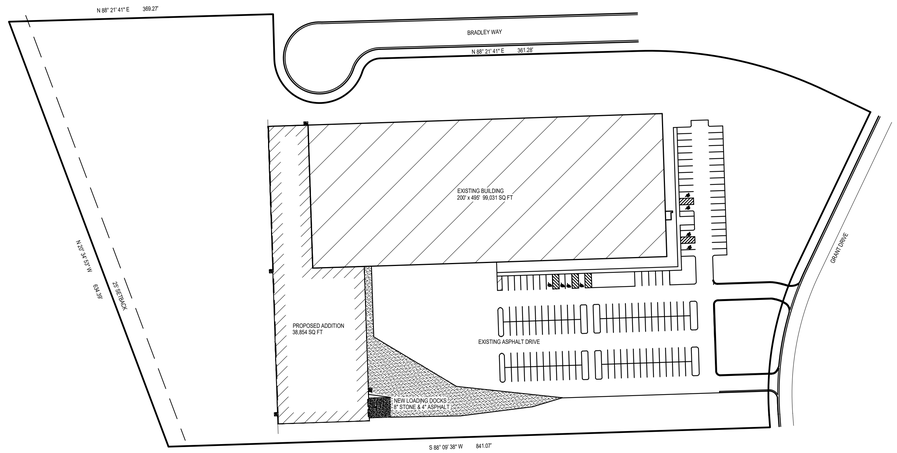
SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 25-15051

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\new projects\2025\25-15051\DWG\Civil Sheets\25-15051-ConDocs.dwg Layout: C3.0-DETAILS User: mary.schmidbauer Plotted: Sep 04, 2025 - 8:54am Xref's:



PROPOSED MASTER PLAN
SCALE: 1"=100'

PLANT LIST - and Notes

AP = Emerald Queen Maple 3" BB (3 Total)

GT = Skyline Locust 3" BB (2 Total)

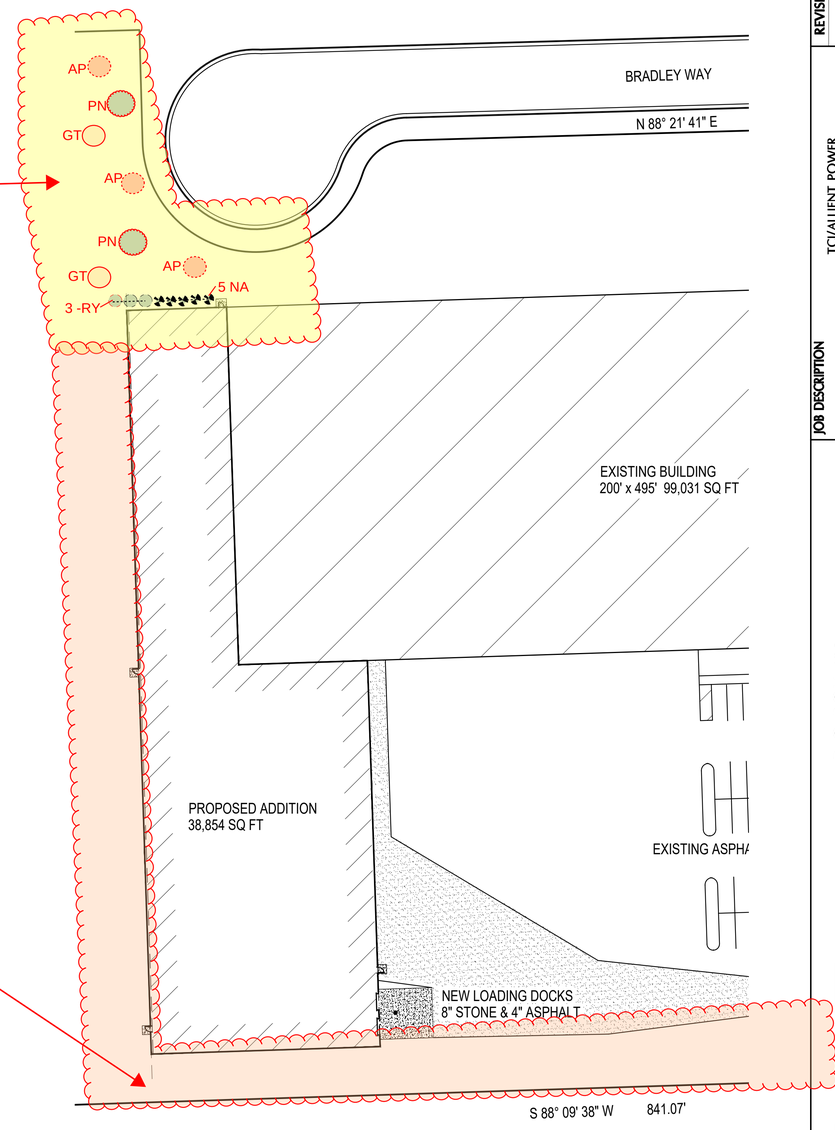
PN = Austrian Pine 8' BB (2 total)

NA = Nigra Arborvitea - 8' BB (5 total)

RY = Dense Yew - 15" (3 total)

Match Edging and Mulch Materials for all trees and shrub areas.

Re-establish Lawn area noted in Yellow Shaded Location

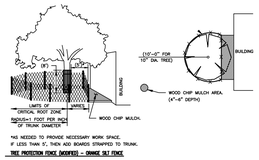


See CIvil Plan for Drainage Swales and Rework of Areas to provide stormwater Drainage - provide Stone/Rip Rap or Lawn as required

PROPOSED LANDSCAPING PLAN
SCALE: 1"=40'

TREE PROTECTION PLAN:
- INSTALL SILT FENCE ON THE GROUND FOLLOWING THE PROFILE OF THE CANOPY OF THE TREE.

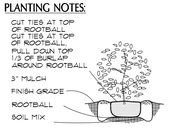
SITE NOTES:
- SITE MATERIAL TO BE DISPOSED OF SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.



TAG NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

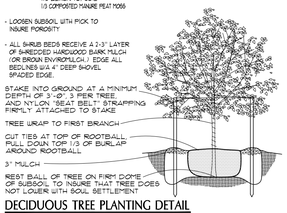
TREE PROTECTION FENCE (NORPRO) - ORANGE SILT FENCE

PLANTING NOTES:



SHRUB PLANTING DETAIL
NTS

- TRIM ALL DEAD & DAMAGED BRANCHES
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY ROOTBALL & PLACE IN PLANTING PIT
- WATER THOROUGHLY AT TIME OF PLANTING & THEREAFTER AS DIRECTED
- SOIL MIX: 1/3 EXISTING SOIL
  1/3 BLACK TOPSOIL
  1/3 COMPOSTED NAUKE PEAT MOSS
- LOOSEN SUBSOIL WITH PICK TO INSURE POROSITY
- ALL SHRUB BEDS RECEIVE A 2-3" LAYER OF SHREDDED HARDWOOD BARK MULCH (OR BROUN ENVIROMULCH.) EDGE ALL BEDLINES w/A 4" DEEP SHOVEL SPADED EDGE.



DECIDUOUS TREE PLANTING DETAIL
NTS

THIS DRAWING IS THE PROPERTY OF IMPACT GENERAL ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL

REVISION
. . .

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

DRAWING DESCRIPTION
LANDSCAPE PLAN

DATE 7 1 25
DESIGNER F CARLSON

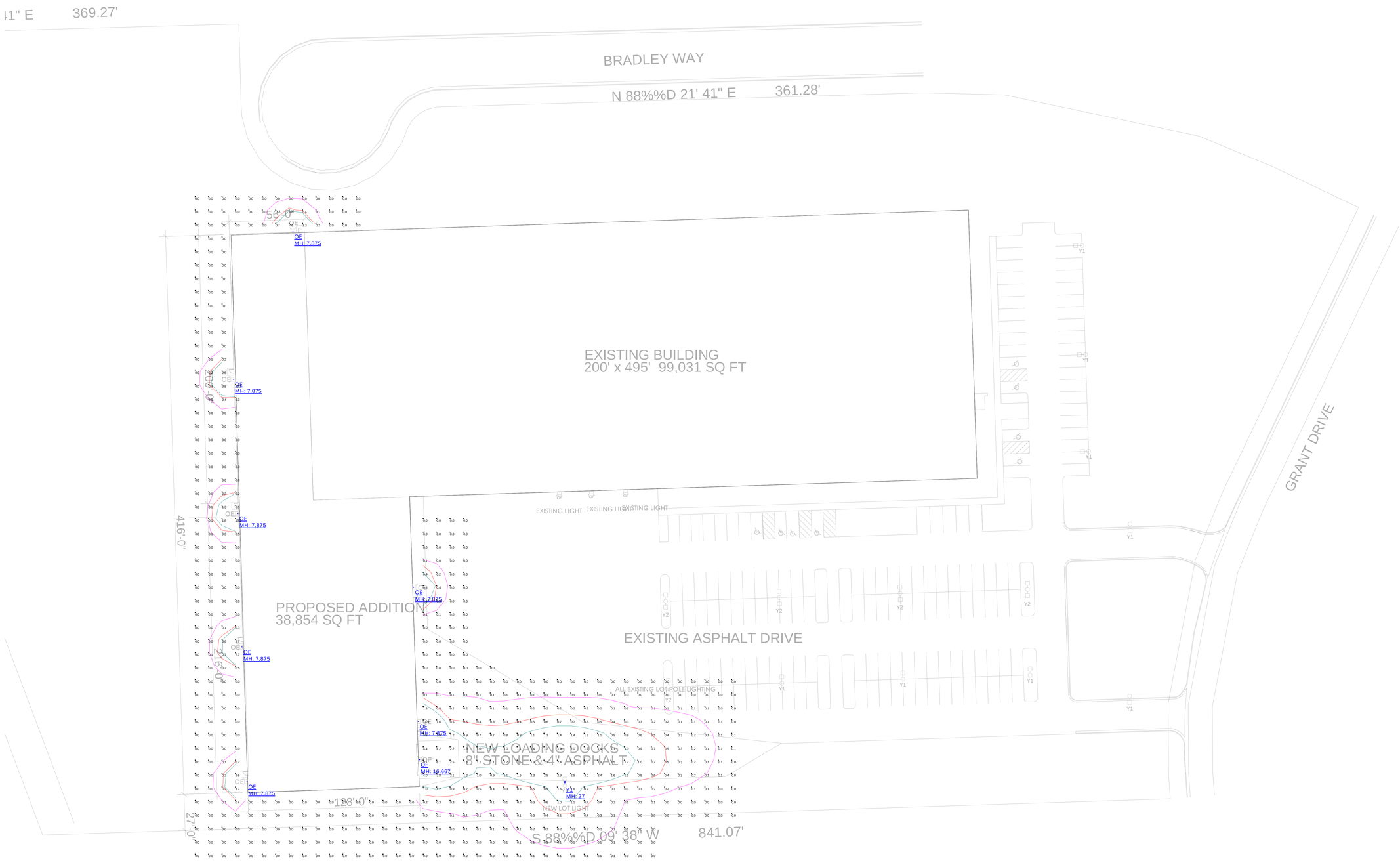
P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330

IMPACT GENERAL

JOB DESCRIPTION
TCI/ALLIENT POWER
W132 N10611 GRANT DR
GERMANTOWN, WI

SHEET # LS1.0

JOB # 2025-3



Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
	7	OE	LUMARK	XTOR3B-W	Single	0.900	2710	25.5
	1	OF	LUMARK	XTOR6B-W	Single	0.900	6038	58
	1	Y1	MCGRAW EDISON	GALN-SA3A-740-U-T2 WITH 25FT POLE	Single	0.900	13730	93

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.43	14.9	0.0	N.A.	N.A.

1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
   VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

VIKING electric
A Sonepar Company

#	Date	Comments

Revisions

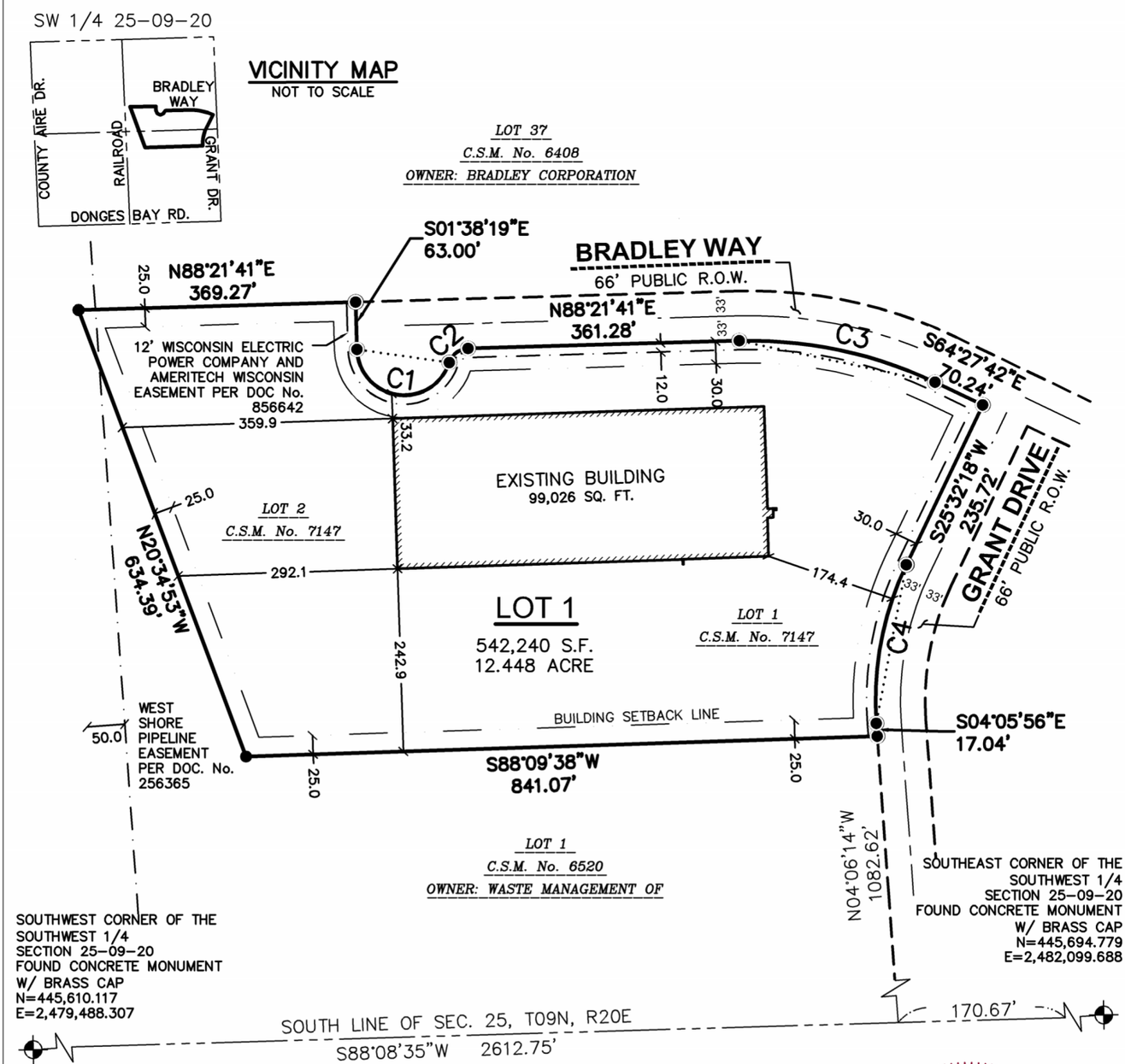
Drawn By: MB
Project #:158035
Date:6/30/2025
Scale:1"=30'-0"

PHOTOMETRIC SITE PLAN

TRANS-COIL LLC
WI

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO.7147, RECORDED IN VOLUME 55, ON PAGE 72 OF CERTIFIED SURVEY MAP/PLAT AS DOCUMENT NO. 1540168, WASHINGTON COUNTY REGISTER OF DEEDS,
LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, ALL IN TOWN 09 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- ¾" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. FIELD WORK PERFORMED ON FEBRUARY 14, 2025.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011 ADJUSTMENT).
   THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25-09-20, BEARS S88°08'35"W.
3. SEE SHEET 2 FOR LINE TABLE, EASEMENTS, AND BUILDINGS.

SCALE IN FEET
0 200'

north

WISCONSIN
CHRISTOPHER JACKSON
S-2851
WAUWATOSA, WI
LAND SURVEYOR

SURVEYED BY:	SURVEYED FOR:				
JSD MILWAUKEE REGIONAL OFFICE W238N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	GRANT DR GERMANTOWN WI LLC W132N10611 GRANT DRIVE GERMANTOWN, WI 53022	PROJECT NO: 25-15051 FIELDBOOK/PG: - SHEET NO: 1 OF 4	SURVEYED BY: NTS DRAWN BY: CPL	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

ALL OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO.7147, RECORDED IN VOLUME 55, ON PAGE 72 OF CERTIFIED SURVEY MAP/PLAT AS DOCUMENT NO. 1540168, WASHINGTON COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, ALL IN TOWN 09 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 88°08'25" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 170.67 FEET; THENCE NORTH 04°06'14" WEST AND THEN ALONG THE WEST RIGHT OF WAY LINE OF GRANT DRIVE, 1082.62 FEET TO THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6520 AND POINT OF BEGINNING; THENCE SOUTH 88°09'38" WEST ALONG SAID NORTH LINE, 841.07 FEET; THENCE NORTH 20°34'53" WEST ALONG SAID NORTH LINE, 634.39 FEET TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 6408; THENCE NORTH 88°21'41" EAST ALONG SAID SOUTH LINE, 369.27 FEET TO THE RIGHT OF WAY LINE OF BRADLEY WAY; THENCE SOUTH 01°38'19" EAST ALONG SAID RIGHT OF WAY LINE, 63.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 176.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID RIGHT OF WAY LINE, WHOSE RADIUS IS 63.00 FEET AND WHOSE CHORD BEARS SOUTH 81°54'15" EAST, 124.19 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY 33.24 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, WHOSE RADIUS IS 27.00 FEET AND WHOSE CHORD BEARS NORTH 53°05'45" EAST, 31.18 FEET; THENCE NORTH 88°21'41" EAST ALONG SAID RIGHT OF WAY LINE, 361.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 268.94 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID RIGHT OF WAY, WHOSE RADIUS IS 567.00 FEET AND WHOSE CHORD BEARS SOUTH 78°03'01" EAST, 266.43 FEET; THENCE SOUTH 64°27'42" EAST ALONG SAID RIGHT OF WAY, 70.24 FEEL TO THE WEST RIGHT OF WAY LINE OF GRANT DRIVE; THENCE SOUTH 25°32'18" WEST ALONG SAID WEST RIGHT OF WAY LINE, 235.72 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 217.07 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID WEST RIGHT OF WAY LINE, WHOSE RADIUS IS 419.58 FEET AND WHOSE CHORD BEARS SOUTH 10°43'02" WEST, 214.66 FEET; THENCE SOUTH 04°06'14" EAST ALONG SAID WEST RIGHT OF WAY LINE, 17.04 FEET TO THE POINT OF BEGINNING.

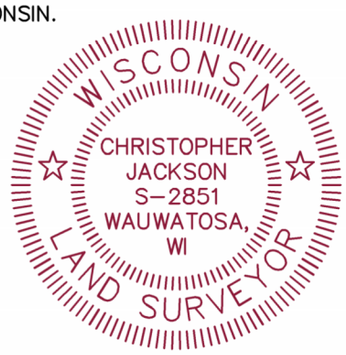
CONTAINING 542,241 SQUARE FEET (12.4481 ACRES) OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A JACKSON, PROFESSIONAL LAND SURVEYOR S–2851, DO HEREBY CERTIFY THAT BY DIRECTION OF GRANT DR. GERMANTOWN, LLC, I HAVE SURVEYED, DIVIDED, MAPPED, THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

_____ _____

CHRISTOPHER A. JACKSON, S–2851 DATE
PROFESSIONAL LAND SURVEYOR



SURVEYED BY:	SURVEYED FOR:				
JSD MILWAUKEE REGIONAL OFFICE W238N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	GRANT DR GERMANTOWN WI LLC W132N10611 GRANT DRIVE GERMANTOWN, WI 53022	PROJECT NO: 25–15051 FIELDBOOK/PG: _____ SHEET NO: 2 OF 4	SURVEYED BY: NTS DRAWN BY: CPL	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO.7147, RECORDED IN VOLUME 55, ON PAGE 72 OF CERTIFIED SURVEY MAP/PLAT AS DOCUMENT NO. 1540168, WASHINGTON COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, ALL IN TOWN 09 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GRANT DR. GERMANTOWN LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF GERMANTOWN FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID GRANT DR. GERMANTOWN, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

GRANT DR. GERMANTOWN, LLC

_____
, MANAGING MEMBER

STATE OF WISCONSIN) SS
WASHINGTON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF CHRISTOPHER A. JACKSON, WISCONSIN PROFESSIONAL LAND SURVEYOR, S–2851, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GRANT DR. GERMANTOWN, LLC, OWNER.

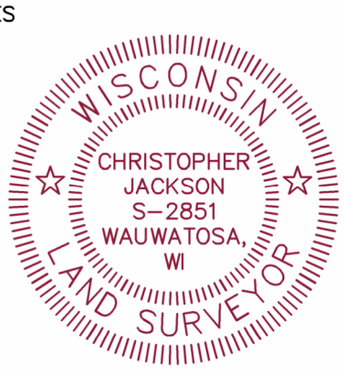
WITNESS THE HAND AND SEAL OF _____ , MORTGAGEE, THIS _____ DAY OF _____ , 2025.

_____

STATE OF WISCONSIN) SS
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, COUNTY, WISCONSIN MY COMMISSION EXPIRES



SURVEYED BY:	SURVEYED FOR:				
JSD MILWAUKEE REGIONAL OFFICE W238N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	GRANT DR GERMANTOWN WI LLC W132N10611 GRANT DRIVE GERMANTOWN, WI 53022	PROJECT NO: 25–15051 FIELDBOOK/PG: _____ SHEET NO: 3 OF 4	SURVEYED BY: NTS DRAWN BY: CPL	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS _____DAY OF _____ ,2025.

_____ _____
BOB SODERBERG DATE
CHAIRMAIN

_____ _____
DATE
SECRETARY,

STATE OF WISCONSIN) SS
WASHINGTON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP HAVING BEEN APPROVED BY THE PLAN COMMISSION BEING THE SAME, IS HEREBY APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS _____ DAY OF __ _____ ,2025.

_____ _____
BOB SODERBERG DATE
VILLAGE PRESIDENT

_____ _____
DONNA OTT DATE
VILLAGE CLERK

STATE OF WISCONSIN) SS
WASHINGTON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

SURVEYED BY:
JSD
IDAHO REGIONAL OFFICE
418 EAST LAKESIDE AVE., STE. 207
COEUR D'ALENE, IDAHO 83814
P. 847.682.9420

SURVEYED FOR:
GRANT DR
GERMANTOWN WI LLC
W132N10611 GRANT DRIVE
GERMANTOWN, WI 53022

PROJECT NO: 25-15051
FB/PG: _____
SHEET NO: 4 OF 4

SURVEYED BY: NTS
DRAWN BY: CPL

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: July 11, 2025

Re: Grant Dr Germantown Wi. LLC CSM

Kevin,

Here is my review comments for the CSM received 7/10/2025.

Certified Survey Map

Applicant or Owner: Grant Dr Germantown Wi. LLC

Address: W132 N10611 Grant Drive, Germantown WI. 53022
Tax Key No. GNTV 253975 and GNTV 253976

Land Surveyor/Firm: UNKNOWN, PLS – JSD

1. Sheets 2 through 5 were not submitted for review. The document is missing the following certificates:

   Surveyor's Certificate
   Owners Certificate
   Certificate of Corporate Mortgagee
   Notary Certificates
   Village Planning Commission Approval Certificate
   Village Board Certificate

2. On Sheet 1, the Professional Land Surveyors seal and signature are missing.

3. On Sheet 1, the bearing basis is referenced to the Wisconsin State Plane Coordinate System, South Zone, but the Datum is missing. The correct datum is NAD83 (2011 Adjustment)

4. This submittal is incomplete.

5. 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.

This includes the CADD file.

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.

The digital mapping should be prepared using the NAD83 Datum (2011 Adjustment)

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 2024 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.

Sincerely,
Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

SITE PLAN CONSULTATION

09/08/25 Plan Commission Meeting

Cirrus Property Group, LLC / Faith Lutheran Church

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Cirrus Property Group, LLC, Agent for Faith Lutheran Church, Property Owner. Site Plan Consultation for a proposed 5.40-acre residential development comprised of 35 multi-family dwelling units. Property is located at W172N11187 Division Road in the Lannon-Mequon Road Corridor.

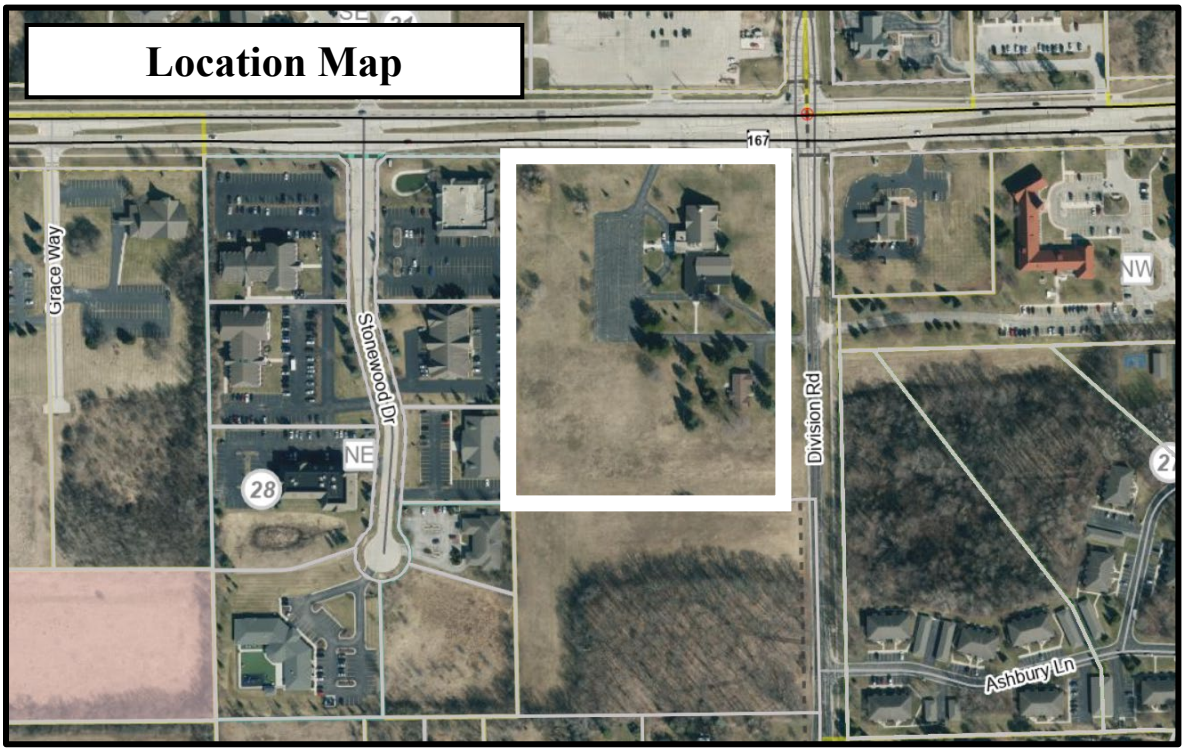
Location: W172N11187 Division Road

Applicant/ Owner:

Cirrus Property Group, LLC 1661 N Water Street, Suite 500 Milwaukee, WI 53202	Faith Lutheran Church W172N11183 Division Road Germantown, WI 53022

Current Zoning: Institutional (I)

Adjacent Land Uses		Zoning
North	Commercial	PDD
South	Residential	Rs-1
East	Commercial/Institutional/Residential	B-1/I/Rm-1
West	Commercial	B-4



Background/Proposal

The project site contains a longstanding religious facility known as Faith Lutheran Church. The property is 10.4 acres in size and includes the existing church, parking lot/driveways, and a parsonage to the south of the church. Most of the southern half of the existing property is currently undeveloped.

In February 2025, the applicant brought this development proposal forward as a Site Plan Consultation and presented it to the Plan Commission. At that time the proposal included 42 total dwellings units, with 2-family (duplexes) and 3-family (triplexes) housing types, on 4.72 acres (8.9 du/acre). The proposal also had one (1) point of access and an off-site detention pond for stormwater.

At this time, Cirrus Property Group, LLC, agent for Faith Lutheran Church, property owner, is seeking feedback on a revised conceptual plan for a 35-unit (for lease) residential development on 5.40 acres of the existing 10.4 acres, which the developer would acquire from the church through a division of land.

As presented in the attached summary and concept plan, the residential development would have the following characteristics:

- Total number of dwellings (35) on 5.40 acres
- Overall density proposed at 6.5 du/acre
- Housing types:
    - 3-family dwellings (triplexes)
    - 4-family dwellings (quadplexes)
    - Units including 2 and 3 bedrooms
    - 1-story and 2-story buildings
- Parking counts:
    - 2-bedroom (Type A) units: 1-car attached garage + 1 apron spot
    - 2-bedroom (Type B) and 3-bedroom units: 2-car attached garage + 2 apron spots
- Each unit to have private front entrance and enclosed yard
- Private drive serving development with (1) full access point and one (1) right-turn only point of access for residents/visitors to Division Road
- Two (2) on-site detention areas for stormwater management
- *Note*: The existing parsonage on the property would be demolished as part of the development project

Staff Comments

Single-Family vs. Multi-Family Housing Ratio

In order to track the Village's single-family vs. multi-family housing ratio, inserted below is a table showing the existing ratio of each housing unit type within the Village and a table showing the proposed ratio if this development were to be approved and implemented.

	Total Units	Single-Family Units	Multi-Family Units	Single-Family to Multi-Family Ratio	
Housing Units (Existing 2023)	8,619	6,464	2,155	% SF Units	% MF Units
				75.0 %	**25.0 %**

	Total Units	Single-Family Units	Multi-Family Units	Single-Family to Multi-Family Ratio	
Housing Units (Proposed)	8,654	6,464	2,190	% SF Units	% MF Units
				74.7 %	**25.3 %**

Impact on School District Capacities

The proposed development is in Neighborhood 47 of the Germantown School District's (GSD) attendance areas, which is a County Line Elementary School attendance area. With a student generation ratio of 0.11 students/new multi-family unit, the development would generate close to four (4) school-aged children (4K-12 students).

According to the previously published *MDRoffers Community Growth & Projections Report* (dated June 2, 2025), 126 new dwelling units are anticipated within Neighborhood 47 of the GSD by 2040, with the report accounting for 26 new units within the subject development proposal. While the development proposal includes 35 total units, there have been no new units proposed or constructed within Neighborhood 47 since the report was published earlier this year. Thus, the 35 units proposed for this development are not expected to significantly impact the overall housing units/student enrollment projections noted in the *MDRoffers* report, or impact school capacity to a different degree than summarized in the report findings.

Property Tax Revenue

Shown below is a breakdown that illustrates estimated property tax revenue for the Village if the development were to be constructed. The estimated number presented here is based on current tax info.

Est Assessed Value	$	9,757,294		
Taxing Jurisdiction	**Mill Rate**		**Est Tax Collection**	
Village Of Germantown	$	4.54	$	44,335.94

Impact Fee Revenue

As the applicant/developer points out in the attached Project Narrative, the proposed development is expected to contribute approximately $300,000 in one-time impact fee revenue for the Village of Germantown. The following table includes a summary of the expected impact fee revenue.

Impact Fee	**Units**	**Fee (2025)**	**Total**
Water Connection	35	$1,003	$35,105
Fire Protection	35	$171	$5,985
Police Protection	35	$148	$5,180
Parks & Rec.	35	$1,311	$45,885
Library	35	$711	$24,885
Sewer Connection	35	$5,079	$177,765
Total			**$294,805**

Community Development: Planning & Zoning

The property is currently zoned (I) Institutional District. This property is in the *Lannon-Mequon Road Corridor* under the Village's 2050 Comprehensive Plan. The preferred uses within the neighborhood include multi-family residential as "allowable". The 2050 Plan calls for an average density 10 du/acre for multi-family in the neighborhood classification. It is expected that the development will be a Planned Development District (PDD) with Rm-2 Multi-Family as the underlying zoning district with an overall density of 6.5 du/acre.

This property is part of the existing Sewer Service Area (SSA) and currently served by Village sewer and water utilities. The proposed development would require the following permits/approvals by the Plan Commission/Village Board:

1. Planned Development District (PDD) & rezoning applications
2. CSM/subdivision plat
3. Site plan approval for multi-family structures

While no formal action is required, the developer and staff are looking for feedback on any/all aspects of this revised proposal, including access, site layout, density, and building design. The Plan Commission members should be prepared to comment on the suitability and appropriateness of the proposed development for this property and any other issues that will need to be addressed as part of the development review process if/as this project moves forward. Additionally, the Plan Commission should specifically consider the following as it pertains to the proposal:

- Community Character Impact & Consistency
- Property Value Impacts
- Consistency w/ 2050 Plan Neighborhood/Districts/Corridor Land Uses & Policies

Village of Germantown
Willkommen

Fee must accompany application
- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☐ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☒ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID [signature] DATE 7/24/25
chk# 1027

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Cirrus Property Group, LLC
Daniel Hasbani, VP of Development

Phone ( ) (414) 617-3217
E-Mail daniel@cirrusre.com

PROPERTY OWNER

Faith Lutheran Church
Tanner Hahn, Trustee

Phone ( ) (608) 415-0857
E-Mail tannerhahn1919@gmail.com

2 PROPERTY ADDRESS

W172N11187 Division Rd, Germantown, WI 53022

3 NEIGHBORING USES – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
Church	Agricultural	Village Hall / Multifamily	Commercial

4 READ AND INITIAL THE FOLLOWING:

X I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

X I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

X I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

[signature] 1/17/2025
Applicant Date

[signature] 1/28/25
Owner Date

RECEIVED
MAY 24 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

Cirrus Property Group, LLC
1661 N Water St, Suite 500
Milwaukee, WI 53202

June 11, 2025

Village of Germantown – Planning & Zoning Services
N112W17001 Mequon Road
Germantown, WI 53022
Attn: Mr. Jordan Yanke

Re: The Carillon at Germantown – Project Narrative

Dear Mr. Yanke,

Cirrus Property Group, LLC ("**Cirrus**") is pursuing the acquisition of approximately 5.40 acres of real property located at W72N11183 Division Road (the "**Project Site**") in the Village of Germantown for its proposed residential development to be named "The Carillon at Germantown" (the "**Project**"), a 35-unit three-family and four-family for-lease community.

The Project Site is owned by Faith Lutheran Church and is part of a larger 10.40-acre parcel currently zoned Institutional. The Project Site makes up the southern portion of the parcel, which includes a vacant parsonage and vacant land. As part of the proposed development, Cirrus is requesting a rezone to a new Detailed Planned Development with RM-3 Multi-Family Residential base zoning and will be submitting a Certified Survey Map to subdivide the Project Site.

The Project Site falls within the Lannon-Mequon Corridor in the Village of Germantown's 2050 Comprehensive Plan, which permits multi-family development with densities up to 10 dwelling units per acre. At approximately 6.48 dwelling units per acre, The Carillon at Germantown is in conformance with the policies outlined in the 2050 Comprehensive Plan and does not require a comprehensive plan amendment.

The Project will consist of 35 total units in a range of open-concept 2- and 3-bedroom floor plans over 10 separate three- and four-unit structures. The development will offer upscale, professionally managed market-rate rental housing options not currently available in Germantown. All units will have the primary bedroom on the main floor. Each 2-bedroom unit will feature either a one-car attached garage with an additional driveway apron space or a two-car attached garage with two driveway apron spaces. All 3-bedroom units will include a two-car attached garage with two driveway apron spaces. Overall, the Project will contain 102 parking spots, equating to 2.91 parking spaces per unit, which greatly exceeds the minimum required parking count.

Access will be provided by a newly-constructed private drive with two connection points at Division Road – one offering full access and the other limited to right-turn exit only, designed to enhance

Cirrus Property Group, LLC
1661 N Water St, Suite 500
Milwaukee, WI 53202

circulation for both residents and service vehicles. A traffic impact analysis will be conducted to ensure effective coordination with the Village as plans progress for the reconstruction of Division Road. Stormwater will be managed onsite through the construction of two new retention basins.

In addition to premium interior finishes consistent with new construction standards, each unit will feature its own private front entrance and private enclosed yard, such that the Project will have the appearance and feel of a single-family community. The architectural style of the Project aims to integrate seamlessly into the existing neighborhoods while incorporating modern design elements. The Carillon at Germantown provides a transitional use bridging the commercial properties to the north and west and the residential communities further south along Division Road.

We expect that The Carillon at Germantown will appeal to current Germantown residents that may be looking to downsize and/or who do not want to deal with the maintenance and other burdens of owning a home, and we have received very positive feedback from members of Faith Lutheran Church who would love to live in this community. Without this option, these residents would be forced to look outside of Germantown for their future housing needs.

Since the Project Site is currently owned by Faith Lutheran Church and exempt from property taxes, the Project will place property back on the tax rolls. We estimate the Project will generate approximately $140,000 in new annual property tax revenue for the Village of Germantown. We also expect to contribute approximately $300,000 in one-time fees for utility connections and service expenses. Beyond its financial impact, the Project will provide a high-quality housing option that aligns with the Village's goal for thoughtful growth.

We respectfully submit this rezone request for your consideration, and we look forward to continuing working through the details with the Village.

Sincerely,

Daniel Hasbani

Daniel Hasbani
Cirrus Property Group, LLC

SCALE: 1" = 60'-0"

0 30 60 120 180

QUADPLEX - ONE STORY
[7,209 SF] - 5 TOTAL

TRIPLEX 2BR - ONE STORY
[5,411 SF] - 3 TOTAL

TRIPLEX 3BR - TWO STORY
[5,391 SF] - 2 TOTAL

TOTAL LOT SIZE:
5.4 ACRES

Total Site: 5.40 acres
Proposal: 35 total units (~6.48 du/acre)

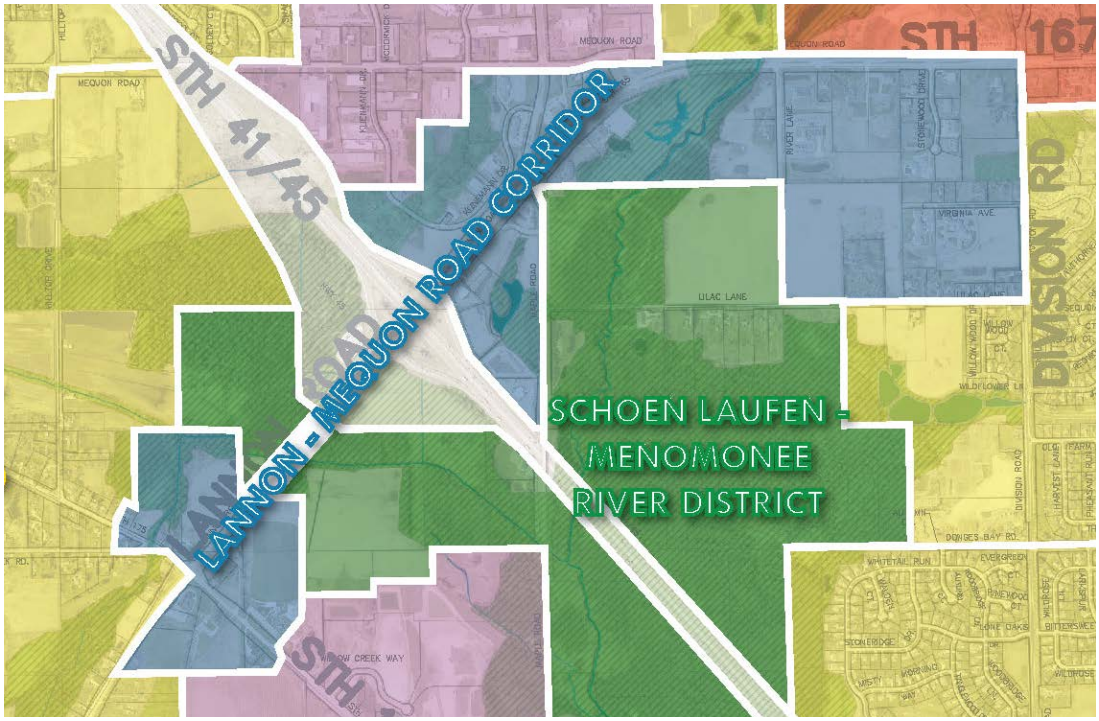
Setbacks:
Front Setback: 20'
Rear Setback: 20'
Side Setbacks: 25-40'

Parking:
2-BR Type A Units: 1-car attached garage + 1 apron spot per unit
2-BR Type B & 3-BR Units: 2-car attached garage + 2 apron spots per unit
Overall: 102 Parking Spaces / 2.91 per unit

Max building height: 2 stories

© 2025 GALBRAITH CARNAHAN ARCHITECTS, LLC

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.

MULTI-FAMILY HOUSING DEVELOPMENT POLICY

8/11/25 Plan Commission Meeting

Germantown Community Development Department

Village Staff Report **Germantown, Wisconsin**

BACKGROUND

The purpose for this agenda item is continue (and hopefully wrap-up) discussion on the topic of multi-family housing in the Village and whether a policy is needed to limit the amount of multi-family housing in the Village (or more appropriately… to maintain a specific ratio of single-family to multi-family housing), and if so, what the desired amount or ratio should be.

At the joint Village Board-Plan Commission meeting on July 28, Staff gave a lengthy presentation on the topic including a summary of previous Plan Commission discussion from the April 28 (PC) and May 5 (VB) meetings (a copy of the July 28 slide presentation is included in this meeting packet).

In addition to going over of background data and trends for Germantown, e.g., median age increase and decreasing 20-44 age group resulting in an increasing median age, we discussed the current housing mix or ratio of single-family to multi-family units and occupancy types (owner-occupied vs. rental) and how Germantown compares to other municipalities in SE Wisconsin (see table below).

Housing Unit & Occupancy Characteristics
Village of Germantown, WI & Comparable Villages & Cities
(Municipalities sorted by "Mutli-Unit" Percentage - Highest to Lowest)

Municipality	County	Population	Median Household Income	Total # Housing Units	Housing Unit Structure Type (%)			Occupancy Type (%)	
					Single	Multi	Mobile	Owner	Renter
Wauwatosa (City)	Milwaukee	47,718	$93,859	22,976	58	42	0	60	40
Cudahy (City)	Milwaukee	17,964	$66,717	8,866	59	40	1	62	38
Oak Creek (City)	Milwaukee	36,473	$93,120	15,602	58	40	2	59	41
Grafton (Village)	Ozaukee	12,274	$88,634	5,824	61	39	0	63	37
West Bend (City)	Washington	31,722	$75,043	14,462	62	38	0	67	33
Brown Deer (Village)	Milwaukee	12,615	$91,567	6,187	63	37	0	65	35
Menasha (City)	Winnebago	15,199	$58,624	7,348	60	34	6	60	40
Jackson (Village)	Washington	7,882	$95,960	3,518	60	33	7	70	30
Oconomowoc (City)	Waukesha	18,385	$105,833	7,934	68	32	0	68	32
Hartford (City)	Washington	15,761	$74,252	6,696	68	31	1	66	34
Sussex (Village)	Waukesha	11,795	$112,031	4,732	70	30	0	69	31
Franklin (City)	Milwaukee	35,757	$108,342	14,433	72	28	1	78	22
Menomonee Falls (Village)	Waukesha	38,963	$98,460	16,945	71	28	1	75	25
Germantown (Village)	Washington	20,940	$104,337	8,619	73	25	2	76	24
New Berlin (City)	Milwaukee	40,384	$97,414	17,522	77	23	0	76	24
Muskego (City)	Waukesha	25,156	$116,361	10,105	85	15	0	88	12
Mequon (City)	Ozaukee	25,259	$147,391	9,922	86	14	0	84	16
	Avg	**24,367**	**$95,761**	**10,688**	**68**	**31**	**1**	**70**	**30**

We discussed some of the typical arguments made FOR adopting a policy that would limit the amount of multi-family housing in a community, including:

1. Potential Impacts On:
    a. *School District Capacity & "Enrollment Management"*
    b. *Infrastructure Capacity (roads, water, sewer, police & EMS)*
    c. *Community Character & Identity*
    d. *Property Values*
    e. *Demographic & Socio-Economic Changes*

We discussed the typical arguments made AGAINST adopting a policy that would limit the amount of multi-family housing in a community, including:

1. Can lead to higher housing costs & housing shortage (not enough supply of "affordable" or desirable housing to meet demand)
2. Younger population is unable to move into the community
3. Older population is unable to stay in the community
4. Shrinking student population & enrollment
5. Localized labor shortage
6. Decreasing community vitality & sustainability
7. Desire for smaller, less expensive & maintenance-free housing
8. Increased socio-economic differences
9. Increased sprawl in areas intended for rural preservation
10. Legal challenges (potential "fair housing" & discriminatory issues)
11. Missed economic opportunity (new business goes elsewhere)

We also discussed some other considerations that need to be made with respect to adopting any policy that would limit the amount of multi-family housing in a community, including:

1. How does the definition of what is considered "single-family" housing and what is "multi-family" housing change based on the type of occupancy or ownership? (owner-occupied vs. rental)

2. How should the current ratio of single-family to multi-family housing units influence or determine what the desirable (future) ratio should be?
    a. Current ratio reflects the number & type of units built over previous generations
    b. Current ratio does NOT reflect current population trends, affordability, or today's generational preferences

3. Other Assumptions & Misconceptions
    a. “Multi-Family” does NOT always mean rental housing (exclusively)
    b. “Single-Family” does NOT always mean owner-occupied (exclusively)
    c. “Affordable Housing” or “Rental Housing” does NOT always mean subsidized and/or low-income housing

Finally, we discussed in detail the one argument that has been made in the past by many residents and other officials that would arguably be FOR adopting a policy that limits the amount of future multi-family development: the potential impact on school capacity in the Germantown School District. Details from the MDRoffers ***Community Growth & Projection Report*** (June 2, 2025) were presented and discussed. The results of which can be boiled down into the following:

- 1,717 new housing units (out of a total of 2,140) projected to develop in the Germantown School District from 2025 to 2040 will be built in the V of Germantown

- 1,135 (66%) of those new housing units are projected to be “Multi-Family” with 850 new units (34%) projected to be “Single-Family”

- Student generation rates are projected to be:
    - .11 students per new Multi-Family unit
    - .61 students per new Single-Family unit

- Student Enrollment Changes projected from 2025 to 2040 include an increase of 148 total students with an increase of 129 elementary students, an increase of 21 middle school students, and a decrease of 2 high school students

- The overall impact of these student enrollment changes resulting from new residential development throughout the GSD is projected to be all schools reaching 80% of their maximum capacity by 2040 with 88% capacity reached in the elementary schools, 73% capacity reached in the middle school, and 76% capacity reached in the high school

With respect to the issue of the amount or ratio of multi-family housing in the Village compared to single-family housing, data in the MDRoffers report can be used to estimate what the amount and ratio of future residential housing units might be by 2040 as shown in the following table:

Single-Family vs. Multi-Family HOUSING RATIO

- Existing 2025 Housing Unit Ratio

	Total	Single-Family	Multi-Family	Single-Family to Multi-Family Ratio	
Housing Units	Units	Units	Units	% Single-Family	% Multi-Family
2025 Existing	**8,619**	**6,464**	**2,155**	**75.0%**	**25.0%**

- Existing 2025 PLUS MDRoffers Housing Units Projection

	Total	Single-Family	Multi-Family	Single-Family to Multi-Family Ratio	
Housing Units	Units	Units	Units	% Single-Family	% Multi-Family
2025 Existing	8,619	6,464	2,155	75.0%	25.0%
MDRoffers Projection – V of Germantown	1,717	582	1,135	33.9%	66.1%
Total	**10,336**	**7,046**	**3,290**	**68.2%**	**31.8%**

As shown, the impact of developing 1,135 (66%) new multi-family residential housing units in the Village by 2040 (out of 1,717 total units) changs the ratio of SF-to-MF units from 75%/25% to 68%/32%.

In addition to these numbers, one other assumption from the MDRoffers report that the PC may want to consider if a policy to limit the amount of future multi-family housing (which may have the opposite effect of limiting future single-family housing), is that 850 or 50% of the 1,135 multi-family housing units assumed to develop by 2040 in the Village would be located in the following projects/locations:

- Sutton Farm (132 multi-family units)
- Blackstone Creek (300 multi-family units)
- Village Center: Pilgrim @ Mequon intersection (275 multi-family units)

The last part of the presentation on July 28 was spent going over components of and supporting information resulting in what is adopted in the 2050 Comprehensive Plan regarding housing. Specifically, Objective #2 in the Housing Implementation section of the 2050 Plan states the following:

> *"Maintain a balanced housing mix and concentrate new multi-family development in walkable Village Center areas or in other NDC's [neighborhoods, districts, and corridors] that provide connections to the regional transportation network".*

Arguably, the 2050 Plan already contains a policy that addresses the desire (stated goal) to maintain a “balanced housing mix”… only without the prescription of a specific amount or ratio. To that end, and regardless of whether a policy is adopted or not, Staff has been directed to address the following items with each new residential development proposal:

- Effect on current single-family vs. multi-family housing unit count & ratio
- Impact on school capacities (by comparing proposed housing unit type & quantity to those assumed in the MDRoffers Report)
- Estimate of annual property tax revenue generated by the proposed development
- Estimate of impact fee revenue collected from the proposed development
- Assessment of potential impact on other public facility capacities & services (Village departments to provide an assessment)

RECOMMENDATION
For the reasons discussed above, Staff does NOT recommend that the Village adopt a policy that would limit the amount of multi-family housing in the Village (or maintain a specific ratio of single-family to multi-family housing).

Given the importance of this issue, Staff does recommend that, in turn and after further discussion, the Plan Commission should make a formal recommendation to the Village Board to either adopt or not adopt an appropriate policy. Further, if the recommendation is to adopt a policy, that policy should be incorporated into the Housing implementation section of the 2050 Comprehensive Plan.

MULTI-FAMILY HOUSING DEVELOPMENT POLICY

Discussion

GERMANTOWN 2050
Planning our future together.

Village of Germantown

GERMANTOWN EXISTING CONDITIONS

- Population *(20,991 total persons Jan 1, 2024)*

Age

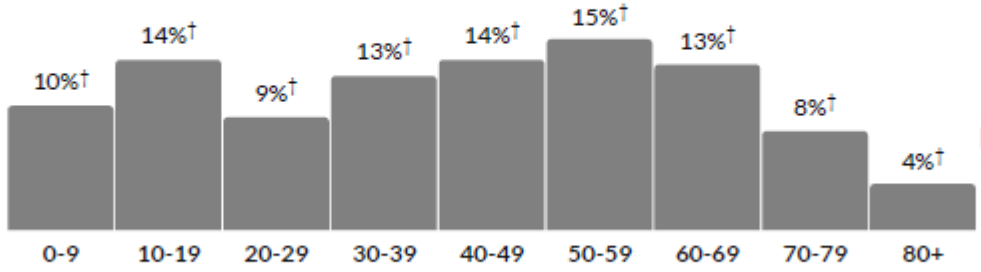
42.3

Median age

a little less than the figure in Washington County: 43.5

a little higher than the figure in Wisconsin: 40.1

Population by age range



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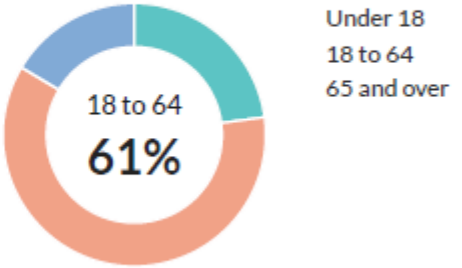
Population by age category



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- Income

Income

$52,888

Per capita income

about 10 percent higher than the amount in Washington County: $48,255

about 25 percent higher than the amount in Wisconsin: $42,019

$104,337

Median household income

about 10 percent higher than the amount in Washington County: $95,851

about 1.4 times the amount in Wisconsin: $75,670

Household income

Show data / Embed

GERMANTOWN POPULATION TRENDS

Median age of Germantown residents has steadily INCREASED reflecting broader demographic trends in the region.

Median Age Trends (2000–2023)

- **2000**: Approximately 36.4 years
- **2010**: Approximately 42.1 years
- **2020**: Approximately 40.6 years
- **2023**: Approximately 42.3 years

Upward trend reflects aging of the local population, with a notable 21% decrease in residents aged 20–44 between 2000 and 2017, compared to a 12% decrease in Washington County overall

Contributing Factors

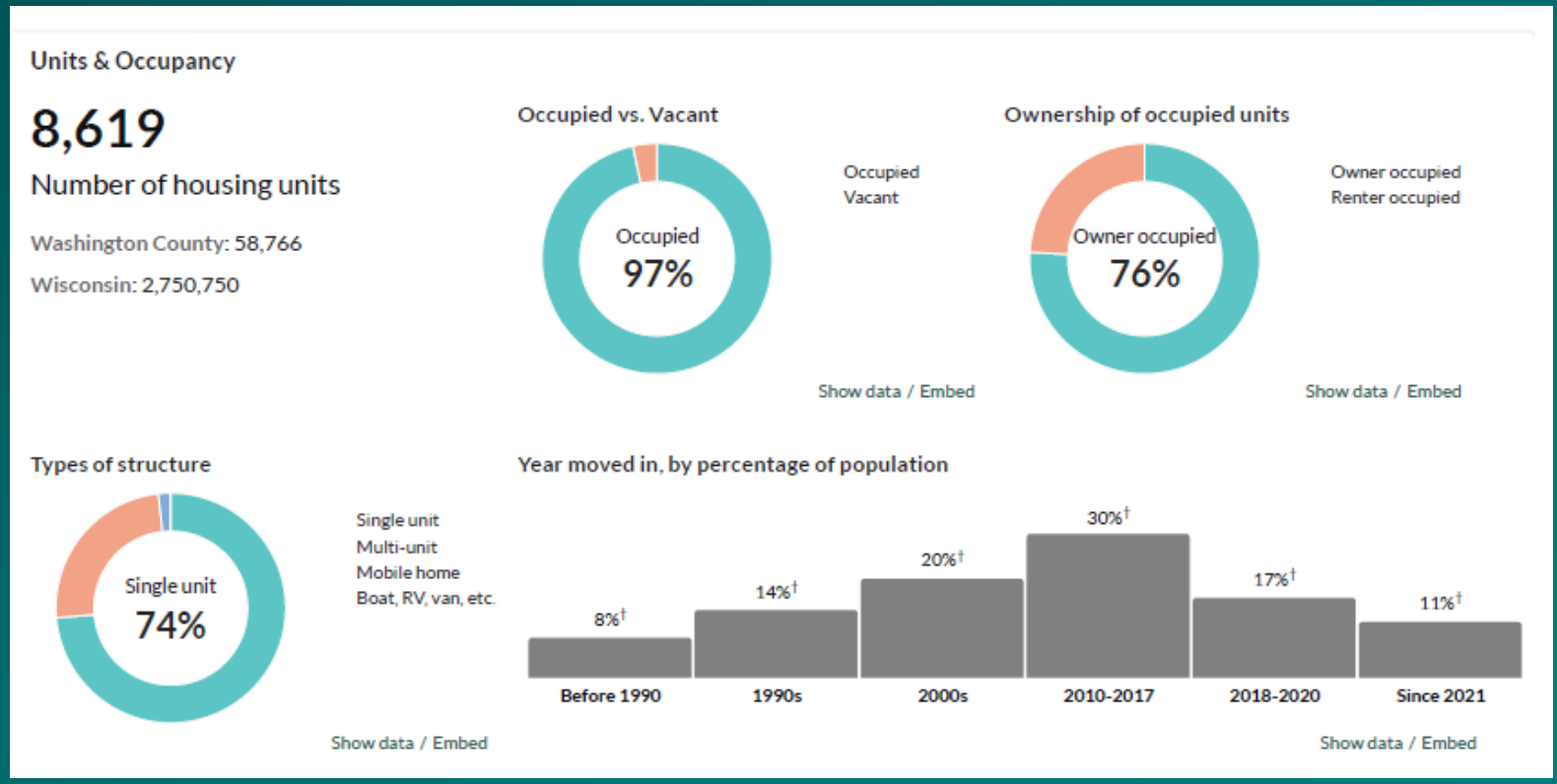
- **Aging Population**: Long-term residents are aging in place, contributing to the rise in median age.
- **Population Growth**: While the village's population has grown by 9.8% since 2000, the increase is slower compared to the national average of 15.6% .
- **Youth Outmigration**: A significant number of younger residents, particularly those aged 20–44, have moved away, leading to a decrease in this age group within the community

Summary

Germantown's demographic profile is shifting towards an older population. This trend is influenced by aging residents, slower population growth, and the outmigration of younger individuals. These changes have implications for local services, housing, and community planning.

GERMANTOWN EXISTING CONDITIONS

- Housing Mix in Germantown *(8,619 total units)*
  - 73% Single-Family
  - 25% Multi-Family
  - 2% Mobile Home
- Occupancy Type
  - 76% Owner-Occupied
  - 21% Rental
  - 4% Vacant



Note: Single-family includes "single-family attached" units such as duplexes & townhouses w/ separate utilities, separate egress, and floor-to-roof dividing wall between units

GERMANTOWN EXISTING CONDITIONS

- Housing Value *($356,700 median value owner-occupied)*

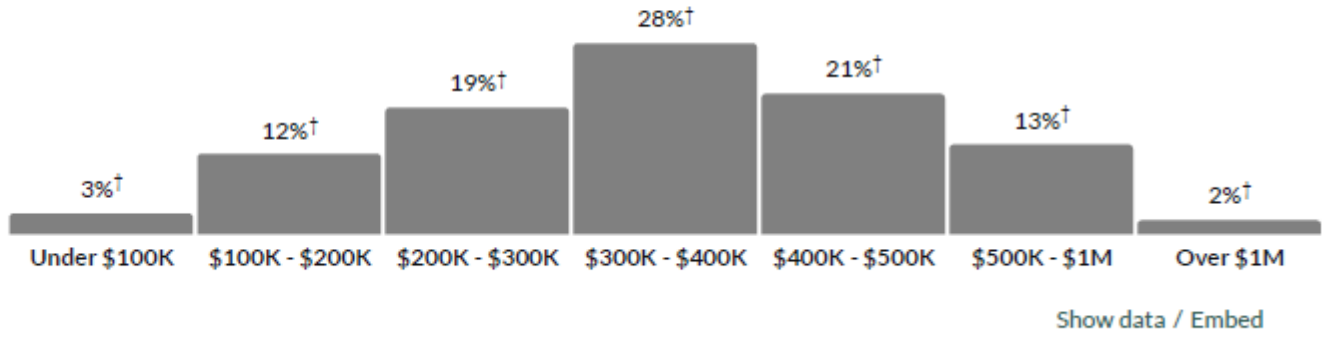
Value

$356,700

Median value of owner-occupied housing units

about 10 percent higher than the amount in Washington County: $316,200

about 1.4 times the amount in Wisconsin: $247,400



EXISTING CONDITIONS

HOW DOES GERMANTOWN COMPARE?

Housing Unit & Occupancy Characteristics

Village of Germantown, WI & Comparable Villages & Cities

(Municipalities sorted by "Mutli-Unit" Percentage - Highest to Lowest)

Municipality	County	Population	Median Household Income	Total # Housing Units	Housing Unit Structure Type (%)			Occupancy Type (%)	
					Single	Multi	Mobile	Owner	Renter
Wauwatosa (City)	Milwaukee	47,718	$93,859	22,976	58	42	0	60	40
Cudahy (City)	Milwaukee	17,964	$66,717	8,866	59	40	1	62	38
Oak Creek (City)	Milwaukee	36,473	$93,120	15,602	58	40	2	59	41
Grafton (Village)	Ozaukee	12,274	$88,634	5,824	61	39	0	63	37
West Bend (City)	Washington	31,722	$75,043	14,462	62	38	0	67	33
Brown Deer (Village)	Milwaukee	12,615	$91,567	6,187	63	37	0	65	35
Menasha (City)	Winnebago	15,199	$58,624	7,348	60	34	6	60	40
Jackson (Village)	Washington	7,882	$95,960	3,518	60	33	7	70	30
Oconomowoc (City)	Waukesha	18,385	$105,833	7,934	68	32	0	68	32
Hartford (City)	Washington	15,761	$74,252	6,696	68	31	1	66	34
Sussex (Village)	Waukesha	11,795	$112,031	4,732	70	30	0	69	31
Franklin (City)	Milwaukee	35,757	$108,342	14,433	72	28	1	78	22
Menomonee Falls (Village)	Waukesha	38,963	$98,460	16,945	71	28	1	75	25
Germantown (Village)	Washington	20,940	$104,337	8,619	73	25	2	76	24
New Berlin (City)	Milwaukee	40,384	$97,414	17,522	77	23	0	76	24
Muskego (City)	Waukesha	25,156	$116,361	10,105	85	15	0	88	12
Mequon (City)	Ozaukee	25,259	$147,391	9,922	86	14	0	84	16
	Avg	**24,367**	**$95,761**	**10,688**	**68**	**31**	**1**	**70**	**30**

Should We Adopt a Policy that Limits the Amount of Multi-Family Housing Development in Germantown?

- Typical Arguments **FOR** a Policy
  - Potential Community Impacts
    - *School District Capacity & "Enrollment Management"*
    - *Infrastructure Capacity (roads, water, sewer, police & EMS)*
    - *Community Character & Identity*
    - *Property Values*
    - *Demographic & Socio-Economic Changes*

Should We Adopt a Policy that Limits the Amount of Multi-Family Housing Development in Germantown?

- Typical Arguments **AGAINST** a Policy
  - Higher housing costs & housing shortage; not enough supply of "affordable" and/or desirable housing to meet demand
    - *Younger population unable to move in*
      - *shrinking student population & enrollment*
      - *localized labor shortage*
      - *decreasing community vitality & sustainability*
    - *Older population unable to stay*
      - *desire for smaller, less expensive & maintenance-free housing*
  - Increased socio-economic differences
  - Increased sprawl in areas intended for rural preservation
  - Legal challenges *(potential "fair housing" & discriminatory issues)*
  - Missed economic opportunity *(new business goes elsewhere)*

Should We Adopt a Policy that Limits the Amount of Multi-Family Housing Development in Germantown?

- Considerations for **ANY** policy
  - Definition of Single-Family vs. Multi-Family Housing Unit
    - *Detached dwelling unit on separate lot owned & occupied by one (1) household*
    - *Duplex (2 side-by-side units in one building w/ separate egress, shared floor-to-roof dividing wall & attached garages)*
    - *Townhouse or Rowhouse (2 or more units side-by-side or stacked in one building w/ separate egress, shared floor-to-roof dividing wall & attached garages)*
    - *Apartment (4 or more units side-by-side or stacked in one building w/ shared egress, shared floor-to-roof and/or ceiling dividing walls & detached or underneath parking structures)*

Should We Adopt a Policy that Limits the Amount of Multi-Family Housing Development in Germantown?

- Considerations for **ANY** policy
  - Does SF vs. MF Definition Change based on Type of Occupancy or Ownership?
    - *Owner-occupancy*
    - *Condominium ownership*
  - Other Assumptions & Misconceptions
    - "Multi-Family Housing" means rental (exclusively)
    - "Single-Family Housing" means Owner-Occupied (exclusively)
    - "Affordable Housing" or "Rental Housing" means Subsidized and/or Low-Income Housing

Community Growth & Projections Report

June 2, 2025

Germantown SCHOOL DISTRICT

MDR
MDRoffers Consulting

GERMANTOWN SCHOOL DISTRICT (GSD) CONSIDERATIONS

MD Roffers Study; June 2, 2025 Report Summary

- GSD conducted study to project impact of future residential development & demographic changes on future student enrollment, and, how future student enrollment impacts current school capacities & configurations
- Residential Housing Units in GSD (2025 through 2040)
  - 2,140 TOTAL new housing units in GSD
  - 47% (1,005 units) Single-Family
    - *Bldg Type: detached (one building)*
    - *Occupancy: Owner-occupied & rental*
  - 53% (1,135 units) Multi-Family
    - *Bldg Type: duplex, townhome, rowhouse, stacked flat & apartment*
    - *Occupancy: Owner-occupied (condominium) & rental*

GERMANTOWN SCHOOL DISTRICT (GSD) CONSIDERATIONS

MD Roffers Study; June 2, 2025 Report Summary

- 1,717 New Housing Units in V. of Germantown
  - 80% of Total GSD
  - 100% (1,135 units) of ALL Multi-Family in GSD
  - 34% (582 units) projected to be SINGLE-FAMILY
    - *Bldg Type: detached*
    - *Occupancy: Owner-occupied & rental*
  - 66% (1,135 units) projected to be MULTI-FAMILY
    - *Bldg Type: duplex, townhouse, rowhouse, & apartments*
    - *Occupancy: Owner-occupied & rental*

GERMANTOWN SCHOOL DISTRICT (GSD) CONSIDERATIONS

MD Roffers Study; June 2, 2025 Report Summary

- 1,717 New Housing Units in V. of Germantown
  - 850 new housing units (50%) occur in (3) areas of Germantown
    - *SUTTON FARM (275 total units)*
      - *143 Single-Family*
      - *132 Multi-Family*
    - *BLACKSTONE CREEK (300 total units)*
      - *300 Multi-Family*
    - *VILLAGE CENTER (275 total units)*
      - *275 Multi-Family*
  - 707 (83%) of total 850 units in (3) areas are Multi-Family

GERMANTOWN SCHOOL DISTRICT CONSIDERATIONS

MD Roffers Study; June 2, 2025 Report Summary

- Projected Student Generation Rates
  - SINGLE-FAMILY Housing
    - ***.61*** *students per new SF unit*
    - ***.19*** *students per existing SF unit (decreases after 10 yrs)*
  - MULTI-FAMILY Housing
    - ***.11*** *students per new MULTI-FAMILY unit*
    - ***.16*** *students per existing MULTI-FAMILY unit*
- Resulting Student Enrollment Changes 2025-2040
  - 148 total student INCREASE (4k-12)
    - *129 elementary student INCREASE (4K-5)*
    - *21 middle school student INCREASE (6-8 grade)*
    - *-2 high school student DECREASE (9-12 grade)*

GERMANTOWN SCHOOL DISTRICT CONSIDERATIONS

MD Roffers Study; June 2, 2025 Report Summary

- Impact of student enrollment changes by 2040
  - 80% of max capacity reached for ALL SCHOOLS
  - 88% of max capacity reached for ELEMENTARY SCHOOLS
    - *MacArthur increases to 90% by 2035*
    - *Rockfield increases to 90% by 2040*
    - *County Line decreases from 90% in 2027 to 80% by 2040*
  - 73% of max capacity reached for MIDDLE SCHOOL
  - 76% of max capacity reached for HIGH SCHOOL

Single-Family vs. Multi-Family HOUSING RATIO

- Existing 2025 Housing Unit Ratio

	Total	Single-Family	Multi-Family	Single-Family to Multi-Family Ratio	
Housing Units	Units	Units	Units	% Single-Family	% Multi-Family
2025 Existing	**8,619**	**6,464**	**2,155**	**75.0%**	**25.0%**

- Existing 2025 PLUS MDRoffers Housing Units Projection

	Total	Single-Family	Multi-Family	Single-Family to Multi-Family Ratio	
Housing Units	Units	Units	Units	% Single-Family	% Multi-Family
2025 Existing	8,619	6,464	2,155	75.0%	25.0%
MDRoffers Projection – V of Germantown	1,717	582	1,135	33.9%	66.1%
Total	**10,336**	**7,046**	**3,290**	**68.2%**	**31.8%**

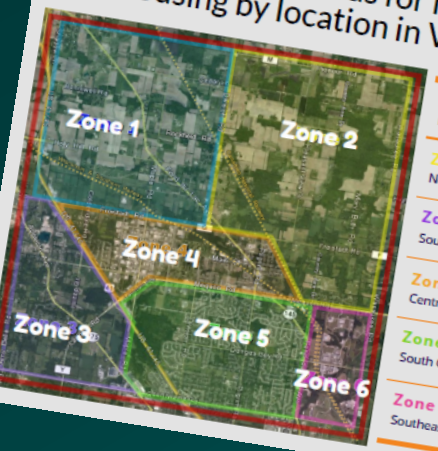
2050 COMPREHENSIVE PLAN

- Wis. Stats. 66.1001 Comprehensive Planning Requirements
  - Housing element
  - *A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs… and policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing… and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.*

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?

	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)				14.27%	12.98% 202	1,556
			165			46
	38.43% 598	36.70% 571	16.65% 259	2.89% 45	5.33% 83	1,556
homes on separate lots)						

Most appropriate areas for multi-family housing by location in Village



	Anywhere served by sewer and water	Near Main Street	
Zone 1 (Blue) Northwest	26.12%	32.09%	32.09%
Zone 2 (Yellow) Northeast	26.17%	15.89%	29.91%
Zone 3 (Purple) Southwest	35.62%	20.55%	19.18%
Zone 4 (Orange) Central	33.46%	17.47%	18.59%
Zone 5 (Green) South Central	29.68%		
Zone 6 (Pink) Southeast			

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.

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65%
add
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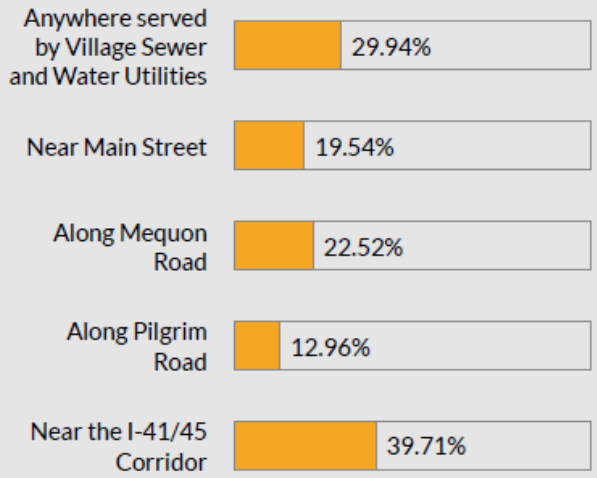
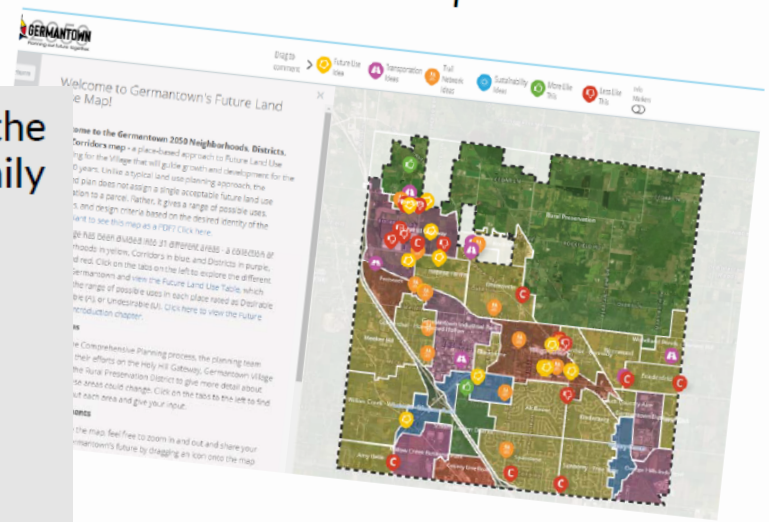
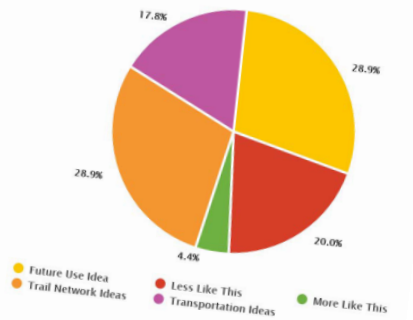
Which areas of the Village are the most appropriate for multi-family development?



Interactive Map



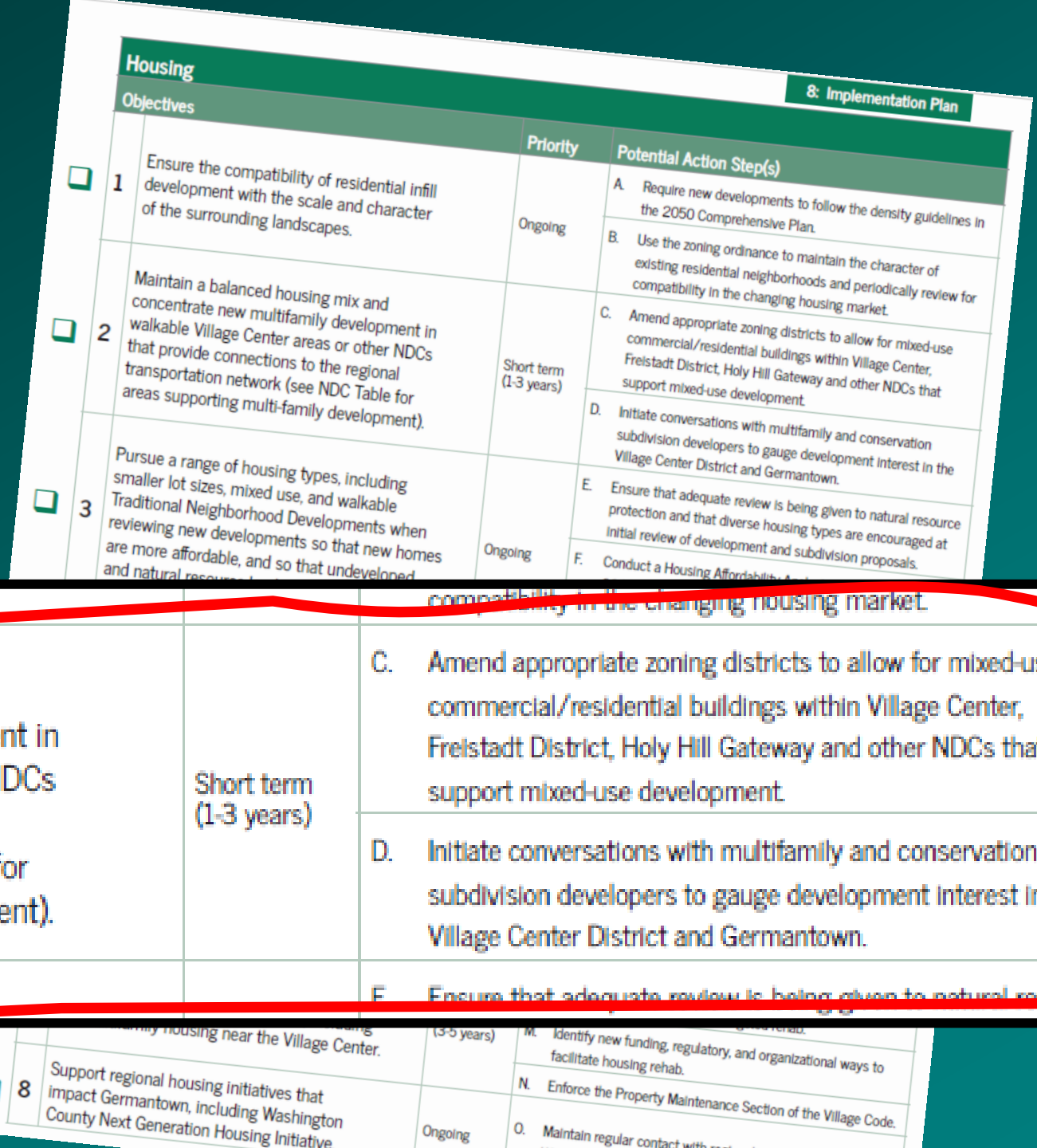


2050 COMPREHENSIVE PLAN: HOUSING

- 2019 Community Survey Results
  - Q23: What Type of RESIDENTIAL Housing should the Village Allow? *(% of responses "strongly" plus "somewhat" agree)*:

Single-Family detached:	*75.1%*	
Single-Family attached:	*44.1%*	*(ex: townhouses or condos)*
Duplexes & 2-Family:	*28.6%*	
Multi-Family Condominium:	*37.5%*	
Multi-Family Apartments (rental):	*13.4%*	
Senior (assisted/nursing):	*43.6%*	
Senior (apartments/condos):	*49.9%*	
Manufactured Homes:	*11.1%*	

2050 PLAN: Housing Implementation



Housing

8: Implementation Plan

	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	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

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.

E. Ensure that adequate review is being given to natural resource

housing near the Village Center.

(3-5 years)

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

Single-Family vs. Multi-Family Housing Development

Future Monitoring & Reporting In Lieu of Adopted Policy

- Staff reports for future housing proposals to include:
  - Affect on Single-Family vs. Multi-Family Housing Ratio
  - Impact on School District Capacities *(compare proposed housing units type & quantity to MDRoffers Report)*
  - Property Tax Revenue Impact
  - Impact Fee Revenue
  - Impact on Other Public Facility Capacities
- Plan Commission Considerations
  - Community Character Impact & Consistency
  - Property Value Impacts
  - Consistency w/ 2050 Plan Neighborhood/Districts/Corridor Land Uses & Policies

EHLERS
PUBLIC FINANCE ADVISORS

Village of Germantown Existing TIDs & Village Center Update

July 28, 2025

Existing Tax Increment Districts

- The following information is from 2024. We will be updating the TIDs once new TID valuations are released by the DOR on August 1st.
- Existing TIDs:
  - ✓ TID No. 6 was created on 5-19-14 as a Mixed-Use District. The maximum life is 20 Years.
    - ➢ Current Incremental Value is: $55,123,800
    - ➢ Positive Cashflow with a projected closure in 2032, impacting budget year 2033.
  - ✓ TID No. 7 was created on 12-18-17 as an Industrial District. The maximum life is 20 Years.
    - ➢ Current Incremental Value is: $44,225,900
    - ➢ Positive Cashflow with a projected closure in 2032, also impacting budget year 2033.

Existing Tax Increment Districts – cont.

- Existing TIDs:
  - ✓ TID No. 8 was created on 7-2-18 as an Industrial District. The maximum life is 20 Years.
    - ➢ Current Incremental Value is: $200,559,000
    - ➢ Positive Cashflow with a projected closure in 2033, impacting budget year 2034.
  - ✓ TID No. 9 was created on 6-6-22 as an Industrial District. The maximum life is 20 Years.
    - ➢ Current Incremental Value is: $23,552,000
    - ➢ Positive Cashflow. It's to early in the life of the TID to accurately project a closure but with what we know, it looks to be around 2041.

STAFF NOTE: When TIDs 6, 7 and 8 are closed the cumulative impact allow the Village Board to either increase spending on programs by $491,000 or decrease property taxes by approximately $454 on an average home.

Village Center Options

- Option 1:
  - ✓ Proceed with the creation of TID 10 as presented in February-April 2025
    - ➢ This would include all three phases of proposed and future development
    - ➢ Continue with higher density of residential to offset the Market Platz and Retail/Commercial
- Option 2:
  - ✓ Proceed with the creation of TID 10 for Phase 1
    - ➢ This includes the Flower Source parcels
    - ➢ This would require the Village to sell the Ascension property and not pursue the acquisition of BP or BMO Properties
    - ➢ The TID could be amended in the future, if a future Boards wanted to pursue additional development.

Village Center Options – Cont.

- Option 2a:
  - ✓ Proceed with the creation of TID 10 for Phase 1 and the Ascension Parcels
    - ➢ This includes the Flower Source parcels
    - ➢ This would have the Village retain the Ascension property for future development and direct access to Mequon Rd.
    - ➢ The TID could be amended in the future, if a future Boards wanted to pursue additional development.
- Option 3:
  - ✓ No TID Creation
    - ➢ Sell the land to a Developer and work with that Developer on a plan that fits the Village Board criteria
    - ➢ Sell the Ascension parcel(s) for potentially more than $5 million purchase price with extended lease.
    - ➢ This may require the Village's debt levy to absorb some previously incurred costs (starting in 2028), if property cannot be sold at a price high enough to recover costs. ($365,000)

Capital Project List

Capital Improvement Plan & Funding Uses

Village of Germantown, WI

Projects	Purpose/Dept.	Plan Issue	Funding	2025	2026	Totals
Windows 11 Upgrade	Information Technology	2025 G.O. Notes	G.O. Debt	80,000		80,000
IDEMIA Replacement	Police	2025 G.O. Notes	G.O. Debt	40,000		40,000
4 Squad Cars	Police	2025 G.O. Notes	G.O. Debt	280,000		280,000
PD Security Upgrades	Police	2025 G.O. Notes	G.O. Debt	15,000		15,000
2025 Road Program	Engineering	2025 G.O. Notes	G.O. Debt	1,560,000		1,560,000
Storm Water Feasibility	Engineering	2025 G.O. Notes	G.O. Debt	75,000		75,000
Pond Improvement Projects	Engineering	2025 G.O. Notes	G.O. Debt	25,000		25,000
Tree replacement	Highway	2025 G.O. Notes	G.O. Debt	30,000		30,000
2025 Patrol Truck	Highway	2025 G.O. Notes	G.O. Debt	295,000		295,000
VH Fire Panel Replacement	Buildings & Grounds	2025 G.O. Notes	G.O. Debt	30,000		30,000
Radio Tower UPS Replacement	Buildings & Grounds	2025 G.O. Notes	G.O. Debt	22,000		22,000
Library Fire Panel Replacement	Buildings & Grounds	2025 G.O. Notes	G.O. Debt	18,000		18,000
Library Remot Door Access	Buildings & Grounds	2025 G.O. Notes	G.O. Debt	55,000		55,000
Library AHU Damper	Buildings & Grounds	2025 G.O. Notes	G.O. Debt	15,000		15,000
Truck 437 Replacement	Parks	2025 G.O. Notes	G.O. Debt	71,000		71,000
Friedstadt/Haupt Improvements	Recreation	2025 G.O. Notes	G.O. Debt	43,000		43,000
Kinderberg Improvements	Recreation	2025 G.O. Notes	G.O. Debt	40,000		40,000
Firemans Park Improvements	Recreation	2025 G.O. Notes	G.O. Debt	40,000		40,000
Division Road Prep & Design	Recreation	2025 G.O. Notes	G.O. Debt	500,000		500,000
PD/FIRE Building	Police	2025 G.O. Notes	G.O. Debt	500,000		500,000
TID Planning	**Village Center**	**2025 G.O. Notes**	**G.O. Debt**	**355,755**		355,755
Flower Source #1	**Village Center**	**2025 Taxable G.O. Notes**	**G.O. Debt**	**1,700,000**		1,700,000
Flower Source #2	**Village Center**	**2025 Taxable G.O. Notes**	**G.O. Debt**	**700,000**		700,000
Ascension	**Village Center**	**2025 Taxable G.O. Notes**	**G.O. Debt**	**5,000,000**		5,000,000
Closing Costs	**Village Center**	**2025 Taxable G.O. Notes**	**G.O. Debt**	**591,700**		591,700
Demo of Flower Source	**Village Center**	**2025 Taxable G.O. Notes**	**G.O. Debt**	**100,000**		100,000
						0
Actual CIP Costs				**12,181,455**	**0**	**12,181,455**

Sources of Funding			
G.O. Debt	12,181,455	0	12,181,455
Total	**12,181,455**	**0**	**12,181,455**

Debt Obligations			
2025 Taxable G.O. Notes	8,091,700	0	8,091,700
2025 G.O. Notes	4,089,755	0	4,089,755
Total	**12,181,455**	**0**	**12,181,455**

EHLERS PUBLIC FINANCE ADVISORS

2024-25 Village Center Costs

- Summary of Costs Incurred – Detail on Following Page

  - ✓ $4,165,000 General Obligation Notes, Series 2025A

    - ➢ Finances $3,800,000 in 2025 budgeted capital and equipment expenses (Table 3)
    - ➢ Finances $365,000 in Village Center planning expenses
    - ➢ 10 – Year amortization with relatively level P & I payments on the general capital projects and a 3-year delay in principle on the TID 10 portion

  - ✓ $8,600,000 Taxable General Obligation Notes, Series 2025B

    - ➢ Finances $7,791,700 in eligible Village Center expenses including but not limited to land acquisition, demolition and related professional services costs. $5M of the $7.8M was for Ascension
    - ➢ The remaining amounts due in 2026 for the Flower Source and Ascension vacant land was borrowed
    - ➢ 20 – Year amortization with relatively level P & I payments starting in 2029. This is to time the anticipated TID revenues with payments on this Taxable Note

Financial Summary and Risks for Each Option

- Option 1 (TID Created)
  - ✓ Minimum Value Required for Phase 1 & 2
    - ➢ The preliminary estimates in the Draft PP dated 3-17-25, required $85M of new taxable development be created by 2032.
    - ➢ To achieve $85M in taxable development, significant residential density will be needed. The original financial models showed 300 units of residential on the Flower Source Properties, 90 units of residential on the Ascension Property, and 48 units of residential on the BMO Property. This level of development helped to offset the Market Platz and Commercial Development.
    - ➢ The amount of new taxable development could be reduced if the Village receives grants and/or has the developer purchase land and pay a portion of the infrastructure to serve the development.
    - ➢ Phase 3 would need to stand on its own. Revenues generated from Phase 3 would need to offset costs related to that development.
- Option 1 -Risks
  - ✓ Taxable development needed to support the existing debt and future project costs aren't met due to market conditions or political will. This would require that a portion of the debt service be levied impacting taxpayers.
  - ✓ Grants and/or "other" non-TID revenue isn't secured or available to offset future costs in Phase 2.
  - ✓ BP and/or BMO don't sell leaving the Market Platz and commercial development (Phase 2) not viable.

Financial Summary and Risks for Each Option – Cont.

- Option 2 & 2a (TID Created for Smaller Area)
  - ✓ Minimum Value Required for Phase 1
    - ➢ Existing costs - $3.5M in costs ($2.4 land acquisition for the Flower Source, $100K in demolition, $400K in Professional Services Costs, and $600K in closing costs)
    - ➢ This would require the Village sell the ascension property for $5M. Anything short of that would add to the $3.5M in costs.
    - ➢ The Village will need to realize $17.5M in new taxable development over the next 5 years to offset the $3.5M in costs.
    - ➢ Options 2a - If the Ascension parcel(s) was retained, an additional $20M in new taxable development would need to be realized.
- Option 2 & 2a - Risks
  - ✓ Ascension property isn't sold for $5M adding to the existing costs.
  - ✓ The Taxable development needed to support the existing debt and future project costs aren't met due to market conditions or political will. This would require that a portion of the debt service be levied impacting taxpayers.

Financial Summary and Risks for Each Option – Cont.

- Option 3
  - ✓ No TID Created
    - ➢ Existing costs - $3.5M in costs ($2.4 land acquisition for the Flower Source, $100K in demolition, $400K in Professional Services Costs, and $600K in closing costs)
    - ➢ This would require the Village sell the ascension property for $5M. Anything short of that would add to the $3.5M in costs.
    - ➢ The Village will need to sell the Flower Source property to offset some costs and absorb the remaining costs in the annual debt service.
    - ➢ Risk - Tax Impact Analysis:
      - – Option 1 – Sell No Properties:
        - » Annual Impact on Average Property Owner - $60 per year over the 20-year debt.
      - – Option 2 – Sell Ascension for $5M:
        - » Annual Impact on Average Property Owner - $36 per year over the 20-year debt.
      - – Option 3 – Sell Ascension for $5M and Flower Source for $2M:
        - » Annual Impact on Average Property Owner - $28 per year over the 20-year debt.

EHLERS PUBLIC FINANCE ADVISORS

Benefits of Development & Ascension Current Impact

- Development
  - ✓ Net New Construction
    - ➢ Under Levy Limits, the only way a community can increase their operating budget to offset inflationary cost increases is through development.
    - ➢ Without growth the Village will eventually need to cut services to live within levy limit restrictions.
  - ✓ Ascension Current Lease
    - ➢ Triple Net. So, Ascension is paying the Village approximately $425K per year through 2028 with the ability to extend the lease up to 5 years.
    - ➢

Taxing District		***2024 Tax Bill***
Washington County	$	9,756.19
Village of Germantown	$	29,380.71
GTSD	$	42,816.34
MATC	$	5,164.76

Questions?

Village of Germantown

JOINT MEETING –
Village Board & Planning Commission
July 28, 2025

Village Center District:

Conceptual Redevelopment Process Outline

VILLAGE OF GERMANTOWN

✅ **Establish Process Order:**
Confirm that zoning decisions will precede the issuance of a Request for Proposals (RFP).

🏛️ **Define Governance Roles:**
Clarify responsibilities and decision-making process between the Planning Commission and the Village Board.

Village of Germantown

Recommended Approach:
Zoning Adoption Before RFP

✅ **Pros:**

- **More clarity for developers**: Developers know exactly what's allowed, encouraging more/better responses.
- **Reduces entitlement risk**: Helps attract developers who are risk averse.
- **Enables full master planning**: Can align infrastructure, design guidelines, phasing, and public benefits in a more cohesive way.
- **Stronger negotiating position**: You can negotiate from a place of certainty on value and development parameters and have a more apples to apples comparison.

❌ **Cons:**

- **Delays start of development**: Entitlement and zoning processes can be lengthy.
- **Carries political risk**: Zoning approvals could face delays or opposition, creating uncertainty for all parties.

Key Actions Moving Forward

Village of Germantown

1. JOINT MEETING:
Village Board & Planning Commission

39

☑ FINANCING STRATEGY

Date: July 28th (Today)
Presented By: Ehlers Public Finance Advisors

Discussion Focus:

- Presentation and discussion of financing tools and strategy for the Village Center
- Alignment of financial framework with zoning and density goals

1. JOINT MEETING:
Village Board & Planning Commission

40

DIRECTION ON ZONING AND RFP PROCESS

Date: July 28 (Today)

Discussion Focus:

- Establish Process Order
- Define Governance Roles

2. PLANNING COMMISISON

41

VILLAGE CENTER ZONING REGULATIONS

Date: August 11th
Presented By: RINKA & von Briesen & Roper

Discussion Focus:

- Resume discussion from March 10 (Sam's prior presentation)
- Evaluate proposed framework in relation to:
  - Village goals
  - Prior planning presentation
  - Community and Commissioner input

Draft Zoning Standards to Address:

- **Density Ranges:** Define acceptable range; include visuals **Building Heights:** Provide visual examples of maximum height allowances
- **Setbacks:** Discuss how setbacks relate to building height and density
- **Permitted Uses:** Identify appropriate uses within the zoning district

Engagement Approach:

- Utilize a high-level visual preference discussion to gather feedback from Commissioners

3. PLANNING COMMISSION

COMMUNITY ENGAGEMENT

Date: August 25th
Presented By: RINKA

Discussion Focus:

- Utilize a visual preference survey to gather feedback from the community and Commissioners

**Community Engagement includes keeping open survey online for an additional week after meeting, option to keep open longer is Board desires to which will push back the rest of the schedule.*

4. PLANNING COMMISSION

[ACTION]

43

VILLAGE CENTER ZONING REGULATIONS FRAMEWORK FINALIZATION

Date: September 8th
Presented By: RINKA

Discussion Focus:

- Refine and finalize the zoning framework based on feedback from the previous meeting

- Planning Commission to issue formal recommendation to the Village Board [ACTION]

5. VILLAGE BOARD

[ACTION]

POTENTIAL ZONING ADOPTION & RPF SCOPE

Tentative Date: September 15th
Presented By: RINKA, CopeLand, von Briesen & Roper (tentative)

Discussion Focus:

- Board action on adoption of zoning ordinance

- Define Next Steps:
  - Develop and issue the RFP
    - Define RFP Scope (e.g., include full or partial Flower Source site)
  - Conduct developer selection process
  - Establish planning design guidelines
  - Define financial structure

6. VILLAGE BOARD

FINANCIAL ALTERNATIVES DISCUSSION

Tentative Date: TBD
Presented By: TBD

Discussion Focus:

- Presentation and discussion of financing tools and strategy for the Village Center

- Alignment of the financial framework with the Village's zoning and density goals

- Direction on whether the creation of a TID is needed to support project feasibility and desired outcomes

Conceptual Redevelopment Process Schedule

July 28th

JOINT MEETING
Village Board & Planning Commission

Finance Strategy, Direction on Zoning and RFP Process

August 11th

PLANNING COMMISSION

Village Center Zoning Regulations Resumes

August 25th

PLANNING COMMISSION*

Community Engagement*

September 8th

PLANNING COMMISSION

Village Center Zoning Regulations Framework Finalization

ACTION

September 15th

VILLAGE BOARD MEETING

Village Center Zoning Regulations Adoption & RFP Scope

ACTION

TBD

RFP DEVELOPMENT & ISSUANCE

Finalize and Issue RFP to Developers

TBD

VILLAGE BOARD MEETING

Financial Alternatives Discussion

**Community Engagement includes keeping open survey online for an additional week after meeting, option to keep open longer is Board desires to which will push back the rest of the schedule.*

VILLAGE BOARD MEETING

47

DIRECTION ON ZONING AND RFP PROCESS

Date: July 28th (Today)

Discussion Focus:

1. Establish Process Order

- Confirm sequencing: Zoning before RFP issuance
- Review overall timeline and key remaining steps
- Is the Board comfortable with the proposed (aggressive) timeline?
  Note: this can be adjusted

2. Define Governance Roles

- Does the Board support the process flow:
  Planning Commission → Village Board?

COMMENTS & QUESTIONS

Village of Germantown

Housing Unit & Occupancy Characteristics
Village of Germantown, WI & Comparable Villages & Cities

(Municipalities sorted by "Mutli-Unit" Percentage - Highest to Lowest)

Municipality	County	Population	Median Household Income	Total # Housing Units	Housing Unit Structure Type (%)			Occupancy Type (%)	
					Single	Multi	Mobile	Owner	Renter
Wauwatosa (City)	Milwaukee	47,718	$93,859	22,976	58	42	0	60	40
Cudahy (City)	Milwaukee	17,964	$66,717	8,866	59	40	1	62	38
Oak Creek (City)	Milwaukee	36,473	$93,120	15,602	58	40	2	59	41
Grafton (Village)	Ozaukee	12,274	$88,634	5,824	61	39	0	63	37
West Bend (City)	Washington	31,722	$75,043	14,462	62	38	0	67	33
Brown Deer (Village)	Milwaukee	12,615	$91,567	6,187	63	37	0	65	35
Menasha (City)	Winnebago	15,199	$58,624	7,348	60	34	6	60	40
Jackson (Village)	Washington	7,882	$95,960	3,518	60	33	7	70	30
Oconomowoc (City)	Waukesha	18,385	$105,833	7,934	68	32	0	68	32
Hartford (City)	Washington	15,761	$74,252	6,696	68	31	1	66	34
Sussex (Village)	Waukesha	11,795	$112,031	4,732	70	30	0	69	31
Franklin (City)	Milwaukee	35,757	$108,342	14,433	72	28	1	78	22
Menomonee Falls (Village)	Waukesha	38,963	$98,460	16,945	71	28	1	75	25
Germantown (Village)	Washington	20,940	$104,337	8,619	73	25	2	76	24
New Berlin (City)	Milwaukee	40,384	$97,414	17,522	77	23	0	76	24
Muskego (City)	Waukesha	25,156	$116,361	10,105	85	15	0	88	12
Mequon (City)	Ozaukee	25,259	$147,391	9,922	86	14	0	84	16
	Avg	**24,367**	**$95,761**	**10,688**	**68**	**31**	**1**	**70**	**30**

Notes:

1. "Comparable" based on similar population and/or close-by geographically

2. "Single" includes detached & attached condominium units; "Multi" includes 2 or more apartments; "Mobile" includes mobile homes

3. "Owner" includes owner-occupied; "Renter" includes renter occupied

Source: ***"Census Reporter" summary reports using 2023 American Community Survey (ACS) data available from censusreporter.org***

Prepared By: ***Village of Germantown, WI (Community Development Department)***

Date Prepared: ***April 21, 2025***

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 (3-5 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.

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,

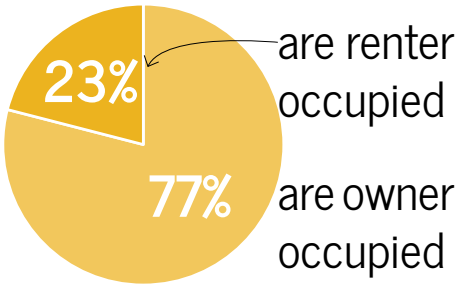
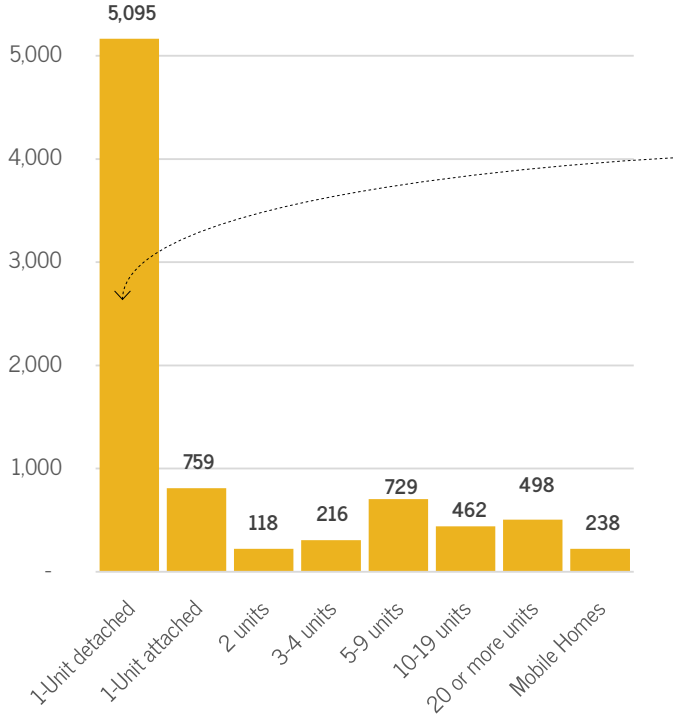


Figure 7.1 – Germantown Housing Units by Type



▲ 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

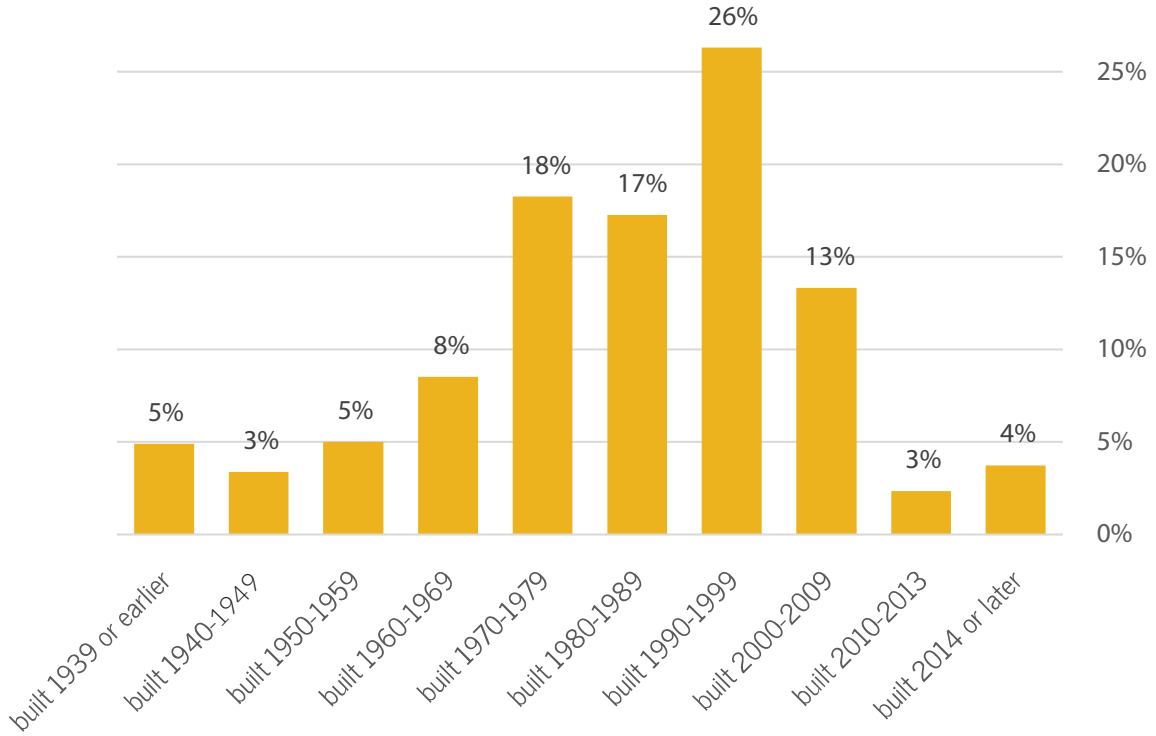
While there have been occasional high peaks in the number of permits issued the past, mainly due to large multi-family unit developments in 1988, 1991 and 1995, a general trend in permit issuance can be seen. In the early to mid 1980s, the Village averaged 106.5 permits issued per year. This was followed 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 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	5,319	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.

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 attainable for young professionals seeking housing and a desire to live in the area, Washington County has created the Next Generation Housing Initiative, which is working to find successful, strategic and sustainable solutions to break down the barriers to homeownership.

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 created the Next Generation Housing Fund, providing housing opportunities for the next generation to live, work, and thrive in Washington County.

The Next Generation Housing Initiative will provide governmental services and support to participating municipalities in the County that will foster the creation of attainable mainstream housing options. The main goal of the Initiative is to provide 1,000 new, owner-occupied housing with 75% under $300,000, and 25% under $400,000, including home and lot/site, 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.

The Village of Germantown is a participating municipality through Village staff involvement and membership in the Next Generation Housing (NGH) Committee. The Inventory Workgroup (a sub-group of the NGH Committee) ranked, prioritized, and selected the last of the 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. The three (3) pilot sites are located within the Village of Jackson, the City of Hartford, and the Village of Slinger.

It is intended that the Village will participate in the NGH program and seek initial start-up funds totaling $62,500 to complete preliminary steps toward the development of the Village's priority site(s).

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"

Trends in Germantown's Median Age

Over the past two decades, the median age of residents in Germantown, has steadily increased, reflecting broader demographic trends in the region.

Median Age Trends (2000–2023)

- **2000**: Approximately 36.4 years
- **2010**: Approximately 42.1 years
- **2020**: Approximately 40.6 years
- **2023**: Approximately 42.3 years[1]

This upward trend mirrors the aging of the local population, with a notable 21% decrease in residents aged 20–44 between 2000 and 2017, compared to a 12% decrease in Washington County overall[2]. The table below compares Germantown's aging trends to southeastern Wisconsin counties.

Comparative Median Age Trends (2000–2023)

Area	2000 Median Age	2023 Median Age	Change
Germantown	~36.4 years	~42.3 years	+5.9 yrs
Milwaukee County	~34.4 years	~35.4 years	+1.0 yr
Washington County	~37.0 years	~42.3 years	+5.3 yrs
Waukesha County	~37.0 years	~41.0 years	+4.0 yrs
Ozaukee County	~39.0 years	~44.0 years	+5.0 yrs
Racine County	~34.7 years	~36.0 years	+1.3 yrs
Kenosha County	~36.0 years	~36.0 years	0.0 yrs

Contributing Factors

- **Aging Population**: Long-term residents are aging in place, contributing to the rise in median age.
- **Population Growth**: While the village's population has grown by 9.8% since 2000, the increase is slower compared to the national average of 15.6%.
- **Youth Outmigration**: A significant number of younger residents, particularly those aged 20–44, have moved away, leading to a decrease in this age group within the community[3].

Summary

Germantown's demographic profile is shifting towards an older population. This trend is influenced by aging residents, slower population growth, and the outmigration of younger individuals. These changes have implications for local services, housing, and community planning.

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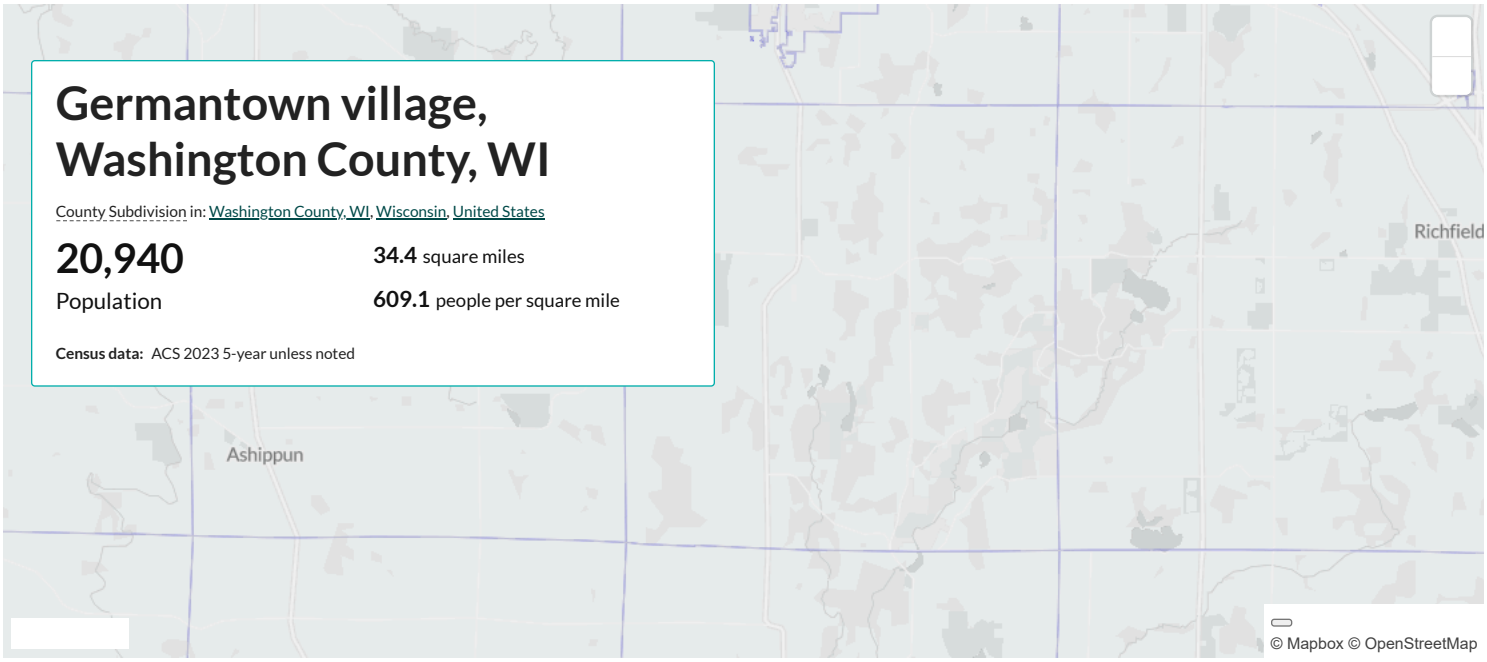
[1] Census Reporter+2discoverhometown.com+2Wisconsin Demographics+2Wisconsin Demographics

[2] discoverhometown.com

[3] BestPlacesdiscoverhometown.com



Germantown village, Washington County, WI

County Subdivision in: Washington County, WI, Wisconsin, United States

20,940
Population

34.4 square miles

609.1 people per square mile

Census data: ACS 2023 5-year unless noted

Find data for this place Search by table or column name...

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

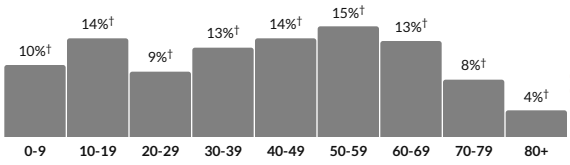
Age

42.3
Median age

a little less than the figure in Washington County: 43.5

a little higher than the figure in Wisconsin: 40.1

Population by age range



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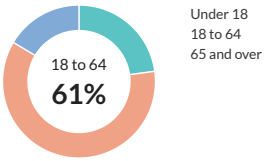
Population by age category



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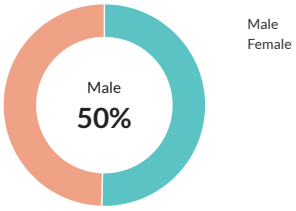
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Sex



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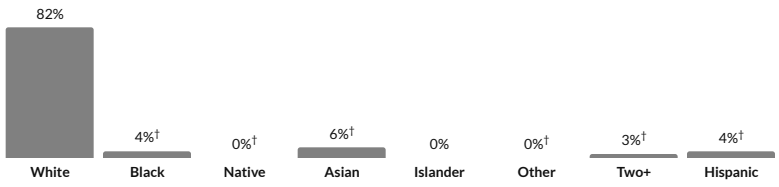
Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

$52,888
Per capita income

about 10 percent higher than the amount in Washington County: $48,255

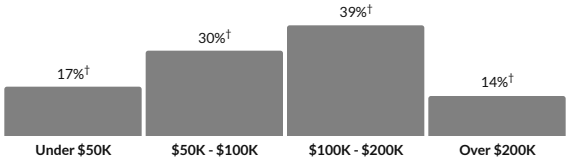
about 25 percent higher than the amount in Wisconsin: $42,019

$104,337
Median household income

about 10 percent higher than the amount in Washington County: $95,851

about 1.4 times the amount in Wisconsin: $75,670

Household income



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Poverty

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

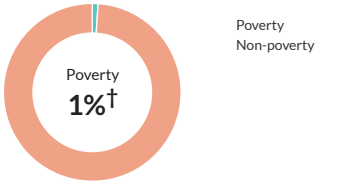
3.2%

Persons below poverty line

about three-fifths of the rate in Washington County: 5.3% †

about one-third of the rate in Wisconsin: 10.6%

Children (Under 18)



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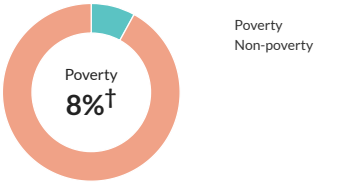
Seniors (65 and over)



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Transportation to work

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

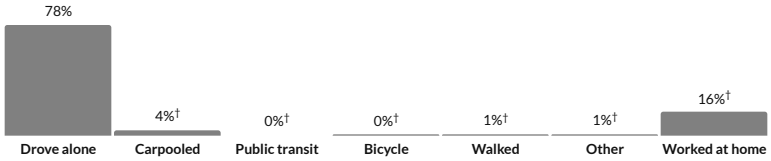
22.3 minutes

Mean travel time to work

about 90 percent of the figure in Washington County: 25.8

about the same as the figure in Wisconsin: 22.2

Means of transportation to work



* Universe: Workers 16 years and over

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Families

Households

8,328

Number of households

Washington County: 56,482

Wisconsin: 2,446,028

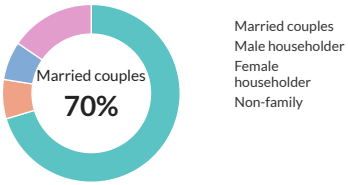
2.5

Persons per household

a little higher than the figure in Washington County: 2.4

a little higher than the figure in Wisconsin: 2.4

Population by household type



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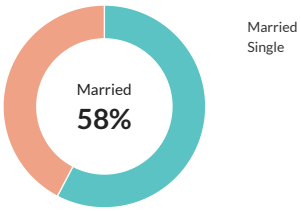
Marital status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.



* Universe: Population 15 years and over

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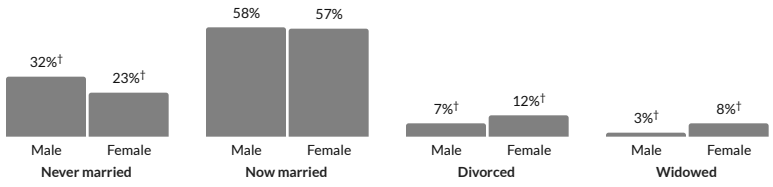
Marital status, by sex



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Fertility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

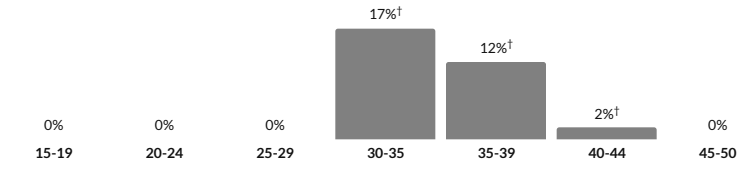
3.8%

Women 15-50 who gave birth during past year

about three-quarters of the rate in Washington County: 5% †

about three-quarters of the rate in Wisconsin: 5%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

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Housing

Units & Occupancy

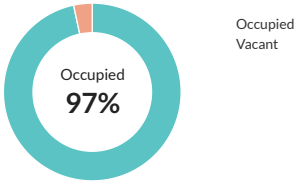
8,619

Number of housing units

Washington County: 58,766

Wisconsin: 2,750,750

Occupied vs. Vacant



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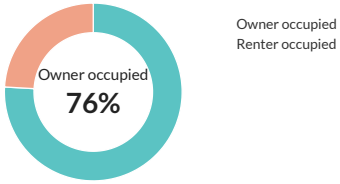
Ownership of occupied units



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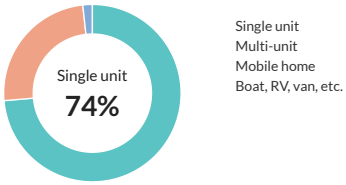
Types of structure



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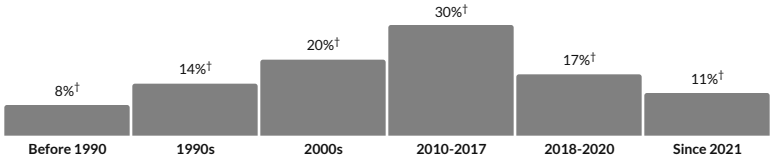
Year moved in, by percentage of population



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Value

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

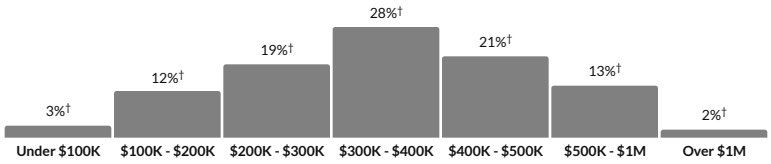
$356,700

Median value of owner-occupied housing units

about 10 percent higher than the amount in Washington County: $316,200

about 1.4 times the amount in Wisconsin: $247,400

Value of owner-occupied housing units



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Geographical mobility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

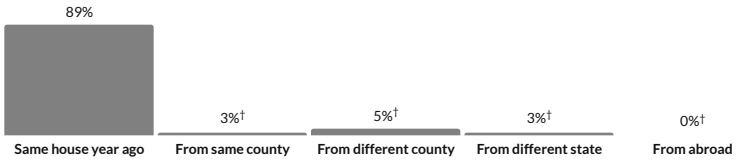
10.7%

Moved since previous year

about 1.4 times the rate in Washington County: 7.9% †

about 90 percent of the rate in Wisconsin: 12.2%

Population migration since previous year



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Social

Educational attainment

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

95.9%

High school grad or higher

about the same as the rate in Washington County: 95.6%

a little higher than the rate in Wisconsin: 93.4%

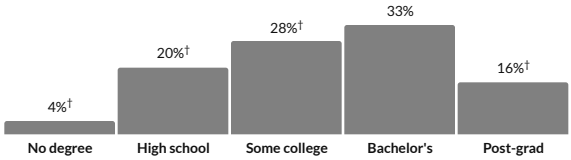
48.3%

Bachelor's degree or higher

about 1.4 times the rate in Washington County: 34.8%

about 1.5 times the rate in Wisconsin: 32.8%

Population by highest level of education



* Universe: Population 25 years and over

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Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

Place of birth

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

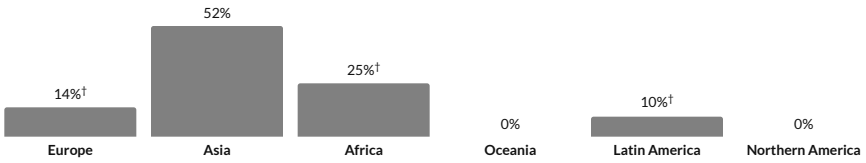
7.9%

Foreign-born population

more than double the rate in Washington County: 2.8%

about 1.5 times the rate in Wisconsin: 5.1%

Place of birth for foreign-born population



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Veteran status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

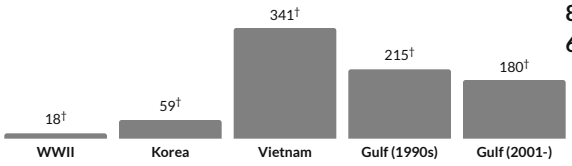
5.6%

Population with veteran status

about 80 percent of the rate in Washington County: 6.9%

about 90 percent of the rate in Wisconsin: 6.4%

Veterans by wartime service



902 Total veterans
842 Male
60 Female

* Civilian veterans who served during wartime only

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Hover for margins of error and contextual data.

Citation: U.S. Census Bureau (2023). *American Community Survey 5-year estimates.* Retrieved from *Census Reporter Profile page for Germantown village, Washington County, WI* <http://censusreporter.org/profiles/06000US5513128875-germantown-village-washington-county-wi/>

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VILLAGE OF GERMANTOWN HOUSING AFFORDABILITY REPORT: 2024

WASHINGTON COUNTY WISCONSIN

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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Chapter 1
INTRODUCTION

1.1 PURPOSE OF THE REPORT

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare a housing affordability report. Per Section 66.10013 of the *Wisconsin Statutes*, the report needs to include data regarding development activity in the municipality and an analysis of how the municipality's land use regulations impact the cost of housing. The report must be posted on the municipality's website by 2020 and updated annually no later than January 31. The Village of Germantown, with a population of nearly 21,000, received an extension from the Wisconsin Department of Administration through 2024 to complete a report because it was preparing a 10-year update to its comprehensive plan, which was adopted in 2022.

The housing affordability report relates to implementing the housing element of a municipality's comprehensive plan. Wisconsin's comprehensive planning law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires cities, villages, towns, and counties that engage in land use regulation to adopt a comprehensive plan with nine elements, including a housing element. Comprehensive planning law requires the housing element to include a compilation of goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecasted housing demand; this includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. The comprehensive planning law also requires the housing element to include a wide range of data regarding the community's housing stock.

As part of assessing the housing element implementation, Section 66.10013 of the *Statutes* requires the affordability report to include the following data:

- The number of subdivision plats, certified survey maps (CSM), condominium plats, and building permit applications approved in the prior year;
- The total number of new residential dwellings units proposed in all subdivision plats, CSMs, condominium plats, and building permit applications approved in the prior year;
- A list and map of undeveloped parcels zoned for residential development;
- A list of all undeveloped parcels that are suitable for, but not zoned for, residential development, including vacant sites and sites that have the potential for redevelopment.

The *Statute* also requires the affordability report to include an analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis needs to assess the financial impact of regulations on the cost of developing a new residential subdivision. The analysis also needs to identify ways the municipality can modify its construction and development regulations, approval processes, and related fees to meet existing and forecasted housing demand and reduce the time and cost necessary to approve and develop a new subdivision by 20 percent.

The Village has requested that the Southeastern Wisconsin Regional Planning Commission (Commission) assist with the analyses required by *Statute*. The Commission used regional housing plan[1] recommendations for the required analyses, where applicable. In addition to the analyses required by the *Statute*, Commission staff also analyzed the Village's residential development regulations related to multifamily housing. The Commission also used regional housing plan recommendations for the multifamily housing analysis. In addition, the Commission staff provided household and employment forecasts and analyses from the regional housing plan (such as the regional job/housing balance analysis) to assist with determining existing and forecast housing demand.

1.2 COMMUNITY OVERVIEW

The Village of Germantown was incorporated in 1927 and annexed the majority of the Town of Germantown in 1964. The Village is in the southeast corner of Washington County, northwest of Milwaukee and south of West Bend.

The 2020 census reports a population of 20,917 people and 8,115 occupied housing units in the Village. The Village of Germantown is growing. As Germantown grows and households get smaller, the need for additional housing options also increases. The Village includes a mix of residential uses with significant agricultural lands and industrial development areas. As of 2021, the Village of Germantown was home to 891 businesses, comprised largely of service, retail trade, and manufacturing businesses.

[1] *The regional housing plan is documented in SEWRPC Planning Report No. 54,* A Regional Housing Plan for Southeastern Wisconsin: 2035*, March 2013*.

Chapter 2
EXISTING CONDITIONS

Note: Map and tables are presented at the end of the Chapter.

2.1 INTRODUCTION

Information regarding existing conditions with respect to land use, housing stock, and the demographic and economic base is essential to determining the existing and forecast demand for housing in the Village of Germantown. This chapter presents a summary of existing land use data developed by the Commission and demographic and economic data compiled from the U.S. Census.

2.2 EXISTING LAND USE INVENTORY

The land use inventory is one of the regional inventories completed by SEWRPC to monitor urban growth and development in the Region. The inventory places all land and water areas of the Region into one of 65 discrete categories, providing a basis for analyzing specific land uses at the regional and community levels. The most recent regional inventory carried out was based on aerial photography taken in 2020. Existing land use for the Village of Germantown is shown on Map 2.1 and presented in Table 2.1.

Developed Land
The Village of Germantown encompasses an area of about 34 square miles. Only 33 percent of the land has been developed with urban land uses such as residential, commercial, industrial, and governmental and institutional development, and the transportation and utility land uses that serve this development.

Single-family residential land uses encompass most of the developed land in Germantown at nearly 15 percent of the Village. Most of the residential land consists of single-family homes, although there is some two-family and multifamily development in the Village, which is found primarily in the central portion of the Village. Commercial and industrial land account for about two and three percent of the Village, respectively, while governmental and institutional land accounts for one percent. About two percent of the total Village land is in recreational uses.

Undeveloped Land
The majority of the land in Germantown is currently undeveloped in agricultural and open space uses. About 67 percent of the land in Germantown is undeveloped, including 23 percent in natural resource areas (including wetlands and woodlands). Agricultural land comprises 7,713 acres, or 35 percent of the Village. As shown on Map 2.1, part of the Village is within a planned sanitary sewer service area (SSA); open lands without natural resource features within the SSA could potentially be suitable for residential or other urban development.

2.3 INVENTORY OF EXISTING HOUSING STOCK

The characteristics of the Village's existing housing stock have been inventoried to help determine the number and type of housing units that will best suit the current and future needs of Germantown' residents per the requirements of Section 66.10013 of the *Wisconsin Statutes*. The inventory was compiled using 2018-

2022 American Community Survey (ACS)[2] data from the U.S. Census Bureau. Data presented in this report for Washington County, the Southeastern Wisconsin Region,[3] and Wisconsin allow for comparisons to other geographic areas. The inventory includes:

- Total housing units by tenure
- Vacancy rate by tenure
- Value of owner-occupied housing units
- Monthly housing costs by tenure
- Structure type
- Number of bedrooms
- Year built
- Subsidized housing units

Total Housing Units
The number and tenure (owner- and renter-occupied) of existing housing units is a necessary baseline inventory item in determining existing housing demand and forecasting the future housing demand in the Village. According to the ACS data, there are a total of 8,582 housing units in the Village. About 76 percent of the units are owner-occupied, about 21 percent are renter-occupied, and nearly 4 percent are vacant. As shown in Table 2.2, Germantown has a higher owner-occupancy rate, and a corresponding lower renter-occupancy rate, than Washington County, the Region, or the State.

Vacancy
Another key housing supply inventory item is the vacancy rate of owner- and renter-occupied housing units. Some vacancies are necessary for a healthy housing market. The standard historically used by the U.S. Department of Housing and Urban Development (HUD) recommends that an area have a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, and further recommends that an area have a homeowner housing unit vacancy rate of between 1 and 2 percent and a rental housing unit vacancy rate of between 4 and 6 percent.

Homeowner and rental vacancy rates for Germantown, Washington County, the Region, and the State are presented in Table 2.3. As noted in the previous section, the overall vacancy rate in the Village is about four percent, which is slightly higher than the HUD standard. Most of the vacant housing units in the Village are reported to be for sale or rent, with the remainder only used seasonally. The homeowner vacancy rate for the Village (1.2 percent) is in line with the range recommended by HUD, while the rates for the County, Region, and State are lower than the recommended range. The rental vacancy rate in the County of two percent is lower than the HUD standard, while the rental vacancy rates in the Village, Region, and State meet the HUD standard.

[2] *The ACS is intended to be a nationwide, continuous survey designed to provide communities with a broad range of timely demographic, housing, social, and economic data not available in the decennial census; however, the data may have a relatively large margin of error due to limited sample size. Data presented for the Village is based on the 2018-2022 ACS five-year estimate.*

[3] *The Southeastern Wisconsin Region includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.*

Value of Owner-Occupied Housing Units
The value of owner-occupied housing units for the Village, County, Region, and State are presented in Table 2.4. The median value of owner-occupied housing units in Germantown is $333,200 according to the ACS data, which is higher than the median values in the County, Region, and State. About 11 percent of total owner-occupied homes in the Village are valued below $150,000—a smaller percentage than in the County, Region, and State—although there are still 693 homes valued in this range, which may provide options for some moderate-income households to purchase a home in the Village.

Monthly Housing Costs by Tenure
Monthly housing costs for owner-occupied and rental housing units were inventoried as another indicator of whether there is an adequate supply of housing that may be affordable to a wide range of households in the Village. Tables 2.5 through 2.7 present information regarding monthly housing costs for homeowners with a mortgage, homeowners without a mortgage, and renters in the Village, County, Region, and State. The median monthly costs for homeowners with a mortgage ($2,035) and renters ($1,263) in the Village are both somewhat higher than in the County, with monthly homeowner costs exceeding the County by about $197, and monthly rental costs about $190 higher than the County. The median monthly costs for homeowners with a mortgage and for renters in Germantown also exceed those in the Region and State.

Along with comparatively higher median costs, about 21 percent of homeowners with a mortgage in the Village pay below $1,500 a month for housing and 18 percent of renters pay below $1,000 a month for housing. The range of housing costs for homeowners and renters could be an indicator of a need for more workforce housing in the Village. The job/housing balance prepared by SEWRPC for the regional housing plan estimates that there could be a deficit of housing for moderate-wage workers in the future, based on the Village's previous Future Land Use Map and expected development pattern. The job/housing balance will be discussed in more detail in Chapter 3 of this report.

Structure Type
Structure type, or residential building type, is one of the most important considerations in providing market-rate housing that may be more affordable to a wider range of households. The most affordable market-rate housing tends to be multifamily housing, such as apartment buildings, while single-family homes tend to be less affordable. Table 2.8 presents the number of units by structure type in the Village, County, Region, and State. About 76 percent of the housing units in the Village are single-family homes (including mobile homes and attached single-family homes),[4] two percent are in two-family units, and about 22 percent are in multifamily buildings.

Germantown has about the same percentage of multifamily units as the State, a slightly higher percentage than the County, and a lower percentage than the Region (26 percent). Although rental costs in the Village are higher than in the County, Region, and State, they are still considerably lower than costs for homeowners with a mortgage. This makes multifamily buildings—which are more likely to be rental units than single-family homes—an important source of housing for those working in the Village.

Number of Bedrooms
The number of bedrooms in a housing unit is an important consideration in providing housing that is best suited for the Village's current and future housing needs. Table 2.9 presents housing units by the number of bedrooms for the Village, County, Region, and State. Most of the housing units in the Village (48 percent) have three bedrooms, and 22 percent have four or more bedrooms. These housing units could provide housing choices for households with children or multi-generational households. Only about 6 percent of

[4] *Single-family attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof with no units located above or below, and each unit has its own utilities.*

the housing units in the Village have fewer than two bedrooms, which is the same as in the County, and a lower percentage than in the Region (14 percent) or State (12 percent). A limited supply of one-bedroom housing units in the Village could limit the housing choices for aging households and households without children.

Year Built
The age of the housing stock provides some insight into the character and condition of the existing units in the Village. It can be assumed that more housing units may need to be rehabilitated or replaced as the overall housing stock of the Village ages. Most of the current housing stock in the Village was built between 1970 and 2009, with over a quarter of the housing stock being built in the decade between 1990 and 1999. This indicates that the Village's housing stock should generally be in good condition for some time.

Subsidized Housing
Germantown has higher housing costs than Washington County and the Region. Ensuring an adequate amount of workforce housing is a key consideration in meeting existing and forecast housing demand in the Village.

The Low Income Housing Tax Credit (LIHTC) Program has become the primary source of government assistance for new subsidized housing units. The LIHTC Program is an indirect subsidy that is used to provide an incentive for developers to construct or rehabilitate affordable rental housing for low- and moderate-income households. LIHTC developments typically reserve a number of units for households with incomes of about 60 percent of the County median income. Currently, there is one LIHTC development in Germantown with a total of 110 low-income units designed to provide affordable housing to senior residents.[5] Family LIHTC developments could be an important source of affordable workforce housing in the future.

The U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is a major source of government assistance for very low-income households; however, there is typically a much greater demand for vouchers than supply.

2.4 DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

This section includes information regarding the population, household, and economic characteristics of the Village of Germantown, which, along with the existing housing stock data presented in Section 2.3, are crucial for understanding housing demand. Like the existing housing stock data, the population, household, and economic information was compiled using the 2018-2022 ACS. The information includes:

- Total population
- Age distribution
- Race/ethnicity composition
- Household size
- Household type

[5] The Prairie Meadows Apartments received three separate tax credit awards for its three separate phases of development. While it is effectively a single development, the Wisconsin Housing and Economic Development Authority (WHEDA) categorizes each phase as a separate development for their records.

- Group quartered population
- Employment status
- Occupation
- Household income
- Poverty status
- Housing cost burden
- Affordability based on county median income

Demographic Characteristics

Understanding the demographic characteristics of the Village's population such as age, household size, and household type is important in determining the types of housing that will best suit the Village's current and future residents.

Total Population

Table 2.10 presents historical data regarding the Village's population since 1970. Most of its growth occurred in the 1970s, 1980s, and 1990s, followed by more modest growth in the 2000s and 2010s. There is significant potential for future population growth in the Village, as discussed further in Chapter 3. Washington County has experienced a similar population growth pattern. The Region and State have been experiencing modest population growth since 1970, with the State growing at a faster pace than the Region. The population totals presented in Table 2.10, which are from the 2020 Decennial Census, differ slightly from population totals based on 2018-2022 ACS data.

Age Distribution

The age distribution of the Village's population has important implications on housing. Table 2.11 presents the current age distribution of the Village's population. About 16 percent of the Village's population is aged 65 and above, which is similar to Washington County, the Region, and the State.

Smaller single-family homes on smaller lots may be better suited for the Village's aging households than homes on large lots because they require less maintenance. In addition, multifamily housing may be beneficial for the older population in the Village as it requires less up-keep than single-family housing, the units are typically one level, and Federal and State fair housing laws require that most multifamily housing units built after the early 1990s include basic accessibility features for people with disabilities. This may be particularly beneficial for Village residents aged 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Race/Ethnicity Composition

Table 2.12 presents the racial and ethnic composition of Germantown, Washington County, the Region, and the State. The non-Hispanic White population share of the Village's total population is about 86 percent. Germantown is similar to Wisconsin in racial and ethnic diversity, while the County and Region have a greater share of people of color than the Village.

Total Households

An understanding of household data is critical because households are the unit of consumption for housing units and relate directly to the demand for housing in the Village. A household includes all people who

occupy a housing unit. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, group of rooms, or single room occupied or intended for occupancy as separate living quarters. According to ACS data, currently there are 8,281 households in the Village.

Household Size

Table 2.13 presents information on average household size as well as number of people per household by tenure. The average household size in the Village is 2.5 people, which is similar to the County, Region, and State (each have 2.4 people per household). The average household size in Germantown is significantly smaller for renter-occupied housing (2.0 people per household) than for owner-occupied housing (2.7 people per household). Following County, Region, and State trends, the average household size in the Village of Germantown has been declining for decades. Among homeowners, 59 percent of households have only one or two people, indicating a possible demand for smaller houses with fewer bedrooms.

Household Type

Table 2.14 presents information on household type in Germantown. About 72 percent of the households are family households (those households with at least one household member related to the head of household), and 33 percent of households have children, both of which are slightly higher than Washington County, the Region, and the State. Single-family homes or multifamily units with multiple bedrooms may be best suited for those households with children, and one-bedroom or two-bedroom multifamily units or smaller single-family homes may be housing options for households without children.

Group Quartered Population

In addition to people living in traditional housing units, Germantown has about 118 residents living in group quarters. Group quarters include such places as nursing homes and college dorms that provide services to their residents.

Economic Characteristics

Similar to understanding the demographic characteristics of the Village's population, understanding the economic characteristics of the Village's population is necessary to determining the types of housing that will be best suited to the Village's current and future residents.

Employment Status

The 2018-2022 ACS reports that the unemployment rate in Germantown was about 2 percent, similar to Washington County, the Region, and the State. About 30 percent of the Village's working age residents (16 years of age and older) are not participating in the labor force, comparable to about 31 percent of Washington County working age residents and about 34 percent of Region and State working age residents.

Occupation

Along with employment status, the occupational makeup of the Village's population is a determining factor in household income and the ability of Germantown' residents to afford housing in the Village. A significant number of Village residents have occupations with moderate wages. As shown in Table 2.15, the sales and office; production, transportation, and materials moving sectors—both of which have midrange wages—comprise about 34 percent of the Village workers. Overall, about 45 percent of Village workers work in midrange occupations, and about 41 percent work in the higher-wage occupations such computer, engineering, and science and protective service sectors. About 15 percent of workers are in lower-wage occupations such as food preparation and serving and personal care and service, for whom affordable housing may be a concern.

Household Income

Ultimately, the household incomes of those living in Germantown should be considered when determining the demand for various types of housing in the Village. The number of households in the Village by income range are presented in Table 2.16. The median annual household income in Germantown is $101,554, higher than that of Washington County, the Region and the State. While half of the Village's households have an annual income over $101,554, it is important to understand how other households may benefit from more affordable housing as development decisions are made moving forward.

Table 2.16 shows households by salary range in the Village. Based on the results of a cost housing development analysis completed for the regional housing plan, that 1,960 households, or 24 percent of households in the Village, have annual incomes below $60,000. According to the results of a cost of housing development analysis completed for the regional housing plan (adopted by SEWRPC in 2013), households with incomes below $60,000 (approximately $45,000 in 2013 when the housing plan was completed) could benefit from additional multifamily housing. Another 2,114 households (25 percent)i in the Village have incomes between $60,000 and $100,000 (approximately between $45,000 and $75,000 in 2013). The regional housing plan analysis found that households with incomes in this range could benefit from modest single-family homes on lots of 10,000 square feet or less. Village land use regulations allow for these types of development, and there are significant developable areas for single- and multifamily housing located in the Village.

Poverty Status

There are about 90 families with income below the federal poverty level in the Village according to the ACS data. This represents about 1.5 percent of the Village's population, which is lower than the poverty rate in the County (about 3.0 percent), the Region (about 8.2 percent), and the State (about 6.6 percent). Individuals and families experiencing poverty would benefit from housing assistance; however, obstacles to assistance exist as identified under the Affordability Based on County Median Income discussion at the end of this section.

Housing Cost Burden

Table 2.17 presents ACS data regarding households with a high housing cost burden in the Village, County, Region, and State. A household is considered cost burdened when monthly housing costs exceed 30 percent of gross household income. Table 2.17 shows that the percentage of homeowners with a cost burden in the Village (about 14 percent) is lower than Washington County, the Region, and State. The percentage of renters with a cost burden in the Village (about 36 percent) is also lower than that of the County, Region, and State. Renters are more likely to be cost burdened than homeowners, whether it is at the Village, County, Region, or State level.

Affordability Based on County Median Income

A number of Germantown's low-income households may benefit from housing assistance programs. Low-income households are typically defined as households with incomes of 80 percent or less of area median income (AMI), and can be further defined as extremely low-income households (30 percent or less) or very low-income households (30 to 50 percent). When discussing eligibility for various housing assistance programs, AMI typically refers to the median income of the County where a community is located.

Using the Washington County median household income of about $91,915 as the basis for AMI, about 13.8 percent of households in Germantown that have annual incomes of 50 percent or less of AMI (a common eligibility requirement for many housing assistance programs). The Section 8 Housing Choice Voucher Program is one the most common forms of assistance; however, there is typically a much greater demand for vouchers than supply. As a result, future LIHTC development could be an important source of affordable

housing for low-income households, although LIHTC units may not be affordable for extremely low- and very low-income households.

2.5 CONCLUSIONS

This chapter presents baseline information regarding Germantown's existing land use, housing stock, and demographic and economic base for use in determining existing and forecast housing demand in the Village as required by Section 66.10013 of the *Wisconsin Statutes*. Key conclusions that can be drawn from the information follow.

Land Use

- Only 33 percent of the Village of Germantown has been developed in urban uses. Part of the Village is within the planned public sanitary sewer service area, the open lands without natural resource features are potentially suitable for residential or other urban development.

- While a relatively small portion of the Village is currently dedicated to commercial and industrial land uses, the Village's land use plan map includes a significant increase in land planned for both residential and business/industrial uses. The potential for residential and commercial growth in the Village may create a demand for workforce housing.

Housing Stock

- There is a limited supply of smaller housing units in the Village; this could limit the housing choices for aging households and households without children. The supply of single-family homes with three or more bedrooms provides choice for households with children.

- Monthly homeowner and rental costs are somewhat higher in the Village than in the County, Region, and State.

- Most of the current housing stock in the Village was built between 1970 and 2009, with over a quarter of the housing stock being built in the decade between 1990 and 1999, indicating that the Village's housing stock should generally be in good condition for some time.

Demographic and Economic Characteristics

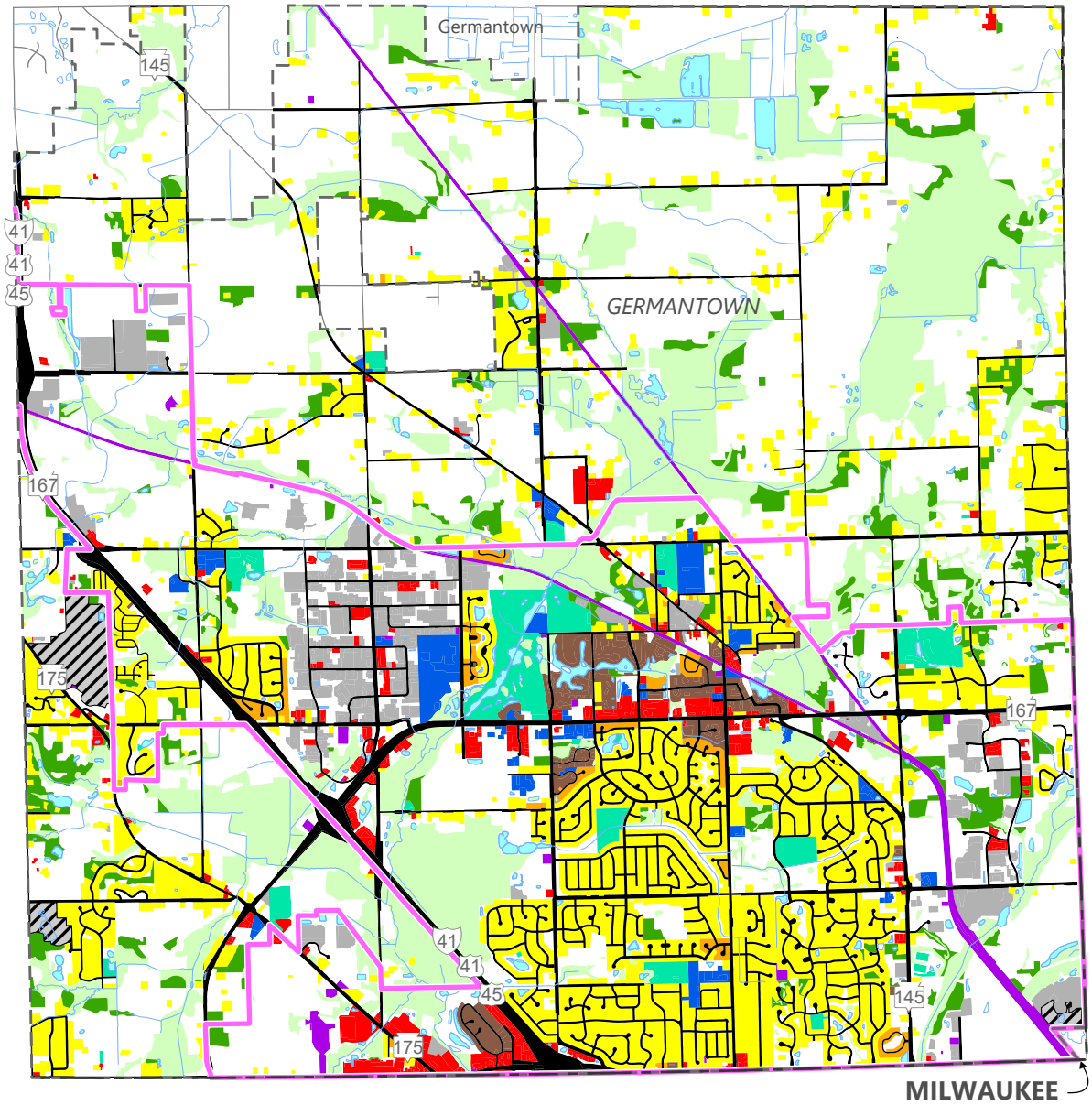
- The Village's aging population will have implications on the type and size of housing that may best suit current and future Village residents.

- The Village has a higher proportion of family households and households with children than the County, Region, and State.

- Household income in the Village is higher than the County, Region, or State; however, there are a number of households that could benefit from new multifamily housing and modest single-family housing based on their income.

These conclusions are key elements of the existing and forecast housing demand analyses, which are presented in Chapter 3.

Map 2.1
Existing Land Uses in the Village of Germantown: 2020



SINGLE-FAMILY RESIDENTIAL
TWO-FAMILY RESIDENTIAL
MULTIFAMILY RESIDENTIAL
COMMERCIAL
INDUSTRIAL
GOVERNMENTAL AND INSTITUTIONAL
RECREATIONAL

STREETS AND HIGHWAYS
OTHER TRANSPORTATION, COMMUNICATION, AND UTILITIES
EXTRACTIVE
AGRICULTURAL AND OTHER OPEN LANDS
WETLANDS
WOODLANDS
SURFACE WATER

MUNICIPAL BOUNDARY
PLANNED SEWER SERVICE AREA (MARCH 2024)

N

0 0.25 0.5 1 Mile

Source: SEWRPC
Last Update: 3/25/2025

Table 2.1
Existing Land Use in the Village of Germantown: 2020

Land Use Category	Acres	Percent of Total
Developed Land		
Residential		
Single-Family	3,191	14.5
Two-Family	109	0.5
Multifamily	247	1.1
Mobile Homes	27	0.1
Residential Subtotal	3,574	16.2
Commercial	395	1.8
Industrial	738	3.4
Transportation, Communications, and Utilities	2,065	9.4
Government and Institutional	222	1.0
Recreational	346	1.6
Developed Land Subtotal	7,340	33.4
Undeveloped Land		
Agricultural	7,713	35.0
Natural Resource Areas		
Woodland	798	3.6
Wetlands	3,835	17.4
Surface Water	318	1.5
Natural Resource Areas Subtotal	4,951	22.5
Unused and Other Open Lands	2,009	9.1
Undeveloped Land Subtotal	14,674	66.6
Total	22,014	100.0

Note: Off-street parking is included with the associated use.

Source: Southeastern Wisconsin Regional Planning Commission

Table 2.2
Number of Housing Units and Tenure in the Village, County, Region, and State

Area	Owner-Occupied		Renter-Occupied		Vacant[a]		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Village of Germantown	6,490	75.6	1,791	20.9	301	3.5	8,582	100.0
Washington County	43,485	74.5	12,794	21.9	2,112	3.6	58,391	100.0
Region	520,000	57.5	316,721	35.1	66,961	7.4	903,682	100.0
Wisconsin	1,641,590	60.0	783,898	28.7	309,023	11.3	2,734,511	100.0

Note: Data is based on the 2018-2022 American Community Survey (5-year estimate).

[a] *Types of vacant housing units include for rent; rented, not occupied; for sale only; sold, not occupied; for seasonal, recreational, or occasional use; for migrant workers; and other vacant housing units.*

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.3
Housing Vacancy Rates in the Village, County, Region, and State

Area	Homeowner (percent)	Rental (percent)
Village of Germantown	1.2	5.1
Washington County	0.5	2.3
Region	0.7	5.3
Wisconsin	0.7	4.7

Note: Data is based on the *2018-2022* American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.4
Value of Owner-Occupied Housing Units in the Village, County, Region, and State

Value	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than $50,000	155	2.4	1,072	2.5	16,369	3.1	66,191	4
$50,000 to $99,999	147	2.3	1,008	2.3	27,787	5.3	117,725	7.2
$100,000 to $149,999	391	6	2,103	4.8	49,867	9.6	211,786	12.9
$150,000 to $199,999	354	5.5	4,896	11.3	77,602	14.9	274,669	16.7
$200,000 to $299,999	1,558	24	13,660	31.4	144,056	27.7	439,017	26.7
$300,000 to $499,999	2,990	46.1	15,220	35	144,861	27.9	384,325	23.4
$500,000 to $999,999	774	11.9	4,749	10.9	50,917	9.8	126,793	7.7
$1,000,000 or more	121	1.9	777	1.8	8,541	1.6	21,084	1.3
Total	6,490	100.0	43,485	100.0	520,000	100.0	1,641,590	100.0
Median Value	$333,200		$293,300		$258,900		$231,400	

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.5
Monthly Costs of Owner-Occupied Housing Units with a Mortgage in the Village, County, Region, and State

Monthly Cost	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than $500	--	--	52	0.2	1,149	0.3	5,582	0.5
$500 to $999	405	9.1	2,130	7.5	26,634	7.8	129,499	12.7
$1,000 to $1,499	519	11.7	5,927	20.9	91,081	26.7	313,071	30.7
$1,500 to $1,999	1,224	27.5	8,818	31	99,269	29.1	274,492	26.9
$2,000 to $2,499	1,052	23.7	5,886	20	58,313	17.1	148,782	14.6
$2,500 to $2,999	817	18.4	3,094	10.9	30,914	9.1	72,454	7.1
$3,000 or more	428	9.6	2,493	8.8	33,319	9.8	76,973	7.5
Total	4,445	100.0	28,400	100.0	340,679	100.0	1,020,853	100.0
Median	$2,035		$1,838		$1,759		$1,602	

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.6
Monthly Costs of Owner-Occupied Housing Units Without a Mortgage in the Village, County, Region, and State

Monthly Cost	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than $250	--	--	227	1.5	3,041	1.7	19,924	3.2
$250 to $399	51	2.5	754	5	8,687	4.8	66,838	10.8
$400 to $599	550	26.9	4,992	33.1	46,183	25.8	200,351	32.3
$600 to $799	684	33.4	5,516	36.6	59,663	33.3	172,056	27.7
$800 to $999	422	20.6	2,280	15.1	31,779	17.7	85,820	13.8
$1,000 or more	338	16.5	1,316	8.7	29,968	16.7	75,748	12.2
Total	2,045	100.0	15,085	100.0	179,321	100.0	620,737	100.0
Median	$719		$652		$700		$624	

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.7
Monthly Costs for Renters in the Village, County, Region, and State

Monthly Cost	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than $500	0	--	485	3.9	19,685	6.4	55,359	7.4
$500 to $999	314	18	4,867	39	120,389	39	327,566	43.6
$1,000 to $1,499	1,012	58.2	4,722	37.8	114,789	37.2	258,461	34.4
$1,500 to $1,999	246	14.1	1,842	14.7	38,944	12.6	79,264	10.5
$2,000 to $2,499	104	6	351	2.8	9,462	3.1	18,391	2.4
$2,500 to $2,999	48	2.8	116	0.9	2,943	1	6,093	0.8
$3,000 or more	16	0.9	112	0.9	2,627	0.9	6,905	0.9
Total[a]	1,740	100.0	12,495	100.0	308,839	100.0	752,039	100.0
Median	$1,263		$1,073		$893		$992	

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

[a] *Excludes rental units with no rent paid.*

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.8
Residential Structure Types in the Village, County, Region, and State

Structure Type	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1-Unit, Detached	5,484	63.9	39,577	67.8	522,553	57.8	1,818,114	66.5
1-Unit, Attached[a]	857	10.0	4,815	8.2	46,110	5.1	116,442	4.3
2 Units	167	1.9	2,181	3.7	90,947	10.1	168,357	6.2
3 or 4 Units	288	3.4	2,560	4.4	41,526	4.6	96,643	3.5
5 to 9 Units	580	6.8	3,097	5.3	54,619	6.0	133,649	4.9
10 to 19 Units	477	5.6	2,109	3.6	33,848	3.7	96,680	3.5
20 or More Units	535	6.2	3,353	5.7	105,784	11.7	218,065	8.0
Mobile Homes	194	2.3	699	1.2	7,960	0.9	85,538	3.1
Boat, RV, Van, etc.	--[b]	--[b]	--[b]	--[b]	335	--[b]	1,023	--[b]
Total	8,582	100.0	58,391	100.0	903,682	100.0	2,734,511	100.0

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

[a] *1-unit attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof and each unit has its own utilities, with no units located above or below.*

[b] *Less than 0.05 percent.*

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.9
Housing Units by Number of Bedrooms in the Village, County, Region, and State

Number of Bedrooms	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
One or Fewer	504	5.9	3,191	5.5	123,013	13.6	324,234	11.9
Two	2,092	24.4	14,548	24.9	256,972	28.4	764,980	28.0
Three	4,095	47.7	28,046	48.0	353,802	39.2	1,103,602	40.4
Four or More	1,891	22.0	12,606	21.6	169,895	18.8	541,695	19.8
Total	8,582	100.0	58,391	100.0	903,682	100.0	2,734,511	100.0

Note: Data is based on the 2018-2022 American Community Survey (five-year estimates).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.10
Historic Resident Population Levels in the Village, County, Region, and State: 1970-2020

	Village of Germantown			Washington County			Region			Wisconsin		
		Change from Preceding Census			Change from Preceding Census			Change from Preceding Census			Change from Preceding Census	
Year	Population	Absolute	Percent	Population	Absolute	Percent	Population	Absolute	Percent	Population	Absolute	Percent
1970	6,974	--	--	63,839	--	--	1,756,083	--	--	4,417,731	--	--
1980	10,729	3,755	53.8	84,848	21,009	32.9	1,764,796	8,713	0.5	4,705,767	287,821	6.5
1990	13,658	2,929	27.3	95,328	10,480	12.4	1,810,364	45,568	2.6	4,891,769	186,127	4.0
2000	18,260	4,602	33.7	117,496	22,168	23.3	1,931,165	120,801	6.7	5,363,675	471,906	9.6
2010	19,749	1,489	8.2	131,887	14,391	12.2	2,019,970	88,805	4.6	5,686,986	323,311	6.0
2020	20,142	393	2.0	135,529	3,642	2.8	2,048,087	28,117	1.4	5,893,718	206,732	3.6

Note: Historic resident population levels are provided starting with the first decennial census following the incorporation of the Village of Germantown.

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.11
Age Distribution of Residents in the Village of Germantown

Age	Population	Percent of Total
Under 5 Years	1,122	5.4
5 to 9 Years	980	4.7
10 to 14 Years	1,726	8.3
15 to 19 Years	1,281	6.1
20 to 24 Years	956	4.6
25 to 29 Years	927	4.4
30 to 34 Years	1,067	5.1
35 to 39 Years	1,742	8.3
40 to 44 Years	1,436	6.9
45 to 49 Years	1,378	6.6
50 to 54 Years	1,541	7.4
55 to 59 Years	1,781	8.5
60 to 64 Years	1,665	8.0
65 to 69 Years	821	3.9
70 to 74 Years	815	3.9
75 to 79 Years	858	4.1
80 to 84 Years	354	1.7
85 Years and Over	435	2.1
Total	20,885	100.0

Note: Data is based on the 2018-2022 American Community Survey (five-year estimates).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.12
Race and Ethnicity Composition of Residents in the Village, County, Region, and State

Race or Ethnicity	Village of Germantown		Washington County		Region		Wisconsin	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
Not Hispanic								
White Alone	17,918	85.8	125,172	91.5	1,371,195	67.2	4,698,967	79.9
Black or African American Alone	467	2.2	1,766	1.3	281,650	13.8	356,150	6.1
American Indian and Alaskan Native Alone	44	0.2	182	0.1	4,880	0.2	36,369	0.6
Asian Alone	1117	5.3	1,954	1.4	68,798	3.4	167,512	2.8
Native Hawaiian and Other Pacific Islander Alone	--[a]	--[a]	18	--[a]	654	--[a]	1,902	--[a]
Some Other Race Alone	--[a]	--[a]	286	0.2	6,458	0.3	14,661	0.2
Two or More Races	628	3.0	2,776	2.0	63,420	3.1	175591	3.0
Subtotal	20,174	96.6	132,154	96.6	1,797,055	88.1	5,451,152	92.7
Hispanic	711	3.4	4,688	3.4	242,773	11.9	430,976	7.3
Total	20,885	100.0	136,842	100.0	2,039,828	100.0	5,882,128	100.0

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

[a] *Less than 0.05 percent*

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.13
Household Size in the Village of Germantown

Size	Households					
	Owner-Occupied	Percent of Total	Renter-Occupied	Percent of Total	Total	Percent of Total
1-Person Household	1,057	16.3	733	40.9	1,790	21.6
2-Person Household	2,780	42.8	607	33.9	3,387	40.9
3-Person Household	944	14.5	301	16.8	1,245	15
4-Person Household	1,143	17.6	73	4.1	1,216	14.7
5-Person Household	508	7.8	14	0.8	522	6.3
6-Person Household	32	0.5	63	3.5	95	1.1
7-or-More-Person Household	26	0.4	--	--	26	0.3
Total	6,490	100.0	1,791	100.0	8,281	100.0
Average Household Size	2.65		1.99		2.51	

Note: Data are based on the 2018-2022 American Community Survey (five-year estimates).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.14
Household Types in the Village of Germantown

Household Type	Number	Percent of Subtotal	Percent of Total
Owner Occupied			
Family Households	5,070	78.1	61.2
With Children	(2,281)	(35.2)	(27.6)
Nonfamily Households	1,420	21.9	17.2
Owner Occupied Subtotal	6,490	100	78.4
Renter Occupied			
Family Households	892	49.8	10.8
With Children	(232)	(13.0)	(2.8)
Nonfamily Households	899	50.2	10.9
Renter Occupied Subtotal	1,791	100	21.7
Total Occupied			
Family Households	5,962	--	72.0
With Children	(2,513)	--	(30.4)
Nonfamily Households	2,319	--	28.0
Total	8,281	--	100.0

Note: Data are based on the 2018-2022 American Community Survey (five-year estimates).

Figures in parentheses (family households with children) are a subset of family households and are not included in the subtotals or totals of the number or percentage of households.

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.15
Occupation of Residents in the Village of Germantown

Occupation	Number	Percent of Total	Average Annual Wages ($)[a]
Management, Business, and Financial	2,278	19.8	86,578
Computer, Engineering, and Science	1,087	9.5	84,910
Education, Legal, Community Service, Arts, and Media	1,252	10.9	52,011
Healthcare Practitioners and Technical	1,122	9.8	71,685
Healthcare Support	331	2.9	27,898
Protective Service	168	1.5	67,540
Food Preparation and Serving Related	278	2.4	12,518
Building and Grounds Cleaning and Maintenance	286	2.5	29,336
Personal Care and Service	240	2.1	20,481
Sales and Office	2,614	22.7	45,315
Farming, Fishing, and Forestry	15	0.1	45,438
Construction and Extraction	256	2.2	56,134
Installation, Maintenance, and Repair	314	2.7	56,186
Production, Transportation, and Material Moving	1,260	11.0	47,776
Total	11,501	100	37,759

Note: Data are based on the 2018-2022 American Community Survey (five-year estimate).

[a] *Wages are based on Washington County workers.*

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.16
Household Income in the Village of Germantown

Income	Households	Percent of Total
Less than $10,000	154	1.9
$10,000 to $14,999	122	1.5
$15,000 to $19,999	60	0.7
$20,000 to $24,999	182	2.2
$25,000 to $29,999	122	1.5
$30,000 to $34,999	132	1.6
$35,000 to $39,999	190	2.3
$40,000 to $44,999	177	2.1
$45,000 to $49,999	224	2.7
$50,000 to $59,999	597	7.2
$60,000 to $74,999	844	10.2
$75,000 to $99,999	1,270	15.3
$100,000 to $124,999	1,002	12.1
$125,000 to $149,999	1,045	12.6
$150,000 to $199,999	1,015	12.3
$200,000 or More	1,145	13.8
Total	8,281	100.00
Median Household Income	$101,554	

Note: Data are based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.17
Housing Cost Burden in the Village, County, Region, and State

Tenure	Number of Households			
	Village of Germantown	Washington County	Region	Wisconsin
Owner-Occupied				
Total Owner-Occupied	6,490	56,279	520,000	1,641,590
Housing Costs More Than 30 Percent of Household Income	933	6,668	101,844	298,419
Percent with Cost Burden	14.4	11.8	19.6	18.2
Renter-Occupied				
Total Renter-Occupied	1,791	12,794	316,721	783,898
Housing Costs More Than 30 Percent of Household Income	637	5,173	141,441	317,983
Percent with Cost Burden	35.6	40.4	44.7	40.6
Total	8,582	58,391	903,682	2,734,511

Note: Data are based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Chapter 3
EXISTING AND FORECAST HOUSING DEMAND

Note: Maps and tables are presented at the end of the Chapter.

3.1 INTRODUCTION

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village of Germantown. Key information presented in this Chapter includes development activity that has occurred in the Village during the past year, areas of the Village that have potential for residential development or redevelopment, and household and employment forecasts. This chapter also includes a discussion of the impacts the Village's land use regulations may have on meeting housing demand.

3.2 DEVELOPMENT ACTIVITY

Section 66.10013 of the *Wisconsin Statutes* requires that housing affordability reports present information regarding development activity in the municipality during the previous year. To meet this requirement, this section presents information for calendar year 2023 regarding the number of subdivision plats, certified survey maps, condominium plats, and building permits approved by the Village and the number of proposed housing units that could result from these approvals.

Subdivision Plats
There was one subdivision plat approved/recorded by the Village in 2023.

Certified Survey Maps
There were three new residential certified survey maps (CSM) approved by the Village during the last year, and the physical development has not yet been completed.

Condominium Plats
There were no condominium plats approved by the Village during the last year.

Building Permits
The Village issued 38 residential building permits in 2023 for new single-family homes.

3.3 DEVELOPMENT POTENTIAL

Section 66.10013 of the Statutes also requires that housing affordability reports present information regarding development potential in the municipality. To meet this requirement, this section presents information regarding undeveloped parcels zoned for residential development and undeveloped parcels not zoned for residential development, but which may be suitable for residential development. The majority of development sites within the Village are planned to have urban services such as public sanitary sewer service and water supply service.

Undeveloped Parcels Zoned for Residential Development
Undeveloped parcels zoned for residential development in the Village are listed in Appendix A and shown on Map 3.1. There are 221 vacant parcels, totaling about 624 acres, located in the Village that are zoned for

residential development. Most of the vacant parcels are zoned R-3 (single-family with 43,560 square foot minimum lot size), R-4 (single-family with 20,000 square foot minimum lot size), R-5 (single-family with 15,000 square foot minimum lot sizes), or RS-5 & RM-2 (mixed residential zoning allowing single-family with 15,000 square feet minimum lot sizes and multiple-family developments at 5.8 dwelling units per net acre). Vacant parcels in single-family zoning districts that allow for smaller lot sizes include three parcels in district R-6 (12,000 square foot minimum lots). Parcels in the R-6 zoning district and the multifamily zoning districts would be best suited for developing housing that may be affordable to a wider range of households.

Undeveloped Parcels Not Zoned for Residential Development
Undeveloped parcels in the Village that are not zoned strictly for residential development are listed in Appendix B and shown on Map 3.2. There are 544 vacant parcels, totaling about 10,539 acres, located in the Village that are not zoned for residential development. These parcels may have potential for future residential development.

3.4 EXISTING DEMAND

The information presented in Chapter 2 regarding the demographic and economic characteristics of the Village provides insight into the housing needs of current residents.

An important consideration regarding existing demand for housing is the percentage of current residents aged 65 and over. Smaller single-family homes and multifamily units may be best suited for the Village's aging households because they require less maintenance. In addition, Federal and State fair housing laws require many multifamily units constructed after the early 1990s to include basic accessibility features. This may be particularly beneficial for Village residents 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Household type is another indicator of existing housing demand in the Village. Single-family homes with three or more bedrooms may be best suited for family households with children, while multifamily units and smaller single-family houses may be best suited for smaller households. About 63 percent of the households in the Village are one- and two-person households, and 33 percent of the households have children.

Housing cost compared to income is another important consideration regarding existing housing demand in the Village. The data presented in Chapter 2 show Germantown's median household income is higher than the County, and housing costs are also higher than in the County. Housing cost burden in the Village for homeowners is in line with that of the County, Region, and State and housing cost burden for renters in the Village is lower than in the County, Region, and State. Nearly half of the workers in the Village work in moderate-paying occupations, for whom affordable housing may be in demand. About 24 percent of the housing units in the Village are in multifamily structures and about 11 percent of owner-occupied housing is valued under $150,000, while homeowner and rental vacancy rates are relatively low.

When analyzing the potential impacts of the Village's development regulations on meeting existing housing demand, it is important to consider the information above and existing land use in the Village. There is a significant amount of undeveloped land in the Village that is zoned for residential development, both single-family and multifamily. Only a small amount of undeveloped land is zoned to allow for single-family residential lots of 12,000 square feet or smaller, which would help meet the demand for moderate-cost workforce housing in the Village.

3.5 FORECAST DEMAND

This section discusses Germantown's forecast housing demand based on the household and employment forecasts developed by the Commission for the Washington County Multi-Jurisdictional Comprehensive Plan; the regional land use and transportation plan (VISION 2050); demographic, economic, and land use data presented in Chapter 2; and the job/housing balance analysis prepared by SEWRPC for the regional housing plan.

Population, Household and Employment Forecasts
As previously discussed, there is significant development/redevelopment potential in the Village of Germantown. This is reflected in the household and employment forecasts presented in the Village comprehensive plan, which as adopted by the Village in 2022, as well as the forecasts developed for the Village as part of VISION 2050, which was adopted by the Commission in 2016.

Long-range planning efforts, such as the Village's comprehensive plan and VISION 2050, require forecasts of future conditions that affect plan design and implementation. Based on projects prepared by the Wisconsin Department of Administration, the Village is projected to see its population grow from around 20,917 in 2020 to 24,110 by 2040, with the rate of growth leveling off between 2035 and 2040. The number of households is expected to increase from 7,818 to about 10,147 under the DOA projections. Looking out to the year 2050, the Commission projects a population of about 31,500 residents and almost 13,000_households. The Commission also projects that the Village will be home to just over 21,000 jobs in 2050. The Village's comprehensive plan is designed to accommodate increasing population and economic activity over the coming decades.

Demographic, Economic, and Land Use Characteristics
The factors discussed under the Existing Demand section are likely to remain valid for the Village in the future. The aging of the population is a trend that is forecast to continue not only within the Region, where the population age 65 and older is expected to increase from 13 percent to 21 percent by 2050, but across the State and the Nation. It should be noted that 19 percent of Germantown's population is already aged 65 or older. The aging of the population could cause both a need for smaller housing and a turnover in households resulting in more households with children in the future. If this does occur, the current mix of housing stock in the Village would likely be able to accommodate the need for families, but may present a shortage of housing for the elderly, based on the structure type and number of bedrooms data presented in Chapter 2.

The projected job/housing balance analysis prepared for the regional housing plan shows that the Village's workers will continue to create demand for housing in the Village. The basis of the analysis was local government comprehensive plans, including the Comprehensive Plan for the Village of Germantown: 2020 (the regional housing plan was adopted in 2013, prior to the latest generation of the Village comprehensive plan). It should be noted that the projected job/housing balance analysis was conducted at a necessarily general, regionwide scope, which was appropriate for use in the developing housing recommendations at a regional level. The regional housing plan recommends that communities identified as having a projected job/housing imbalance conduct a more detailed analysis based on specific conditions in their community as part of a comprehensive plan update. If the local analysis confirms an imbalance, it is recommended that the local government consider changes to their comprehensive plan that may provide more lower-cost housing (generally defined as multifamily housing) for lower-wage workers or more moderate-cost housing (generally defined as smaller single-family homes on lots of 10,000 square feet or less) for moderate-wage workers, depending on the need.

The regional analysis compares the percentage of lower- and moderate-wage jobs and multifamily and modest single-family housing that could be accommodated by the comprehensive plan. Percentages were used in the regional analysis because in almost all cases, the number of jobs that could be accommodated exceeds the number of housing units that could be accommodated by local comprehensive plans.

The regional job/housing balance analysis findings indicated a projected balance between lower-wage jobs and lower-wage housing in the Village of Germantown, meaning there is a fairly equal percentage of lower-wage jobs and lower-cost housing. The analysis also shows a projected imbalance between moderate-wage jobs and moderate-cost housing, meaning there is a higher percentage of moderate-wage jobs in the Village than moderate-cost housing. In addition, Table 3.1 shows that the number of jobs in lower- and moderate-wage/cost levels that could be accommodated significantly exceeds the planned housing capacity.

Future commercial and industrial development in the Village may create more workforce housing demand that could be addressed with construction of a full spectrum of housing types and sizes to best meet the housing demands of the Village's residents and potential workers. Village residents in high wage occupations and growing families may create a demand for larger homes on larger lots that provide privacy and space for family recreation, and the Village's aging population and lower-wage and moderate-wage workers may benefit from multifamily housing or modest single-family homes that tend be more affordable and require less upkeep.

The demand for a full spectrum of housing for the Village's residents and workforce was considered in the recent comprehensive plan updates. The plan addresses future needs by incorporating diverse housing options including moderate-cost and higher-density units across several neighborhoods in the sewered portion of the Village to ensure a more balanced housing market.

3.6 SUMMARY OF RESIDENTIAL MARKET ANALYSIS

An evaluation of the housing market in the Village of Germantown was conducted by Tracy Cross & Associates, Inc. in 2024. Their evaluation and report highlights a significant opportunity for the development of mainstream or workforce housing (i.e., middle-market housing). The study identifies a gap in the availability of new construction housing that is affordable to households earning between approximately $40,000 and $125,000 annually.

The findings indicate a mismatch between the housing price points required by the majority of potential buyers and the price points of newly constructed homes currently available. This underscores the need for more attainable housing options to meet demand.

3.7 CONCLUSIONS

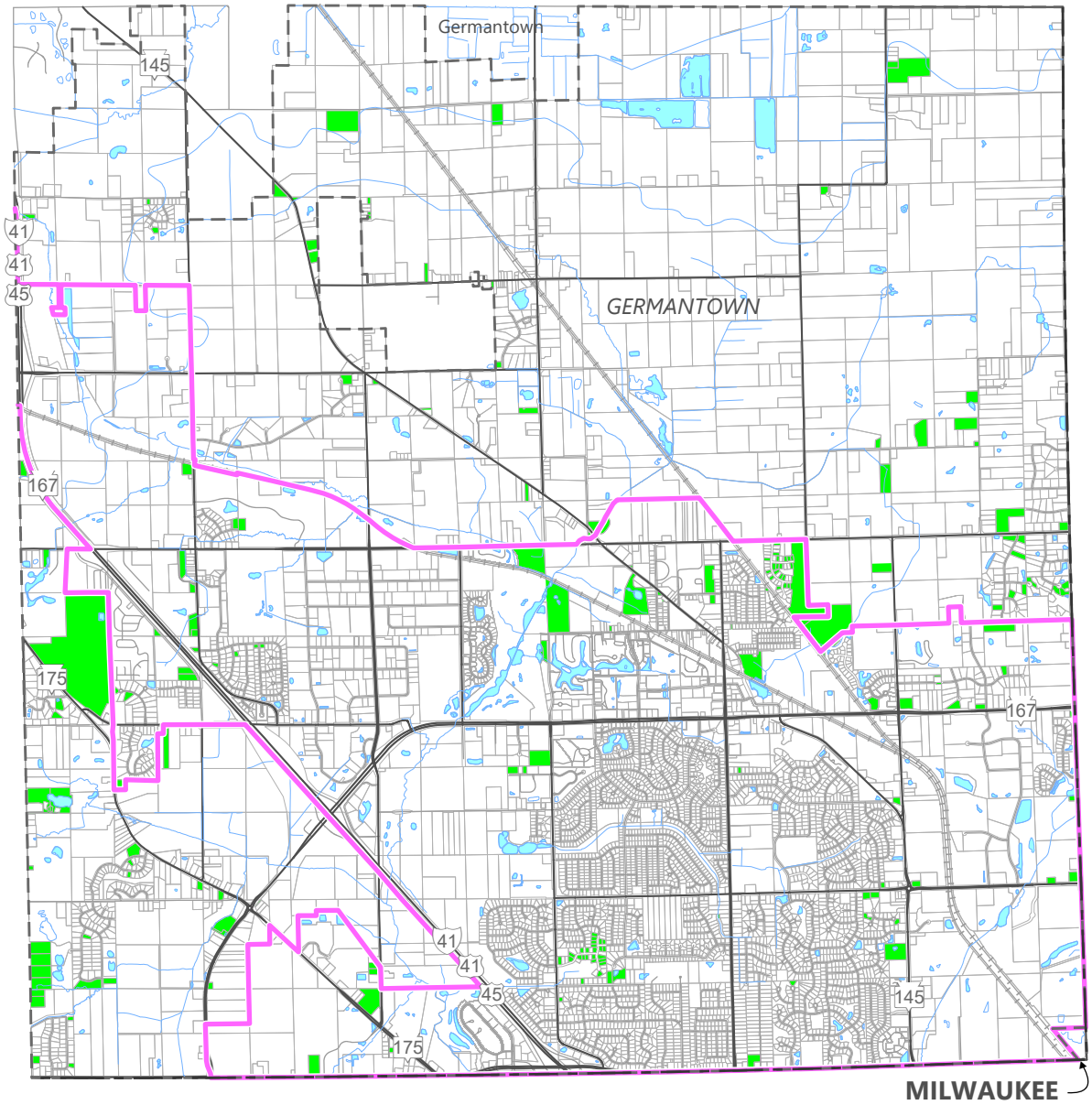
This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village as required by Section 66.10013 of the *Wisconsin Statutes*. This chapter also includes a discussion of the impacts the Village's land use regulations and comprehensive plan may have on meeting housing demand. Key conclusions that can be drawn from the Chapter follow:

- The Village is projected to experience an increase in households from 7,818 in 2020 to 10,147 by 2040 by the DOA. The Village's comprehensive plan is designed to accommodate this growth.

- VISION 2050 envisions over 21,000 jobs in the Village by the year 2050, which may increase the demand for workforce housing for lower- and moderate-wage workers in the Village.

- A full spectrum of housing types and sizes would best meet the housing demands of the Village's current and future residents, including all income levels, age groups, and household sizes.

Map 3.1
Undeveloped Parcels Zoned for Residential Development



UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT

PARCELS

MUNICIPAL BOUNDARY

PLANNED SEWER SERVICE AREA (MARCH 2024)

Note: This map does not incorporate or account for restrictions aside from zoning designations, such as floodplain and wetlands.

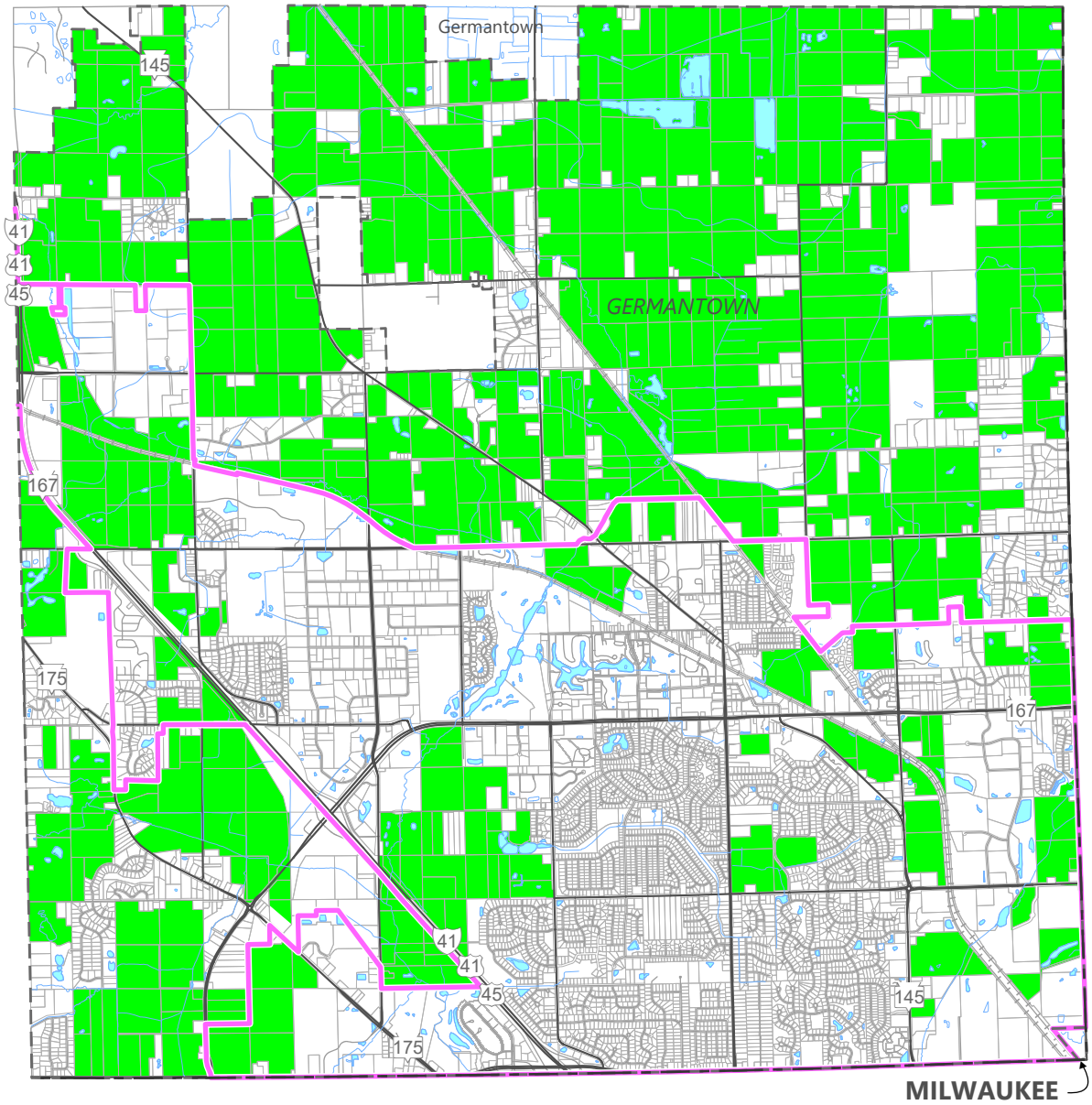
N

0 0.25 0.5 1 Mile

Source: SEWRPC

Last Update: 3/25/2025

Map 3.2
Undeveloped Parcels Not Zoned for Residential Development



UNDEVELOPED PARCELS NOT ZONED FOR RESIDENTIAL DEVELOPMENT

PARCELS

MUNICIPAL BOUNDARY

PLANNED SEWER SERVICE AREA (MARCH 2024)

Note: This map may include parcels viable for a zoning change to allow residential development in the future.

N

0 0.25 0.5 1 Mile

Source: SEWRPC
Last Update: 3/25/2025

Table 3.1
Regional Housing Plan Projected Job/Housing Balance Analysis as it Applies to the Village of Germantown

Job/Housing Balance	Village of Germantown
Lower-Wage/Cost	
Jobs	8,121
Percent of Total Jobs	24.8
Housing Units	2,745
Average Number of Workers Per Household	1.48
Housing Capacity	4,063
Percent of Total Housing Capacity	24.0
Difference (percentage points)	-0.8
Moderate-Wage/Cost	
Jobs	20,304
Percent of Total Jobs	62.0
Housing Units	4,231
Average Number of Workers Per Household	1.48
Housing Capacity	6,262
Percent of Total Housing Capacity	37.1
Difference (percentage points)	-24.9
Higher-Wage/Cost	
Jobs	4,323
Percent of Total Jobs	13.2
Housing Units	4,447
Average Number of Workers Per Household	1.48
Housing Capacity	6,582
Percent of Total Housing Capacity	38.9
Difference (percentage points)	25.7
Projected Imbalance Type(s)	Moderate-Cost

Note: The analysis is based on the average workers per household and the percentage of lower-, moderate-, and higher-wage jobs in the Village. The projected number of jobs and housing units in the Village is based on an analysis in a SEWRPC document titled *Description of Job/Housing Balance Analysis, Year 2035 Regional Housing Plan for Southeastern Wisconsin*, October 2013, which was prepared prior to the latest generation of the Village's comprehensive plan. The document is available on the SEWRPC website.

Source: Southeastern Wisconsin Regional Planning Commission

Chapter 4
ANALYSIS OF RESIDENTIAL DEVELOPMENT REGULATIONS

Note: The tables are presented at the end of the chapter.

4.1 INTRODUCTION

This chapter presents analyses regarding the financial impact of Village of Germantown residential development regulations on the cost of developing single-family housing and multifamily housing. The analyses also identify ways in which Germantown could modify its regulations to encourage housing affordability.

Analyses and recommendations presented in this Chapter are based on recommendations set forth in the regional housing plan. The regional housing plan was adopted by the Regional Planning Commission in 2013. The vision of the plan is to provide "financially sustainable housing for people of all income levels, age groups, and needs throughout the entire Southeastern Wisconsin Region." To support this vision, the regional housing plan includes extensive analyses regarding affordable housing and several recommendations that can be implemented by local governments to encourage the development of affordable housing throughout the Region.

4.2 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO SINGLE-FAMILY HOUSING

Section 66.10013 of the Statutes requires housing affordability reports to include an analysis of the financial impacts of regulations such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures on the cost of new subdivisions. This section discusses how the Village's regulations relate to applicable regional housing plan recommendations and includes discussion of any modifications that could be considered by the Village to encourage affordability. It should be noted that only the Rs-4, 5, 6, and 7 Single Family Residential Zoning District are served by public sanitary sewer service, which is typically required to support higher-density single-family housing that may be more affordable to a wider range of households.

Subdivision Ordinance

Regional housing plan recommendations related to subdivision regulations for single-family housing include recommendations regarding minimum street right-of-way and pavement widths, and landscaping requirements.

The Village's subdivision ordinance requires a minimum street right-of-way width of 60 feet and a minimum pavement width of 30 feet for urban minor streets and 24 feet for rural minor streets. Reducing street pavement width decreases long-term capital and maintenance costs, including lower costs for snow removal, street repairs, and street construction. The regional housing plan does not recommend narrower pavement widths than the minimum dimensions identified in the Village subdivision ordinance.

The regional housing plan also recommends limiting subdivision landscaping to planting street trees. Landscaping plans for residential developments are approved during the platting process. The Village's minimum landscaping standards require two trees and/or shrubs per dwelling unit and new developments must either plant such trees or pay in lieu of planting.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for single-family housing include recommendations regarding minimum lot size, minimum home size, flexible zoning regulations, and accessory dwelling units.

Minimum Lot Size

The regional housing plan recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for development of new single-family homes on lots of 10,000 square feet or less. In Germantown, single-family residential zoning districts RS-7 Single-Family Residential District permit a minimum lot size of 10,000 square feet.

Smaller lot sizes can accommodate the construction of more affordable single-family housing. At a consistent cost per square foot, the land cost of a smaller lot would be less than that of a larger lot. In addition, smaller lot sizes typically decrease the frontage, or width, of each lot along the street. Minimum lot frontage setback in the Village ranges from 300 feet in the RS-1 Single-Family Residential District, which has a minimum lot size of 5 acres, to 110 feet in the Rs-4 Single-Family Residential District, which has a minimum lot size of 20,000 square feet, and 80 feet in the Rs-7 Single-Family Residential District, which has a minimum lot size of 10,000 square feet. Narrower lot widths decrease the length of streets, sidewalks, and water and sewer mains for each dwelling unit, resulting in lower costs to install and deliver services.

Minimum Home Size

The regional housing plan also recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for the development of new single-family homes of less than 1,200 square feet in size. All residential zoning districts in the Village permit minimum home sizes of 1,200 square feet; however, only one bedroom would be allowed in a home of this size in the Rs-1, 2, 3, 4, and 5 districts. Two bedrooms would be allowed in the Rs-6 district and three bedrooms would be allowed in the Rs-7 district.

Data provided by RSmeans shows that while the cost per square foot of single-family construction increases as home sizes decrease, the overall construction cost of a smaller home is still lower than that of a larger home. Based on data for the Milwaukee Metropolitan area supplied by RSMeans, Table 4.1 presents costs for economy and average single-family homes at 800 square feet, 1,000 square feet, 1,200 square feet, and 1,400 square feet.

Flexible Zoning Districts

The regional housing plan recommends that communities with urban services include flexible zoning regulations intended to encourage a mix of housing types within neighborhoods. Examples include Planned Unit Development (PUD), Traditional Neighborhood Development (TND), density bonus, and adaptive reuse of buildings.

The zoning ordinance permits planned development through the PDD Planned Development Districts. While residential density and permitted uses must be consistent with the underlying basic use district, PDDs are intended to permit greater flexibility, creativity, and imaginative design for the development of a site than is possible under conventional zoning regulations.

Accessory Dwelling Units

The regional housing plan recommends that all communities permit accessory dwelling units in single-family residential zoning districts as a source of affordable housing. The Village zoning ordinance does not

allow accessory dwelling units.[6] In order to provide greater opportunities for the development of accessory dwelling units, the zoning ordinance could be amended to allow accessory dwelling units and fewer restrictions regarding residents. Greater flexibility in zoning of accessory dwelling units in single-family residential zoning districts is a way to encourage affordable housing and housing that may benefit the Village's aging population.

Job/Housing Balance

The regional job/housing balance analysis shows that the Rs-7 zoning district meets regional housing plan recommendations for developing single-family housing that may be more affordable to moderate wage workers; however, all of the areas designated as Rs-7 are already developed. Designating undeveloped areas of the Village with existing or planned public sewer service as Rs-7 could provide additional housing that may be more affordable for moderate wage workers. Reducing minimum lot sizes in other zoning districts as well as the restrictions on the number of bedrooms for smaller homes in other zoning districts could also provide additional housing that may be more affordable for moderate wage workers. In addition, relaxing the zoning restrictions on accessory dwelling units in single-family residential zoning districts may also be an effective method of encouraging the development of workforce housing.

Comprehensive Plan

As discussed in Chapter 1, the Wisconsin legislature enacted legislation in 1999 that expanded the scope and significance of comprehensive planning in the State. The law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires consistency between important Village land use regulations, such as the zoning ordinance, with the comprehensive plan. The comprehensive planning law also requires the comprehensive plan to include a housing element with goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. This makes the comprehensive plan an important long-range housing policy tool for the Village. As previously mentioned in this report, the Village of Germantown recently prepared a 10-year update to their comprehensive plan, with an emphasis on updating the housing element.

The projected job/housing balance analysis prepared for the regional housing plan found that there was likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use plan. The updated comprehensive plan takes a place-based approach that incorporates more diverse housing in neighborhoods throughout the Village, including higher-density single-family housing.

Impact Fees

In 1994 the Wisconsin Legislature adopted statutory provisions that authorize local governments to impose impact fees on developers as a way of allocating a portion of the cost of public facilities created by new development to new development. The impact fee law is set forth in Section 66.0617 of the *Wisconsin Statutes*. Examples of public facilities under the impact fee law include sanitary sewer, water supply, and stormwater management facilities; new recreational facilities; fire protection, emergency medical, and law enforcement facilities; solid waste and recycling facilities; and roads and other transportation facilities. Any person who seeks to develop within the Village of Germantown is required to pay an impact fee. Table 4.2 shows the manner and amount set forth in the Village ordinances. The Village could consider reducing or waiving impact fees for new single-family developments that meet affordability thresholds for lot and home size. A list of other single-family residential development fees, such as utility connection and plat fees, are listed in the Village of Germantown New Housing Fee Report, which is posted on the Village's website.

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[6] The Village of Germantown does not allow accessory dwelling units, but may allow a "mother-in-law suite" subject to the granting of a conditional use permit by the Village Board. For more information on "mother-in-law suites," see the Village of Germantown Zoning Code, Section 17.08(51a); Cr. Ord. #12-08.

Building Code

The Wisconsin Uniform Dwelling Code applies to all single-family dwellings within the Village. Because the dwelling code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

4.3 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO MULTIFAMILY HOUSING

While not specifically required by Section 66.10013 of the Statutes, this section presents analyses of how the Village's land use and development regulations relate to applicable regional housing plan recommendations for new multifamily housing development. This section also includes discussion of any modifications to Village ordinances and plans that could be considered by the Village to encourage affordability.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for multifamily housing include recommendations regarding maximum density, minimum unit size, flexible zoning regulations, parking requirements, and landscaping requirements.

Maximum Density, Minimum Unit Size, and Flexible Zoning Regulations

The regional housing plan recommends that local governments with urban services provide areas within the community for the development of multifamily housing at a density of at least 10 units per acre, and 18 units or more per acre in highly urbanized communities. The housing plan also recommends that communities allow modest apartment sizes and flexible zoning regulations to encourage affordability.

The Village zoning ordinance identifies three multifamily residential districts. The Rm-1 Multiple-Family Residential District is zoned for a maximum of six dwelling units per net acre served by sewer. The Rm-2 Multiple-Family Residential District is zoned for a maximum of eight dwelling units per net acre served by sewer. The Rm-3 Multiple-Family Residential District is zoned for a maximum of 10 dwelling units per net acre served by sewer. All three of the multifamily residential districts have the same permitted uses.

Minimum square footage per unit in multiple-family housing is based on the number of bedrooms. Efficiency units range from 350-400 square feet, one-bedroom units range from 525 to 650 square feet, two-bedroom units range from 650 to 800 square feet, and three-bedroom and larger units range from 850 to 1,000 square feet. The Rm-3 district meets the regional housing plan density recommendation and all three districts meet the unit size recommendation.

The Planned Development District (PDD), which may be applied to the multiple-family residential districts in the Village, is intended to provide zoning flexibility and diversity of building types, location, and uses, including those consistent with traditional neighborhoods, such as residential, business, civic and open spaces in a walkable neighborhood. The maximum densities allowed under a PDD must not exceed the density permitted in the underlying existing zoning district, unless approved by the Village Board.

Parking and Landscaping Requirements

An adequate amount of parking is important to ensuring a multifamily development will be attractive to prospective residents. A lack of parking may also create opposition to a project from neighboring residents and property owners. However, parking is also very costly to provide and can have a negative impact on the affordability of a multifamily development. Surface parking stalls can cost between $5,000 and $10,000 to construct, and underground parking can cost more than $50,000 per stall to build, which can lead to increased rental costs for residents. Landscaping and exterior building materials are also important

considerations in ensuring that multifamily developments are attractive, compatible with the surrounding community, and less likely to create opposition from neighboring residents and property owners.

The regional housing plan recommends that communities review parking, landscaping, and exterior building material requirements for multifamily housing set forth in local zoning ordinances to determine if amendments could be made to reduce the cost of housing to the consumer while preserving safety, functionality, and aesthetic quality. The Village could work with a qualified consultant to perform the reviews, such as an architect with experience designing affordable multifamily housing. The current requirement in the Village of two parking spaces per unit is an example of a requirement that could potentially be modified to reduce the cost of constructing multifamily housing. In addition, the use of shared parking agreements, which may be compatible with a mixed-use setting, could be encouraged to reduce the demand for parking stalls in new multifamily developments.

Job/Housing Balance

The regional job/housing balance analysis shows that the Rm-3 zoning district meets regional housing plan recommendations for developing multifamily housing that may be more affordable to lower wage workers; however, all of the areas designated as Rm-3 are already developed. Designating undeveloped areas of the Village with existing or planned public sewer service as Rm-3 could provide additional housing that may be more affordable to lower wage workers. Increasing densities in other zoning districts could also provide additional housing that may be more affordable for lower wage workers.

Comprehensive Plan

The projected job/housing balance analysis prepared for the regional housing plan shows a balance between lower-cost housing (generally defined as multifamily housing units) and the lower-wage jobs that could be accommodated through implementation of the Village's land use plan. The Village recently prepared a 10-year update to the comprehensive plan, with an emphasis on updating the housing element, including a focus on increasing multifamily housing and increased housing density. Future commercial and residential development in the Village may alter the demand and supply of lower-cost housing.

Impact Fees

Any person who seeks to develop within the Village of Germantown is required to pay an impact fee. Table 4.2 shows the manner and amount set forth in the Village ordinances. The Village could consider reducing or waiving impact fees for new multiple-family developments that meet affordability thresholds for density and apartment size. A list of other multiple-family residential development fees, such as utility connection and plat fees, are listed in the Village of Germantown New Housing Fee Report, which is posted on the Village's website.

Building Code

The Wisconsin Uniform Building Code applies to all multifamily buildings within the Village. Because the building code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

Tax Increment Financing District (TID) Extension

Tax increment financing (TIF) could be used as a mechanism for affordable housing in the Village. Wisconsin TIF law (Section 66.1105(6)(g) of the *Wisconsin Statutes*) allows municipalities to extend the life of a TID for one year after paying the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value of the increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock. The Village of Germantown has multiple active TIDs which are scheduled to close between 2034 and 2042.

4.4 CONCLUSIONS

This chapter presents analyses regarding the financial impact of Village regulations on developing single-family housing and multifamily housing. The chapter also identifies ways in which the Village could modify its regulations to encourage housing affordability. Key conclusions that can be drawn from the analyses follow.

- Section 66.10013 of the Statutes requires the housing affordability report to include analyses of the financial impacts of Village regulations on the cost of new subdivisions. Land is available in the Village for the potential development of new subdivisions. The analyses presented in Section 4.2 of this chapter shows that the smaller minimum lot sizes allowed in the Rs-7 Single-Family Residential District can reduce the cost of developing new subdivisions.

- Current regulations in the Village allow for smaller lot and housing unit sizes, which could help make single-family housing construction more affordable. Regulations regarding density and unit size could also support multifamily housing that may be affordable to a wide range of households.

- Based on potential commercial and industrial development, the Village could see increased demand for workforce housing. The Village of Germantown recently prepared a 10-year update to the comprehensive plan, with an emphasis on updating the housing element.

- Modifying zoning regulations to allow accessory dwellings in single-family residential zoning districts could be an important source of housing that would benefit those who work in the Village as well as the Village's aging population.

- The Village could consider reducing or waiving impact fees for new housing developments that meet affordability thresholds.

- Extending the life of a TID could produce revenue for the benefit of affordable housing.

- The housing-unit-to-parking stall ratio is an example of a requirement that could potentially be modified to reduce the cost of developing multifamily housing.

- The Village could consider developing an expedited review process for single-family and multifamily residential development proposals that incorporate the affordable housing recommendations discussed in this chapter.

- Designating undeveloped areas that are served by public sewer as Rs-7 supports affordable single-family housing, while Rm-3 zoning encourages the development of multifamily housing.

Table 4.1
Single-Family Residential Construction Costs in the Milwaukee Metropolitan Area: 2024[a]

Living Area (Square Feet)	Economy[b] (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	181.17	144,934	188.08	150,467	--	--
1,000	167.34	167,340	169.16	169,156	172.07	172,068
1,200	155.38	186,451	160.00	192,005	156.05	187,262
1,400	145.08	203,112	153.40	214,760	148.41	207,771

Living Area (Square Feet)	Economy[b] (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	167.34	133,869	177.94	142,355	--	--
1,000	154.49	154,492	159.64	159,640	163.96	163,956
1,200	143.52	172,224	151.01	181,210	148.46	178,152
1,400	134.00	187,606	144.77	202,675	141.18	197,652

Living Area (Square Feet)	Average[c] (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	212.52	179,682	217.20	183,426	--	--
1,000	195.78	205,443	194.79	204,453	198.12	207,783
1,200	181.84	227,876	183.92	230,372	179.50	225,068
1,400	170.14	247,865	176.18	256,309	170.56	248,447

Living Area (Square Feet)	Average[c] (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	195.31	165,913	204.78	173,484	--	--
1,000	179.56	189,219	183.04	192,703	188.08	197,747
1,200	166.61	209,593	172.64	216,831	169.99	213,649
1,400	155.74	227,699	165.26	241,021	161.41	235,634

[a] *Economy residences include one full bathroom and stucco on wood frame exterior. Average residences include two full bathrooms and stucco on wood frame exterior. An additional full bathroom adds $7,755 to the cost of an economy-grade residence and $9,663 to the cost of an average-grade residence. An additional half bathroom adds $4,245 to the cost of an economy-grade residence and $5,307 to the cost of an average-grade residence.*

[b] *An economy class residence is usually built from stock plans. The materials and workmanship are sufficient to satisfy building codes. Low construction cost is more important than distinctive features.*

[c] *An average class residence is a simple design and built from standard plans. The materials and workmanship are average, but often exceed minimum building codes. There are frequently special features that give the residence some distinctive characteristics.*

Source: RSMeans, a division of the Gordian Group, and Southeastern Wisconsin Regional Planning Commission

Table 4.2
Impact Fees in the Village of Germantown

Type of Facility	Fee per Residential Unit	Additional Fee per $1,000.00 of Building Costs
Facilities for pumping and storing water	$832	--
Park, playgrounds, and land for athletic facilities	$736	--
Fire protection facilities	$171	$0.63549
Law enforcement facilities	$148	$0.2809
Library facilities	$281	--

Source: Village of Germantown Code of Ordinances and Southeastern Wisconsin Regional Planning Commission

Appendix A
VACANT PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF GERMANTOWN

Table A.1

Address	Parcel Size (acres)	Zoning District
AMY BELLE RD	0.22	RS-1
AMY BELLE RD	0.28	RS-1
AMY BELLE RD	8.25	RS-1
AMY BELLE RD	10.27	RS-1
AMY BELLE RD	4.98	RS-1
AMY BELLE RD	4.97	RS-1
AMY BELLE RD	4.98	RS-1
AMY BELLE RD	4.99	RS-1
AMY BELLE RD	3.18	RS-2
AMY BELLE RD	1.99	RS-2
AMY BELLE RD	1.08	RS-4
APPLETON AVE	0.05	RS-4
BARK LAKE RD	1.90	RS-3
BEECH DR	1.52	RS-3
BERRYWOOD CT	0.56	RS-4
BONNIWELL CT	1.22	RS-3
BONNIWELL RD	1.13	RS-3
BONNIWELL RD	0.46	RS-4
CEDAR LN	5.02	RS-1
CEDAR LN	13.60	RS-1
CENTURY LN	5.39	RS-2
COUNTRY AIRE DR	16.81	RS-1
COUNTRY AIRE DR	1.47	RS-3
COUNTRY AIRE DR	1.00	RS-3
CREEK VIEW LN	1.00	RS-3
CRESTVIEW DR	0.98	RS-3
CTY HWY Y	4.93	RS-1
CTY HWY Y	0.98	RS-1
DEPPERT RD	3.49	RS-3
DIVISION RD	2.10	RM-2
DIVISION RD	6.70	RS-1
DIVISION RD	0.34	RS-5
FAWN CT	0.78	RS-4
FOND DU LAC AVE	10.00	RM-2
FOND DU LAC AVE	0.43	RS-2
FOND DU LAC AVE	2.04	RS-2
FOND DU LAC AVE	2.35	RS-2
FOND DU LAC AVE	0.11	RS-2
FOND DU LAC AVE	1.36	RS-3
FOND DU LAC AVE	0.53	RS-5
FOREST DR	1.03	RS-3
FREISTADT RD	13.26	EH
FREISTADT RD	9.03	RS-1
FREISTADT RD	2.37	RS-2

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
FREISTADT RD	1.54	RS-3
GATEWOOD CT	0.73	RS-4
GOLDENDALE RD	3.37	RS-2
GOLDENDALE RD	1.00	RS-3
HICKORY DR	4.34	RS-2
HICKORY DR	0.63	RS-4
HILLTOP DR	0.75	MHP
HILLTOP DR	2.60	RS-2
HILLTOP DR	2.01	RS-2
JOSEPHINE DR	1.18	RS-4
LANCELOT DR	0.76	RS-4
LANNON RD	0.21	RS-4
LOVERS LN	6.39	RS-1
LOVERS LN	6.89	RS-1
LOVERS LN	0.52	RS-6
MAIN ST	0.29	RS-5
MAPLE RD	8.81	RS-1
MAPLE RD	0.48	RS-3
MAPLE RD	1.50	RS-3
MAPLE RD	1.50	RS-3
MAPLE RD	0.25	RS-4
MAPLE RD	0.25	RS-4
MARTIN DR	1.59	RS-3
MARY BUTH LN	5.56	RS-1
MARY BUTH LN	3.00	RS-2
MEQUON RD	21.82	RD-2
MEQUON RD	5.01	RS-1
MEQUON RD	2.91	RS-2
MEQUON RD	0.37	RS-3
MERKEL DR	0.43	RD-2
N101W16921 TANGLEWOOD DR	0.36	RS-5
N104W12408 DONGES BAY RD	2.00	RS-2
N104W12668 DONGES BAY RD	1.24	RS-3
N104W13956 DONGES BAY RD	1.10	RS-4
N109W15482 LYLE LN	0.47	RS-5
N112W14343 MEQUON RD	0.04	RS-3
N115W19888 WOODLAND DR	0.69	RD-2
N116W13107 ELM LN	5.75	RS-1
N117W12460 FOREST HILL RD	1.00	RS-3
N117W12483 FOREST HILL RD	1.06	RS-3
N117W12525 FOREST HILL RD	1.00	RS-3
N117W12928 HAZEL HTS	1.04	RS-3
N118W12786 TAYLOR TRL	1.00	RS-3
N118W12831 TAYLOR TRL	1.12	RS-3
N120W14051 FREISTADT RD	3.75	RS-1
N121W19996 DALEBROOK DR	1.84	RS-3
N96W15478 COUNTY LINE RD	2.86	RS-4
N96W19418 COUNTY LINE RD	4.62	RS-1
OAK LN	0.46	RS-4
ORCHARD DR	0.51	RS-4
PARK AVE	0.27	RS-6
PARK HILL LN	0.50	RS-4
PARK HILL LN	2.72	RS-4
PILGRIM RD	0.14	RS-4
REVERE LN	1.37	RS-4
REVERE LN	2.89	RS-4

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
REVERE LN	0.43	RS-5
ROCKFIELD RD	1.50	RS-4
ROCKFIELD RD	0.37	RS-7
SCHILLER DR	1.17	RS-3
SCHILLER DR	1.06	RS-3
TOWN LINE RD	1.64	RS-3
VALLEY DR	0.05	RS-5
VALLEY DR	0.21	RS-5
VIRGINIA AVE	1.65	RS-1
VIRGINIA AVE	0.66	RS-4
W124N10787 WASAUKEE RD	0.77	RS-4
W129N11914 HARVEST RDG	1.62	RS-3
W129N11980 HARVEST RDG	1.14	RS-3
W129N11981 HARVEST RDG	1.30	RS-3
W130N11671 HARVEST RDG	1.13	RS-3
W140N10111 FOND DU LAC AVE	7.32	RS-1
W154N11492 FOND DU LAC AVE	0.20	RS-5
W162N11716 PARK AVE	0.07	RS-4
W163N11861 FOND DU LAC AVE	15.00	RS-4
W172N12629 DIVISION RD	2.40	RS-1
W204N10008 LANNON RD	0.65	RS-3
W204N11569 GOLDENDALE RD	0.60	RS-4
W204N12377 GOLDENDALE RD	2.33	RS-2
W211N10838 APPLETON AVE	2.00	RD-2
W220N10550 AMY BELLE RD	0.46	RS-5
WHITE HORSE DR	0.52	RS-4
WHITE HORSE DR	0.48	RS-4
WILLIAMS DR	5.53	RS-1
WILLIAMS DR	1.00	RS-3
WILLOW CREEK RD	1.03	RS-3
WOODCREST CT	0.58	RS-5
--	0.50	RD-2
--	0.41	RS-5 & RM-2
--	0.35	RS-5 & RM-2
--	0.35	RS-5 & RM-2
--	0.34	RS-5 & RM-2
--	0.39	RS-5 & RM-2
--	0.34	RS-5 & RM-2
--	0.39	RS-5 & RM-2
--	0.39	RS-5 & RM-2
--	0.39	RS-5 & RM-2
--	0.53	RS-5 & RM-2
--	0.38	RS-5 & RM-2
--	0.40	RS-5 & RM-2
--	0.37	RS-5 & RM-2
--	0.52	RS-5 & RM-2
--	0.44	RS-5 & RM-2
--	0.36	RS-5 & RM-2
--	0.37	RS-5 & RM-2
--	0.35	RS-5 & RM-2
--	0.36	RS-5 & RM-2
--	33.41	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
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--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	27.42	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	0.86	RM-2
--	2.37	RS-2
--	2.00	RS-2
--	125.26	RS-2
--	1.01	RS-3
--	1.07	RS-3
--	0.30	RS-3
--	0.22	RS-3
--	0.41	RS-4
--	0.07	RS-4
--	1.06	RS-4
--	0.07	RS-4
--	1.09	RS-4
--	1.10	RS-4
--	0.05	RS-4
--	0.42	RS-5
--	0.36	RS-5
--	0.42	RS-5
--	0.39	RS-5
--	0.63	RS-5
--	0.56	RS-5
--	0.52	RS-5
--	0.54	RS-5
--	0.36	RS-5
--	0.37	RS-5
--	0.36	RS-5
--	0.43	RS-5
--	0.63	RS-5
--	0.56	RS-5
--	0.50	RS-5
--	0.40	RS-5
--	0.40	RS-5
--	0.44	RS-5

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
--	0.41	RS-5
--	0.40	RS-5
--	0.49	RS-5
--	0.50	RS-5
--	0.28	RS-5
--	0.49	RS-6
--	0.09	RS-7
--	0.03	RS-7

Note: (--) Refers to vacant parcels with no assigned address.

Source: Village of Germantown & Southeastern Wisconsin Regional Planning Commission

Appendix B
VACANT PARCELS NOT ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF GERMANTOWN

Table B.1

Address	Parcel Size (acres)	Zoning District
APPLETON AVE	14.60	A-1
APPLETON AVE	0.43	A-2
APPLETON AVE	15.34	A-2
BONNIWELL RD	11.46	A-1
BONNIWELL RD	20.01	A-1
BONNIWELL RD	41.70	A-1
BONNIWELL RD	41.66	A-1
BONNIWELL RD	41.27	A-1
BONNIWELL RD	3.52	A-1
BONNIWELL RD	0.51	A-1
BONNIWELL RD	32.63	A-1
BONNIWELL RD	17.36	A-1
BONNIWELL RD	19.96	A-1
BONNIWELL RD	19.87	A-1
BONNIWELL RD	20.04	A-1
BONNIWELL RD	47.85	A-1
BONNIWELL RD	57.18	A-1
BONNIWELL RD	28.61	A-1
BONNIWELL RD	19.98	A-1
BONNIWELL RD	7.93	A-1
BONNIWELL RD	19.88	A-1
BONNIWELL RD	27.41	A-1
BONNIWELL RD	40.03	A-1
BONNIWELL RD	20.01	A-1
BONNIWELL RD	20.00	A-1
BONNIWELL RD	20.09	A-2
BONNIWELL RD	14.01	A-2
BONNIWELL RD	25.92	A-1
BONNIWELL RD	40.51	A-1
BONNIWELL RD	41.24	A-1
BONNIWELL RD	0.37	A-1
CEDAR LN	8.41	A-1
CEDAR LN	26.05	A-1
CEDAR LN	15.68	A-1
CEDAR LN	2.61	A-1
CEDAR LN	28.10	A-1
CEDAR LN	40.33	A-1
CEDAR LN	7.24	A-1
CEDAR LN	30.24	A-2
CEDAR LN	32.19	A-2
CEDAR LN	11.08	A-2
CEDAR LN	0.49	A-2
CEDAR LN	17.64	A-2
CENTURY LN	49.40	A-1

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
CENTURY LN	15.73	A-2
CONEFLOWER CIR	4.17	A-1
COUNTRY AIRE DR	34.59	A-1
COUNTRY AIRE DR	15.59	A-1
COUNTRY AIRE DR	18.58	A-1
COUNTRY AIRE DR	9.99	A-1
COUNTRY AIRE DR	30.12	A-1
COUNTRY AIRE DR	5.04	A-1
COUNTRY AIRE DR	40.43	A-1
COUNTRY AIRE DR	28.81	A-2
COUNTRY AIRE DR	9.56	A-2
COUNTRY AIRE DR	12.92	A-2
COUNTY LINE RD	35.07	A-1
COUNTY LINE RD	34.03	A-1
COUNTY LINE RD	15.74	A-2
COUNTY LINE RD	27.18	A-2
COUNTY LINE RD	1.93	A-1
COUNTY LINE RD	12.33	A-1
CTY HWY G	3.74	A-1
CTY HWY G	17.96	A-1
CTY HWY G	19.97	A-1
CTY HWY G	8.05	A-1
CTY HWY G	18.33	A-1
CTY HWY G	16.10	A-2
DIVISION RD	21.09	A-1
DIVISION RD	34.67	A-1
DIVISION RD	6.08	A-1
DIVISION RD	16.62	A-1
DIVISION RD	20.46	A-1
DIVISION RD	19.99	A-2
DIVISION RD	19.13	A-2
DONGES BAY RD	0.93	A-1
DONGES BAY RD	15.06	A-2
DONGES BAY RD	24.51	A-2
DONGES BAY RD	10.02	A-2
DONGES BAY RD	10.01	A-2
FOND DU LAC AVE	7.92	A-1
FOND DU LAC AVE	33.56	A-1
FOND DU LAC AVE	11.17	A-1
FOND DU LAC AVE	6.02	A-1
FOND DU LAC AVE	2.36	A-2
FOND DU LAC AVE	32.56	A-2
FOND DU LAC AVE	12.13	A-2
FREISTADT RD	16.01	A-1
FREISTADT RD	19.55	A-1
FREISTADT RD	18.87	A-1
FREISTADT RD	20.21	A-1
FREISTADT RD	13.16	A-1
FREISTADT RD	24.59	A-1
FREISTADT RD	34.59	A-1
FREISTADT RD	14.75	A-1
FREISTADT RD	8.68	A-1
FREISTADT RD	14.34	A-1
FREISTADT RD	34.48	A-2
FREISTADT RD	20.24	A-2
FREISTADT RD	14.03	A-2

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Address	Parcel Size (acres)	Zoning District
GOLDENDALE RD	16.49	A-1
GOLDENDALE RD	20.22	A-1
GOLDENDALE RD	1.55	A-1
GOLDENDALE RD	11.06	A-1
GOLDENDALE RD	18.88	A-1
GOLDENDALE RD	5.19	A-1
GOLDENDALE RD	19.67	A-1
GOLDENDALE RD	19.36	A-1
GOLDENDALE RD	19.72	A-1
GOLDENDALE RD	19.73	A-1
GOLDENDALE RD	19.72	A-1
GOLDENDALE RD	19.71	A-1
GOLDENDALE RD	9.86	A-1
HIGHLAND RD	40.47	A-1
HIGHLAND RD	38.48	A-1
HIGHLAND RD	68.34	A-1
HILLTOP DR	39.75	A-1
HILLTOP DR	29.48	A-1
HOLY HILL RD	51.53	A-1
HOLY HILL RD	24.43	A-1
HOLY HILL RD	36.52	A-1
HOLY HILL RD	20.33	A-1
HOLY HILL RD	16.75	A-1
HOLY HILL RD	34.14	A-1
HOLY HILL RD	19.75	A-1
HOLY HILL RD	33.01	A-1
HOLY HILL RD	19.43	A-2
HOLY HILL RD	10.00	A-2
HOLY HILL RD	21.56	A-2
HOLY HILL RD	19.88	A-2
HOLY HILL RD	7.22	A-2
LANNON RD	19.17	A-1
LANNON RD	2.16	A-1
LANNON RD	40.55	A-1
LANNON RD	0.96	A-1
LANNON RD	1.00	A-1
LANNON RD	37.22	A-1
LANNON RD	43.26	A-1
LANNON RD	4.45	A-1
LANNON RD	16.61	A-2
LANNON RD	3.65	A-2
LANNON RD	0.85	A-2
LILAC LN	39.21	A-1
LILAC LN	6.14	A-2
LILAC LN	11.39	A-2
LILAC LN	32.10	A-2
LOVERS LN	10.09	A-1
LOVERS LN	39.23	A-1
LOVERS LN	40.09	A-1
LOVERS LN	23.41	A-2
MAIN ST	19.50	A-2
MAPLE LN	20.25	A-1
MAPLE LN	15.54	A-2
MAPLE RD	7.05	A-1
MAPLE RD	16.59	A-1
MAPLE RD	11.62	A-1

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Address	Parcel Size (acres)	Zoning District
MAPLE RD	3.87	A-1
MAPLE RD	3.84	A-1
MAPLE RD	27.41	A-1
MAPLE RD	15.73	A-1
MAPLE RD	22.98	A-1
MAPLE RD	2.50	A-1
MAPLE RD	17.87	A-1
MAPLE RD	17.40	A-1
MAPLE RD	0.15	A-1
MAPLE RD	20.16	A-1
MAPLE RD	29.60	A-1
MAPLE RD	26.31	A-1
MAPLE RD	7.52	A-1
MAPLE RD	7.18	A-2
MAPLE RD	10.96	A-2
MAPLE RD	5.28	A-2
MAPLE RD	2.99	A-2
MAPLE RD	28.44	A-2
MAPLE RD	6.69	A-2
MAPLE RD	11.16	A-2
MAPLE RD	4.24	A-2
MAPLE RD	19.71	A-2
MAPLE RD	35.42	A-2
MAPLE RD	0.11	A-2
MARY BUTH LN	10.12	A-1
MARY BUTH LN	7.55	A-2
MEQUON RD	7.10	A-1
MEQUON RD	10.02	A-2
MEQUON RD	0.38	A-2
MEQUON RD	17.13	A-2
MERKEL DR	2.64	A-2
N104W14950 DONGES BAY RD	22.93	A-2
N104W20659 WILLOW CREEK RD	37.36	A-1
N104W21494 WILLOW CREEK RD	11.75	A-2
N104W21677 WILLOW CREEK RD	30.54	A-2
N108W17855 LILAC LN	19.99	A-2
N108W18201 LILAC LN	9.79	A-2
N108W18301 LILAC LN	9.78	A-2
N108W18445 LILAC LN	19.28	A-2
N112W13635 MEQUON RD	12.22	A-2
N112W13757 MEQUON RD	6.58	A-2
N112W18025 MEQUON RD	20.00	A-2
N112W20115 MEQUON RD	36.60	A-1
N112W20266 MEQUON RD	16.52	A-2
N112W20708 MEQUON RD	20.47	A-2
N112W21591 MEQUON RD	20.98	A-2
N112W21751 MEQUON RD	12.63	A-2
N114W15201 POTOMAC CIR	0.51	A-1
N116W12535 ELM LN	14.72	A-2
N116W12738 ELM LN	10.00	A-2
N116W13480 ELM LN	24.16	A-2
N120W13596 FREISTADT RD	20.73	A-2
N120W13645 FREISTADT RD	38.40	A-1
N120W13950 FREISTADT RD	12.98	A-2
N120W14051 FREISTADT RD	10.16	A-2
N120W14368 FREISTADT RD	0.21	A-1

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Address	Parcel Size (acres)	Zoning District
N120W14700 FREISTADT RD	10.00	A-2
N120W14709 FREISTADT RD	37.76	A-1
N120W15170 FREISTADT RD	9.99	A-2
N120W15241 FREISTADT RD	10.30	A-2
N120W16706 FREISTADT RD	21.49	A-2
N120W17580 FREISTADT RD	9.38	A-2
N120W17740 FREISTADT RD	10.00	A-2
N120W17996 FREISTADT RD	19.42	A-2
N120W20860 FREISTADT RD	19.78	A-1
N120W21066 FREISTADT RD	18.93	A-1
N120W21671 FREISTADT RD	28.89	A-1
N124W12590 LOVERS LN	10.17	A-2
N124W12600 LOVERS LN	10.42	A-2
N124W13503 LOVERS LN	40.53	A-1
N124W16826 LOVERS LN	19.13	A-2
N124W17116 LOVERS LN	18.26	A-2
N124W17781 LOVERS LN	37.04	A-1
N124W18588 LOVERS LN	35.59	A-1
N128W12610 HIGHLAND RD	17.52	A-2
N128W12900 HIGHLAND RD	10.00	A-2
N128W12950 HIGHLAND RD	2.06	A-1
N128W13218 HIGHLAND RD	2.00	A-1
N128W16338 HOLY HILL RD	20.36	A-1
N128W16655 HOLY HILL RD	25.00	A-2
N128W17741 HOLY HILL RD	13.25	A-2
N128W19229 HOLY HILL RD	13.61	A-2
N128W19434 HOLY HILL RD	39.45	A-1
N128W19734 HOLY HILL RD	19.54	A-1
N128W19858 HOLY HILL RD	19.73	A-1
N128W20158 HOLY HILL RD	39.39	A-1
N132W15209 ROCKFIELD RD	19.98	A-2
N132W15599 ROCKFIELD RD	10.00	A-2
N132W15820 ROCKFIELD RD	38.71	A-1
N132W16611 ROCKFIELD RD	44.08	A-1
N132W16799 ROCKFIELD RD	15.67	A-2
N132W16881 ROCKFIELD RD	20.96	A-2
N132W16951 ROCKFIELD RD	2.01	A-2
N132W18350 ROCKFIELD RD	52.60	A-1
N132W21188 ROCKFIELD RD	19.85	A-1
N132W21200 ROCKFIELD RD	19.68	A-1
N132W21528 ROCKFIELD RD	38.67	A-1
N136W13835 BONNIWELL RD	29.91	A-2
N136W13975 BONNIWELL RD	10.02	A-2
N136W14327 BONNIWELL RD	13.87	A-2
N136W14330 BONNIWELL RD	22.48	A-2
N136W15020 BONNIWELL RD	18.65	A-1
N136W15119 BONNIWELL RD	13.18	A-1
N136W15282 BONNIWELL RD	37.61	A-1
N136W16657 BONNIWELL RD	41.51	A-1
N136W16911 BONNIWELL RD	35.30	A-1
N136W17154 BONNIWELL RD	18.23	A-1
N136W17795 BONNIWELL RD	15.59	A-1
N136W17795 BONNIWELL RD	10.08	A-1
N136W17798 BONNIWELL RD	36.11	A-1
N136W17798 BONNIWELL RD	2.45	A-1
N136W21238 BONNIWELL RD	47.94	A-1

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Address	Parcel Size (acres)	Zoning District
N136W21285 BONNIWELL RD	20.76	A-2
N136W21445 BONNIWELL RD	33.66	A-2
N136W21801 BONNIWELL RD	21.52	A-2
N140W12553 CEDAR LN	20.16	A-2
N140W12735 CEDAR LN	20.11	A-1
N140W12881 CEDAR LN	39.20	A-1
N140W13006 CEDAR LN	30.29	A-1
N140W13204 CEDAR LN	42.50	A-1
N140W17740 CEDAR LN	20.01	A-2
N140W17938 CEDAR LN	17.98	A-2
N140W17975 CEDAR LN	2.75	A-2
N140W18316 CEDAR LN	20.10	A-1
N140W18489 CEDAR LN	15.61	A-1
N140W18726 CEDAR LN	15.13	A-1
N140W18726 CEDAR LN	3.06	A-1
N140W19542 CEDAR LN	9.99	A-2
N144W12531 PIONEER RD	37.77	A-1
N144W14221 PIONEER RD	10.00	A-2
N144W14315 PIONEER RD	19.43	A-1
N144W15455 PIONEER RD	10.00	A-2
N144W15639 PIONEER RD	43.18	A-1
N144W16547 PIONEER RD	57.28	A-1
N144W20527 PIONEER RD	13.44	A-2
N96W20978 COUNTY LINE RD	10.58	A-2
N96W21156 COUNTY LINE RD	19.11	A-2
N96W21392 COUNTY LINE RD	21.80	A-2
N97W21601 CAREFREE DR	14.80	A-2
PILGRIM RD	36.34	A-1
PILGRIM RD	16.52	A-1
PIONEER RD	40.11	A-1
PIONEER RD	12.69	A-1
PIONEER RD	7.83	A-1
PIONEER RD	6.83	A-1
PIONEER RD	11.71	A-1
PIONEER RD	30.39	A-1
PIONEER RD	39.00	A-1
PIONEER RD	49.49	A-1
PIONEER RD	49.26	A-1
PIONEER RD	20.37	A-1
PIONEER RD	20.18	A-1
PIONEER RD	32.45	A-1
PIONEER RD	19.56	A-1
PIONEER RD	12.69	A-2
PIONEER RD	4.31	A-2
PIONEER RD	18.79	A-2
PIONEER RD	19.05	A-2
PIONEER RD	15.73	A-2
PIONEER RD	18.34	A-2
PIONEER RD	12.30	A-1
PLEASANT VIEW DR	14.26	A-1
PLEASANT VIEW DR	28.49	A-1
PLEASANT VIEW DR	20.06	A-1
PLEASANT VIEW DR	15.36	A-1
PLEASANT VIEW DR	16.84	A-1
PLEASANT VIEW DR	15.17	A-1
PLEASANT VIEW DR	19.80	A-1

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Address	Parcel Size (acres)	Zoning District
PLEASANT VIEW DR	24.11	A-1
PLEASANT VIEW DR	14.81	A-1
PLEASANT VIEW DR	24.03	A-1
PLEASANT VIEW DR	20.08	A-1
PLEASANT VIEW DR	39.43	A-1
PLEASANT VIEW DR	20.25	A-1
PLEASANT VIEW DR	19.95	A-1
PLEASANT VIEW DR	19.85	A-1
PLEASANT VIEW DR	19.84	A-1
PLEASANT VIEW DR	0.20	A-1
PLEASANT VIEW DR	39.56	A-1
PLEASANT VIEW DR	5.40	A-2
PLEASANT VIEW DR	17.66	A-2
PLEASANT VIEW DR	0.89	A-2
PLEASANT VIEW DR	24.56	A-2
PLEASANT VIEW DR	0.70	A-2
PLEASANT VIEW DR	17.51	A-2
PLEASANT VIEW RD	23.01	A-1
PRESERVE PKWY	6.76	A-2
PRESERVE PKWY	0.12	A-2
RIVER LN	14.06	A-2
ROCKFIELD RD	20.29	A-1
ROCKFIELD RD	20.23	A-1
ROCKFIELD RD	19.62	A-1
ROCKFIELD RD	16.31	A-1
ROCKFIELD RD	17.32	A-1
ROCKFIELD RD	5.38	A-1
ROCKFIELD RD	15.97	A-1
ROCKFIELD RD	8.31	A-1
ROCKFIELD RD	26.28	A-1
ROCKFIELD RD	41.19	A-1
ROCKFIELD RD	35.99	A-1
ROCKFIELD RD	38.39	A-1
ROCKFIELD RD	19.93	A-1
ROCKFIELD RD	10.01	A-1
ROCKFIELD RD	1.00	A-1
ROCKFIELD RD	19.44	A-1
ROCKFIELD RD	40.74	A-1
ROCKFIELD RD	19.75	A-1
ROCKFIELD RD	36.64	A-1
ROCKFIELD RD	29.04	A-1
ROCKFIELD RD	15.26	A-2
SHADOW LN	23.67	A-1
SPRINGHILL LN	20.19	A-1
STATE HWY 145	23.96	A-1
STATE HWY 145	9.56	A-1
STATE HWY 145	19.70	A-1
STATE HWY 145	14.09	A-2
STATE HWY 145	9.95	A-2
STATE HWY 145	8.07	A-2
STATE HWY 145	25.73	A-2
STATE HWY 145	31.64	A-1
STATE HWY 145	13.68	A-1
STATE HWY 145	12.76	A-1
STATE HWY 175	40.59	A-1
STATE HWY 175	0.35	A-1

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Address	Parcel Size (acres)	Zoning District
STATE HWY 175	8.15	A-2
STATE HWY 175	10.30	A-2
STATE HWY 175	12.71	A-2
STATE HWY 175	12.92	A-2
STATE HWY 41	18.20	A-1
STATE HWY 41	3.69	A-2
STATE HWY 41	7.14	A-2
TOWN LINE RD	9.39	A-1
TOWN LINE RD	32.61	A-1
VICKSBURG AVE	54.69	A-1
W124N10485 WASAUKEE RD	2.00	A-1
W124N11385 WASAUKEE RD	19.09	A-2
W124N11419 WASAUKEE RD	0.15	A-2
W124N12525 WASAUKEE RD	10.16	A-2
W124N13405 WASAUKEE RD	20.13	A-1
W124N13423 WASAUKEE RD	13.00	A-2
W124N13577 WASAUKEE RD	19.54	A-2
W124N13585 WASAUKEE RD	12.55	A-2
W124N13685 WASAUKEE RD	10.08	A-2
W124N13725 WASAUKEE RD	10.08	A-2
W124N18109 LOVERS LN	66.57	A-1
W130N11414 EQUINE TRL	23.90	A-2
W132N12083 MARY BUTH LN	20.51	A-2
W132N12130 MARY BUTH LN	17.75	A-2
W132N12480 MARY BUTH LN	9.58	A-2
W132N12551 MARY BUTH LN	13.73	A-2
W132N12703 MARY BUTH LN	29.98	A-2
W140N10022 FOND DU LAC AVE	49.52	A-1
W140N10840 COUNTRY AIRE DR	0.17	A-2
W140N10940 COUNTRY AIRE DR	13.08	A-2
W140N11445 COUNTRY AIRE DR	35.00	A-1
W140N11675 COUNTRY AIRE DR	39.24	A-1
W140N13914 COUNTRY AIRE DR	5.73	A-2
W140N13921 COUNTRY AIRE DR	40.15	A-1
W140N14250 COUNTRY AIRE DR	22.77	A-2
W140N14315 COUNTRY AIRE DR	10.01	A-2
W140N9900 FOND DU LAC AVE	9.23	A-2
W147N11100 FOND DU LAC AVE	18.53	A-2
W148N12181 PLEASANT VIEW DR	9.99	A-2
W148N12340 PLEASANT VIEW DR	9.58	A-2
W148N12411 PLEASANT VIEW DR	17.73	A-2
W148N12455 PLEASANT VIEW DR	15.12	A-2
W148N12469 PLEASANT VIEW DR	10.24	A-2
W148N12470 PLEASANT VIEW DR	19.61	A-1
W148N12534 PLEASANT VIEW DR	15.33	A-2
W148N12615 PLEASANT VIEW DR	34.44	A-2
W148N12696 PLEASANT VIEW DR	39.36	A-1
W148N12919 PLEASANT VIEW DR	50.58	A-1
W148N13004 PLEASANT VIEW DR	39.22	A-1
W148N13302 PLEASANT VIEW DR	20.09	A-1
W148N13303 PLEASANT VIEW DR	22.14	A-2
W148N13314 PLEASANT VIEW DR	10.77	A-2
W148N13372 PLEASANT VIEW DR	10.36	A-2
W148N13428 PLEASANT VIEW DR	10.36	A-2
W148N13468 PLEASANT VIEW DR	10.32	A-2
W148N13530 PLEASANT VIEW DR	11.15	A-2

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Address	Parcel Size (acres)	Zoning District
W156N11116 PILGRIM RD	12.72	A-2
W164N11897 FOND DU LAC AVE	15.40	A-2
W168N12338 CENTURY LN	13.93	A-2
W168N12340 CENTURY LN	16.59	A-2
W172N10415 DIVISION RD	15.00	A-2
W172N12125 DIVISION RD	26.42	A-2
W172N12389 DIVISION RD	14.39	A-1
W172N13903 DIVISION RD	18.35	A-2
W175N12305 FOND DU LAC AVE	11.29	A-2
W176N12452 FOND DU LAC AVE	10.57	A-1
W179N12536 FOND DU LAC AVE	10.82	A-2
W188N10106 MAPLE RD	8.77	A-2
W188N12150 MAPLE RD	14.77	A-2
W188N12369 MAPLE RD	10.00	A-2
W188N12403 MAPLE RD	9.98	A-2
W188N13488 MAPLE RD	11.43	A-2
W188N13751 MAPLE RD	3.24	A-1
W188N14023 MAPLE RD	40.08	A-1
W192N13163 FOND DU LAC AVE	4.99	A-2
W194N10009 APPLETON AVE	41.17	A-1
W194N13369 FOND DU LAC AVE	31.29	A-1
W197N10340 APPLETON AVE	6.77	A-2
W199N10398 APPLETON AVE	17.38	A-2
W204N10002 LANNON RD	9.52	A-2
W204N10003 LANNON RD	38.88	A-1
W204N10714 HILLTOP DR	37.41	A-1
W204N11011 HILLTOP DR	43.21	A-1
W204N11073 HILLTOP DR	11.40	A-2
W204N11425 HILLTOP DR	19.79	A-2
W204N11670 GOLDENDALE RD	10.95	A-2
W204N11785 GOLDENDALE RD	25.03	A-2
W204N12079 GOLDENDALE RD	18.02	A-1
W204N12333 GOLDENDALE RD	0.28	A-1
W204N12541 GOLDENDALE RD	34.53	A-2
W204N13164 GOLDENDALE RD	19.38	A-1
W204N13296 GOLDENDALE RD	39.45	A-1
W204N13781 GOLDENDALE RD	39.20	A-1
W204N13781 GOLDENDALE RD	0.61	A-1
W204N13851 GOLDENDALE RD	40.46	A-1
W204N14005 GOLDENDALE RD	19.94	A-2
W204N9767 LANNON RD	36.69	A-1
W204N9886 LANNON RD	9.60	A-2
W204N9901 LANNON RD	17.38	A-2
W205N11943 DEPPERT RD	17.12	A-2
W210N10738 APPLETON AVE	51.46	A-2
W212N10687 APPLETON AVE	26.01	A-1
W212N10805 APPLETON AVE	15.32	A-1
W212N10845 APPLETON AVE	18.93	A-2
W212N10889 APPLETON AVE	1.72	A-2
W216N11718 APPLETON AVE	39.08	A-1
W218N10549 OAK LN	7.67	A-2
W220N10520 AMY BELLE RD	55.31	A-1
W220N10796 AMY BELLE RD	17.52	A-2
WASAUKEE RD	31.40	A-1
WASAUKEE RD	20.09	A-1
WASAUKEE RD	20.10	A-1

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Address	Parcel Size (acres)	Zoning District
WASAUKEE RD	19.24	A-2
WASAUKEE RD	21.18	A-2
WASAUKEE RD	15.47	A-2
WASAUKEE RD	0.65	A-1
WASHINGTON RD	37.37	A-1
WHITETAIL RUN	1.32	A-2
WHITETAIL RUN	19.58	A-2
WILDFLOWER LN	16.05	A-2
WILLOW CREEK RD	36.01	A-1
--	1.52	A-1
--	38.88	A-1
--	0.12	A-1
--	13.49	A-1
--	0.72	A-1
--	0.19	A-1
--	5.28	A-1
--	1.20	A-1
--	1.26	A-1
--	1.14	A-1
--	19.48	A-1
--	30.37	A-1
--	16.37	A-1
--	23.26	A-1
--	19.84	A-1
--	25.29	A-1
--	58.33	A-1
--	0.22	A-1
--	26.28	A-1
--	36.66	A-1
--	4.51	A-2
--	10.04	A-2
--	5.84	A-2
--	23.08	A-2
--	8.76	A-2
--	16.99	A-2
--	26.50	A-2
--	10.64	A-2
--	29.67	A-2
--	10.08	A-2
--	23.32	A-2
--	3.42	A-2
--	10.15	A-2
--	28.62	A-2
--	4.74	A-1
--	29.59	A-1
--	15.18	A-2
--	6.16	A-1
--	4.38	A-2
--	0.95	A-2
--	39.46	A-2
--	0.41	A-1
--	0.11	A-2

Note: (--) Refers to vacant parcels with no assigned address.

Source: Village of Germantown & Southeastern Wisconsin Regional Planning Commission

2050 COMPREHENSIVE PLAN
IMPLEMENTATION OBJECTIVES & ACTION STEPS:
NDC Master Plan Priorities
8/11/25 Plan Commission Meeting

Germantown Community Development Department

Village Staff Report **Germantown, Wisconsin**

The purpose for this agenda item is to re-visit the process, timing and priorities for implementation of the various objectives and action steps identified in Chapter 8 of the 2050 Plan (copy attached). Specifically, with respect to Objective #5 in the Land Use section and Objective #1 and #2 in the Economic Development section pertaining to the development of a "master plan" for the Holy Hill Gateway District, the Village Center District, and the other remaining "neighborhoods, districts, and corridors" that comprise the rest of the Village (see the attached Neighborhoods, District, & Corridors Map and future land use tables in the packet).

BACKGROUND
The Implementation component of the 2050 Plan includes an overall goal for the following implementation categories of the plan:

- Housing
- Transportation
- Agricultural, Cultural & Natural Resources
- Utilities & Community Facilities
- Economic Development
- Land Use

Within the six (6) implementation categories, there is a total of twenty-eight (28) specific objectives and sixty-six (66) specific action steps.

In turn, each objective includes one or more "action steps" and a priority time frame for completion. Each action step generally describes what is to be done by and/or in cooperation with the leadership identified within each section and what is to be accomplished.

Each objective and action step is assigned a priority level from "Ongoing" to "Short-term" to "Intermediate" to "Long-term". Short-term actions have been identified as the most crucial actions to be addressed within the next 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. It is intended that, when the plan is updated at or around the 10-year mark after adoption (as required under 66.1001 Wis. Stats.), new and/or revised objectives and action steps will be identified in the updated plan.

As some of you may recall, back in mid-2023 staff presented a comprehensive table of the various Implementation Plan "Objectives" and associated "Action Steps" contained in Chapter 8 of the 2050 Plan (a copy is attached). That table contains only the the "ongoing" and "short-term" action steps that are intended to be accomplished first.

At that time, staff was looking for direction on how best to proceed considering factors such as in-house staffing, time availability, available funds for outside assistance (e.g. consulting services for planning, economic development, engineering, housing & real estate, etc.). we discussed the fact that, for the upcoming 2024 budget year, the Village Board was considering a request for $45,000 for outside consulting services (an additional $90,000 recommended by staff for consulting services was removed from and put into a tentative “parking lot” that never materialized).

In addition to limited availability of funds for outside assistance, staff discussed the fact that there was then (and continues to be now) significant pressure to develop land located in the “Holy Hill Gateway District” and “Freistadt District”. Moreover, it went without saying then as it does today that there is significant pressure for new development and re-development of land within the “Village Center District”, including the current re-development effort the Village is involved in at the Pilgrim @ Mequon Road intersection (conveniently called the “Village Center”), Blackstone Creek, and the Grosenick property.

For these reasons, priority was given to the “short-term” objectives regarding the development of detailed “master plans” or “neighborhood plans” for the following districts (and in the stated priority):

1. Holy Hill Gateway District
2. Freistadt District
3. Village Center District

A request for Proposals (RFP) for consulting services to help the PC and staff prepare a combined master plan for both the Holy Hill Gateway & Freistadt District was issued. Unfortunately, that effort got stalled because of the High Point Pass frontage road and railroad crossing issue that needed to be resolved before any meaningful planning could be done for the two districts given the importance of the frontage road connection between the two districts.

In 2024, the funds previously budgeted for consultant services were reallocated to other Village priorities and the master plan project for the Holy Hill Gateway & Freistadt District was put on indefinite hold until the railroad crossing decision was made (which still has not happened because we haven’t submitted the necessary application to the Railroad Commissioners Office because we were advised by them to not bother until the land needed for the frontage road was acquired by the Village). Wit that said, the last pieces of the land needed on the south side of the railroad are just now being acquired by Richfield as part of the utility extension project. So, it may be possible relatively soon for the Village to submit the necessary application to the Railroad Commissioners’ Office for the requested railroad crossing for High Point Pass between Holy Hill Road and Freistadt Road .

It's accurate to say that the NDC master plans that are called for in the 2050 Plan are the missing pieces to the 2050 Plan and the same “neighborhood meetings” that are regularly brought up by concerned citizens and trustees.

By design, the individual master plans are intended to be completed for each Neighborhood, District and Corridor after the 2050 Plan was adopted with each master plan “filling in” between the land use policies and parameters set forth in the 2050 Plan. Keep in mind, the master plans are not intended to be a comprehensive “redo” of the 2050 Plan, but rather a more detailed process to fill in any missing pieces and, if deemed necessary and appropriate, amend the future land use table(s) and/or development policies for that particular NDC.

The purpose for this discussion is to re-evaluate the master plan priority list for the Neighborhoods, Districts, and Corridors given the status of current affairs in the Village.

2050 COMPREHENSIVE PLAN - PRIORITY LIST - IMPLEMENTATION OBJECTIVES & ACTION STEPS

				ACTION STEP				
RANK	CATEGORY	OBJECTIVE #	OBJECTIVE DESCRIPTION	PRIORITY	ID	ACTION STEP DESCRIPTION	RESPONSIBILITY	STATUS
	Housing	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).	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.		
	Housing	2		1-3 Years	D	Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.		
	Housing	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	F	Conduct a Housing Affordability Analysis pursuant to Ch. 66.10013 of the Wisconsin State Statutes.		
	Housing	3		Ongoing	G	Adopt a Traditional Neighborhood Development Ordinance pursuant to Ch. 66.1027 of the Wisconsin State Statutes.		
	Housing	4	Encourage and/or require the use of conservation subdivisions throughout the Village to preserve agricultural land and natural resources.	1-3 Years	H	Create a conservation subdivision ordinance to guide this type of residential development.		
	Transportation	1	Ensure State, County, and local roadways meet travel needs.	Ongoing	C	Update the Village's ultimate right-of-way map.		
	Transportation	1		Ongoing	D	Create and update a future road extension and ultimate lane improvements map for public streets and highways.		
	Transportation	2	Encourage active transportation options for Germantown residents by connecting destinations with non-motorized pathways to encourage healthy active lifestyles and reduce traffic congestion.	1-3 Years	E	Complete a Village-wide Trail Master Plan to identify priority corridors.		
	Transportation	2		1-3 Years	F	Prioritize trails along Menomonee River, Goldendale Creek, and connections to other existing regional trails.		
	Ag, Cultural & Nat Resources	1	Enhance protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques.	1-3 Years	B	Use Zoning to protect encironmentally sensitve areas from urban development including the creation of conservation overlay zoning districts and development regulations to protect designated environmental corridors in the Village.		
	Utilities & Comm Facilities	1	Plan for future growth by identifying when current facilities can no longer support projected growth.	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.		
	Utilities & Comm Facilities	1		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.		

	Utilities & Comm Facilities	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.		
	Utilities & Comm Facilities	7		Ongoing	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	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.	1-3 Years	A	Carry out the “Next Steps” identified in the Opportunity Areas section Chapter 6.		
	Economic Development	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.	1-3 Years	B	Engage with stakeholders along commercial streets to determine a vision for the district.		
	Economic Development	2		1-3 Years	C	Carry out the “Village Center: Next Steps” identified in the Opportunity Areas section of Chapter 6.		
	Economic Development	2		1-3 Years	D	Develop a specific set of design guidelines that define an acceptable Germanic architectural identity.		
	Economic Development	3	Incentivize well-designed buildings, entry features, and public infrastructure in business parks and industrial districts through the development approval process.	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, and architecture and Germanic Theme design requirements and guidelines.		
	Land Use	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.	1-3 Years	C	Create conservation subdivision regulations.		
	Land Use	2		1-3 Years	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.		
	Land Use	2		1-3 Years	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.		
	Land Use	3	Establish appropriate land use transitions to ensure compatibility between existing and new land uses.	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.).		
	Land Use	3		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.		
	Land Use	5	Develop and adopt detailed Land Use Plans for each neighborhood, district, and corridor (NDC).	1-3 Years	I	Prioritize and develop program to complete detailed plans for each Neighborhood, District and Corridor.		

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

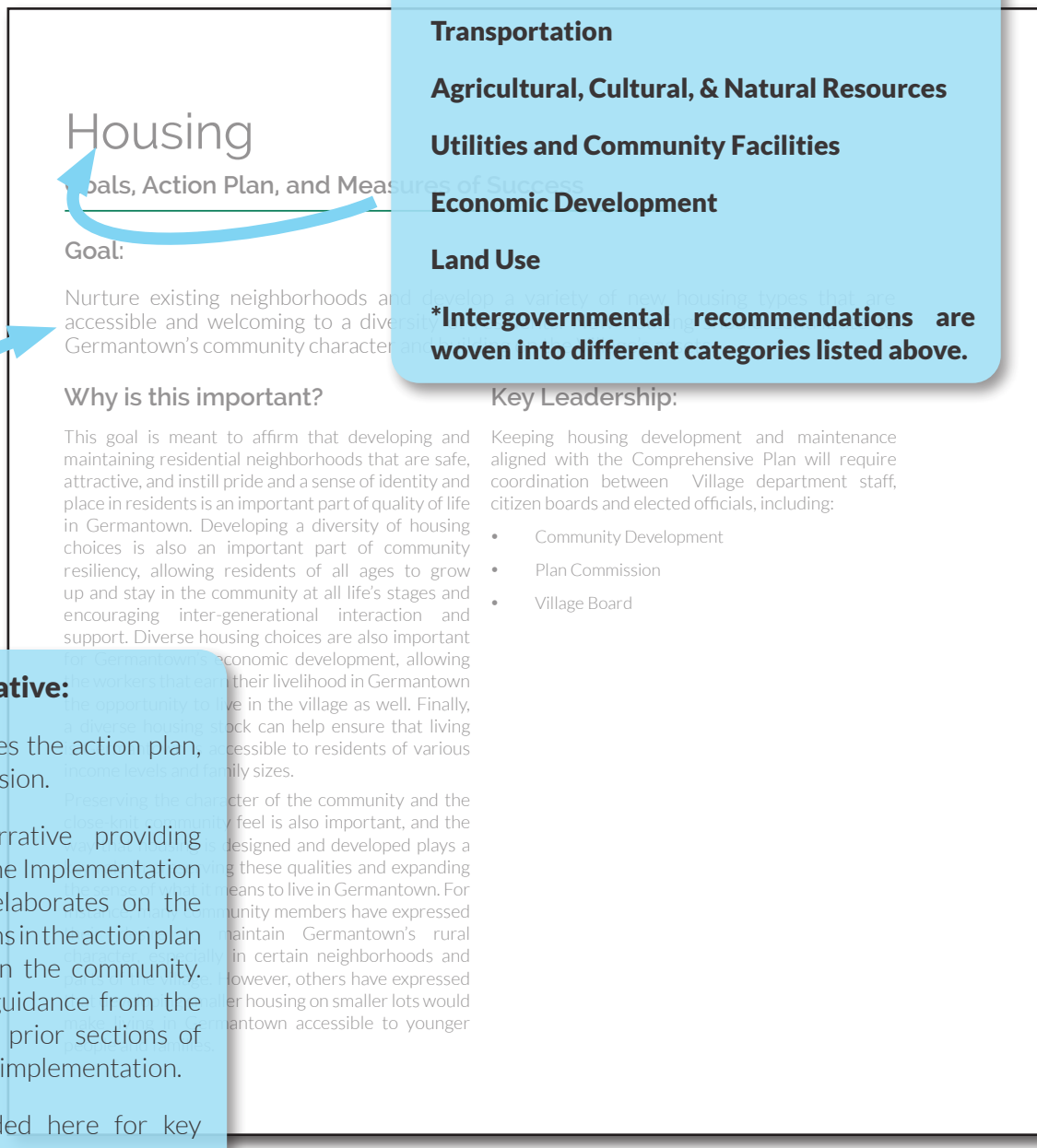
AGRICULTURAL , CULTURAL, AND NATURAL RESOURCES

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.

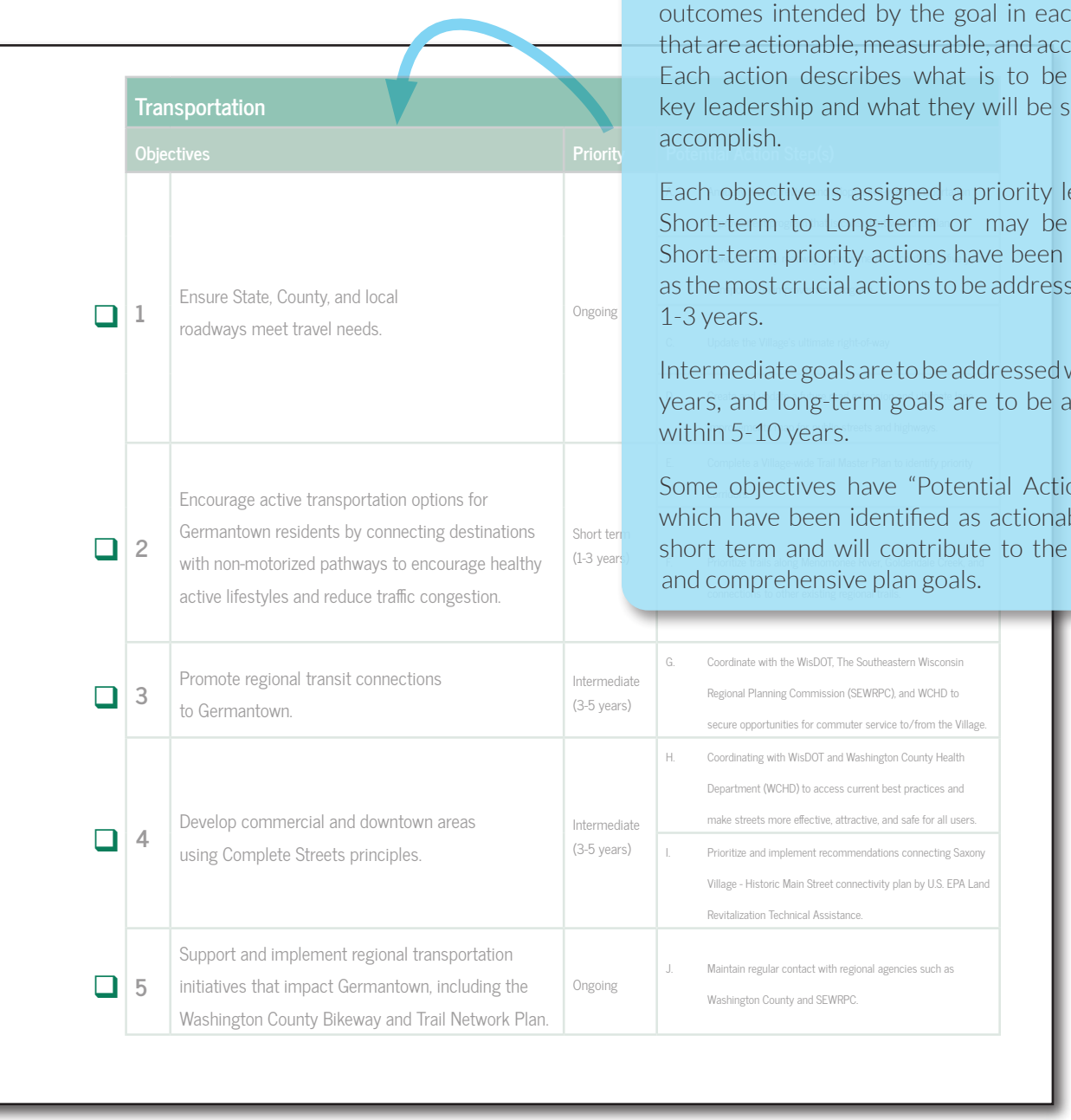
Objectives, Priority Level, and Potential Action Steps:

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 (3-5 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 nonresidential 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 (1-3 years)	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 sizable 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 Chapter 6.
☐	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 Chapter 6. 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, and 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	J. Leverage the resources and programs of Economic Development Corporation of Washington County and SEWRPC.
			Short term (1-3 years)	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:

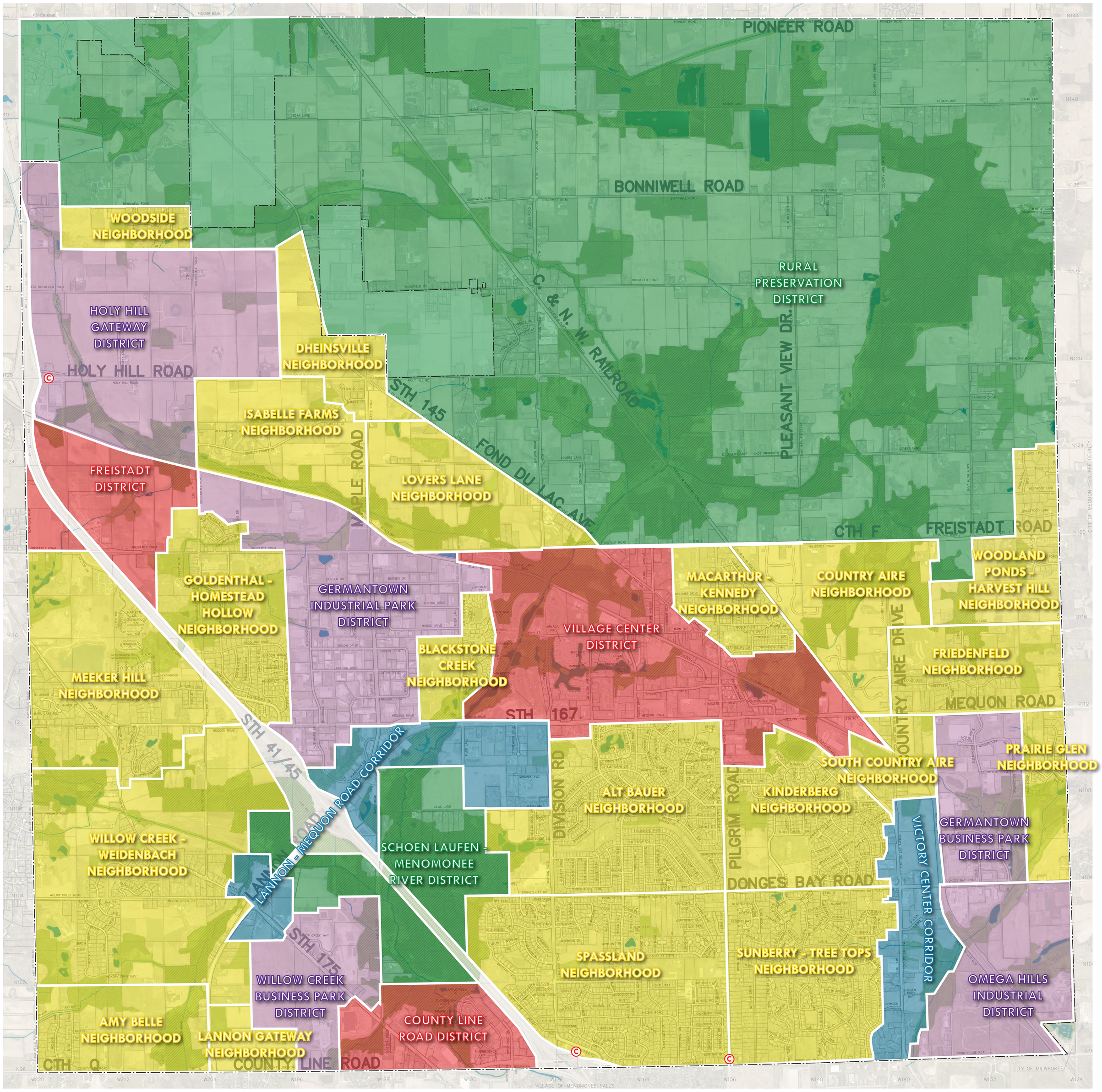
- Community Development
- Plan Commission
- Village Board
- Germantown School District

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.

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.

ADOPTED SEPTEMBER 26, 2022

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/acre 2-4F: 6 units/acre MF: 25 units/acre
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/acre 2-4F: 6 units/acre MF: 25 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 See NOTE 6 for details on "Provisional Land Use Area"	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/acre 2-4F: 6 units/acre MF: 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	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 10 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)
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.	
NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres.	
*	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.

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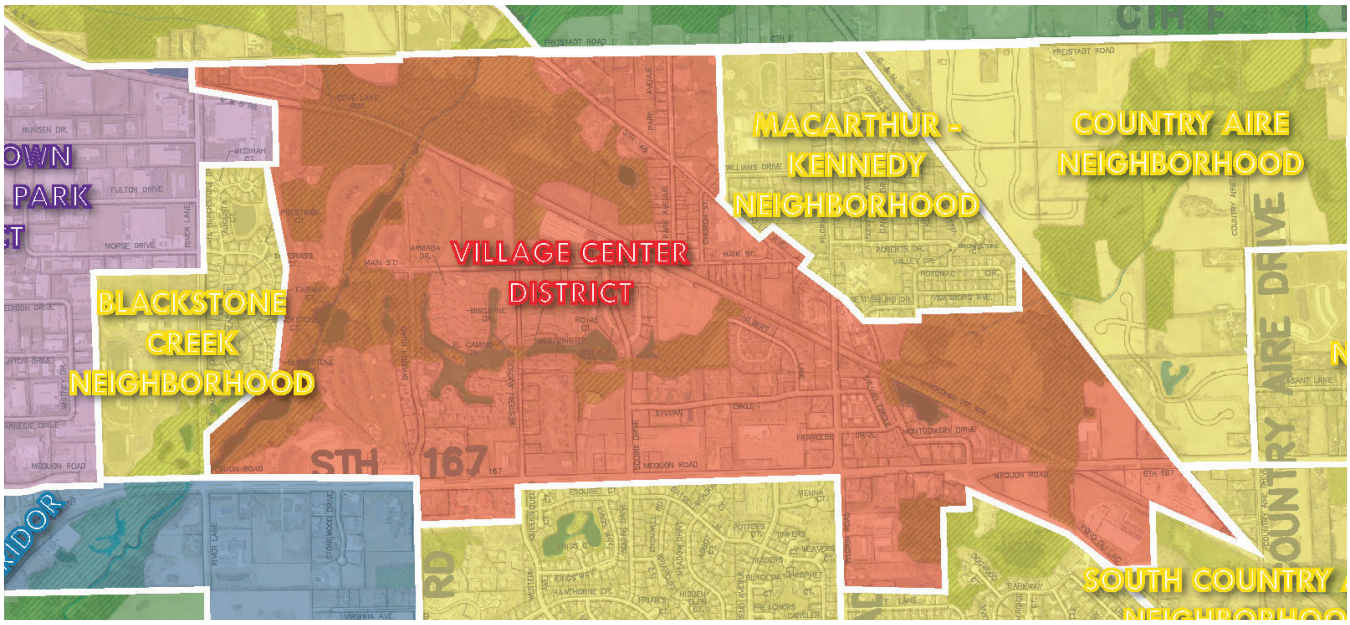
Places			Preferred Future Land Uses											SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: 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: 1.0 unit/acre Sewered: 2.9 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	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/acre MF: 10 units/acre
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 units/acre Non-sewered: 1.0 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 units/acre Non-sewered: 1.0 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

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 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".

See all notes on page 42.

Village Center District

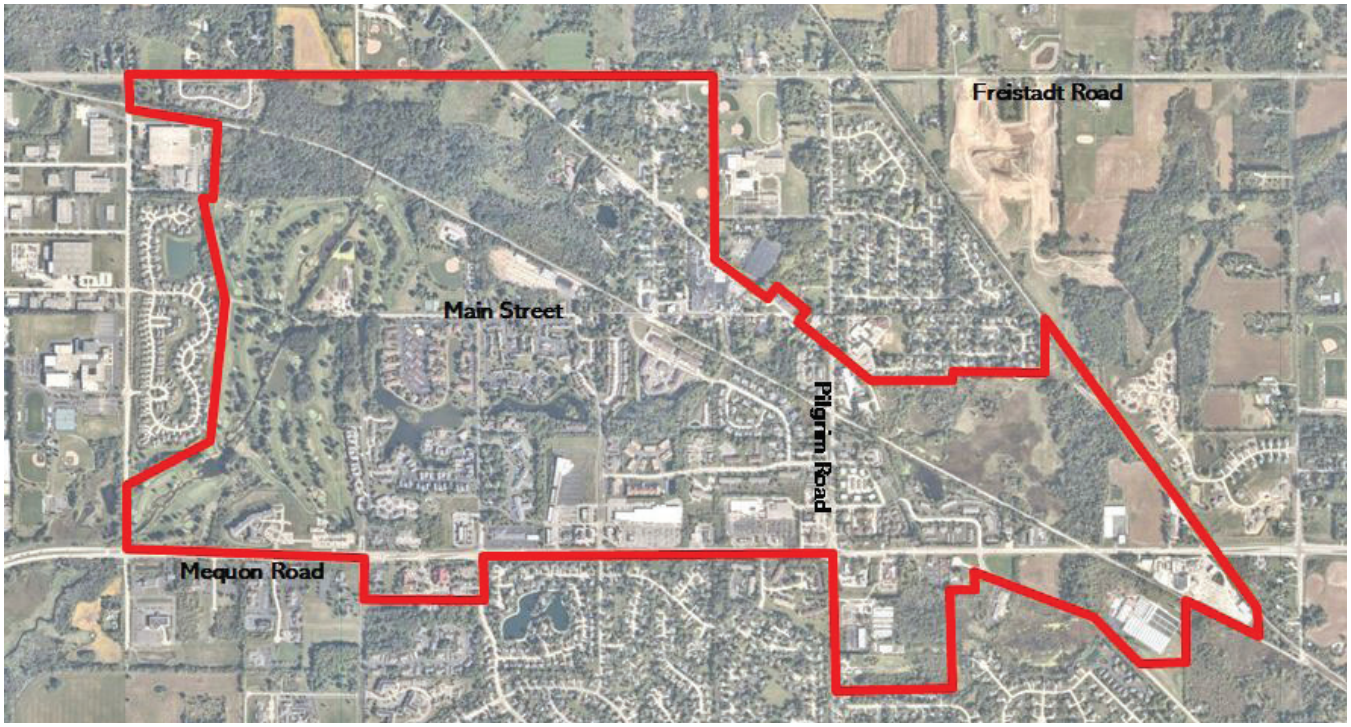
Germantown's Village Center has historically served as the heart of the community - a central place for gathering, shopping, and living close to amenities. Over the past years, development in this area has separated the historic main street area from the primary transportation corridors, and very little 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.

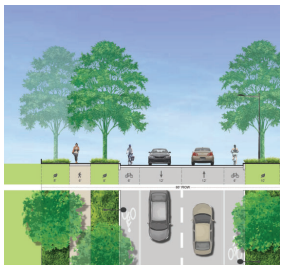
Making Connections

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.

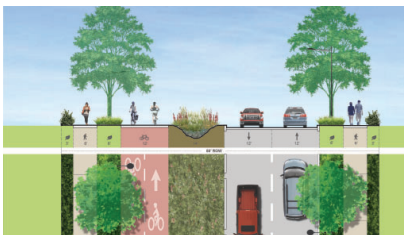


2 Sylvan Cir
Shared lane markings, on street parking with differentiated pavement, and sidewalks to be added.

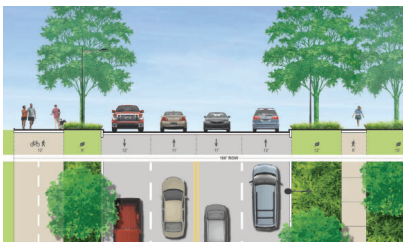
3 Main Street (Downtown)
Highly designed street with pedestrian focus.

4 Western Ave
Sidepath and sidewalks to be added.

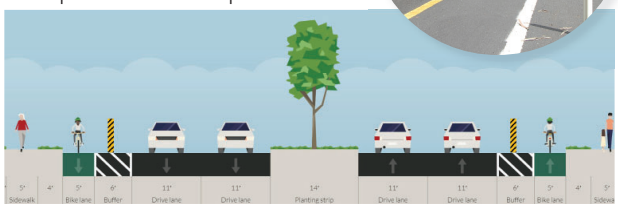
5 Squire Drive
Sidepath and sidewalks to be added.



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

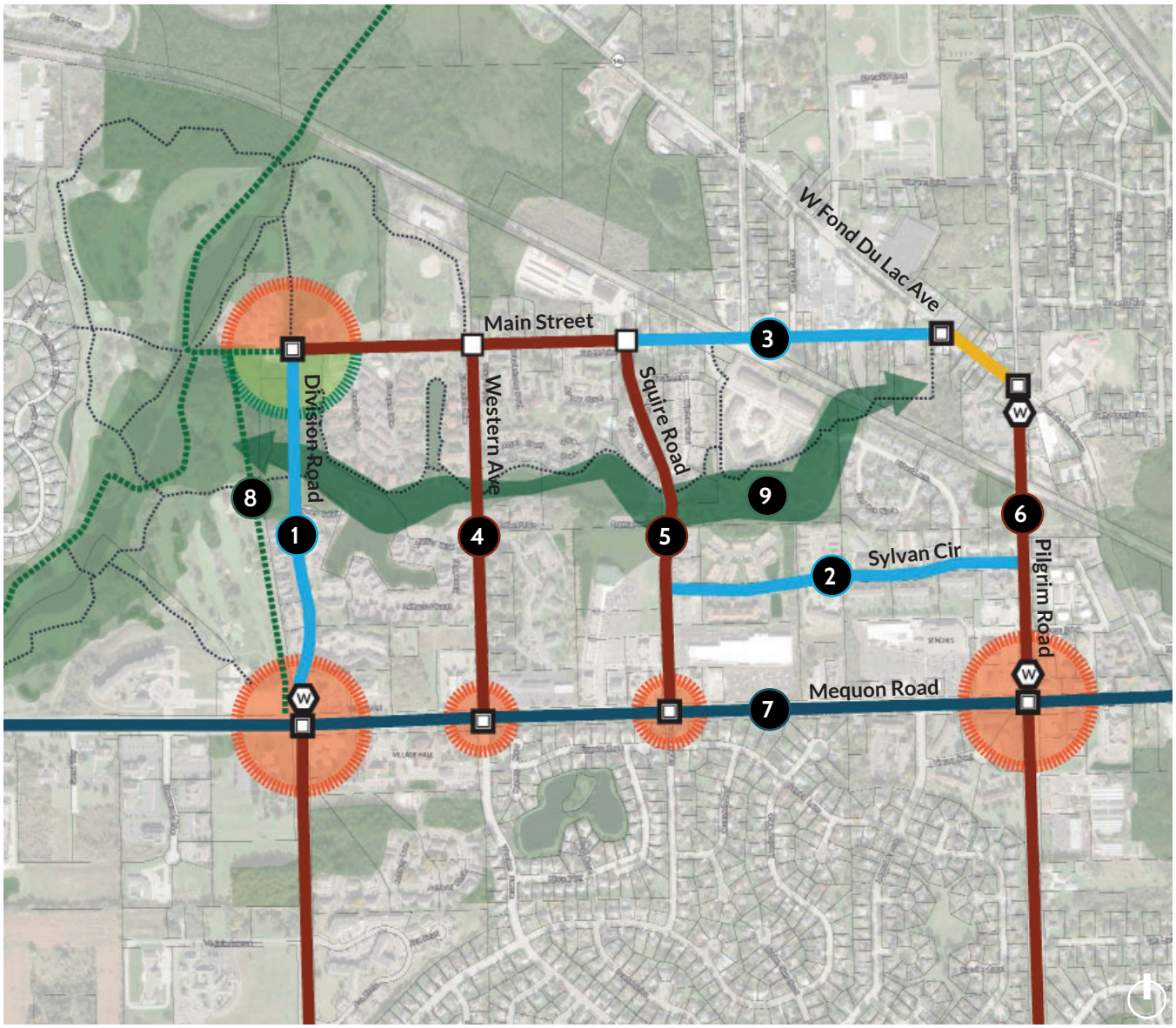


8 Allee
Tree-lined multi-use trail that connects mixed-use development on Mequon Road to park and recreation uses to the north.

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 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

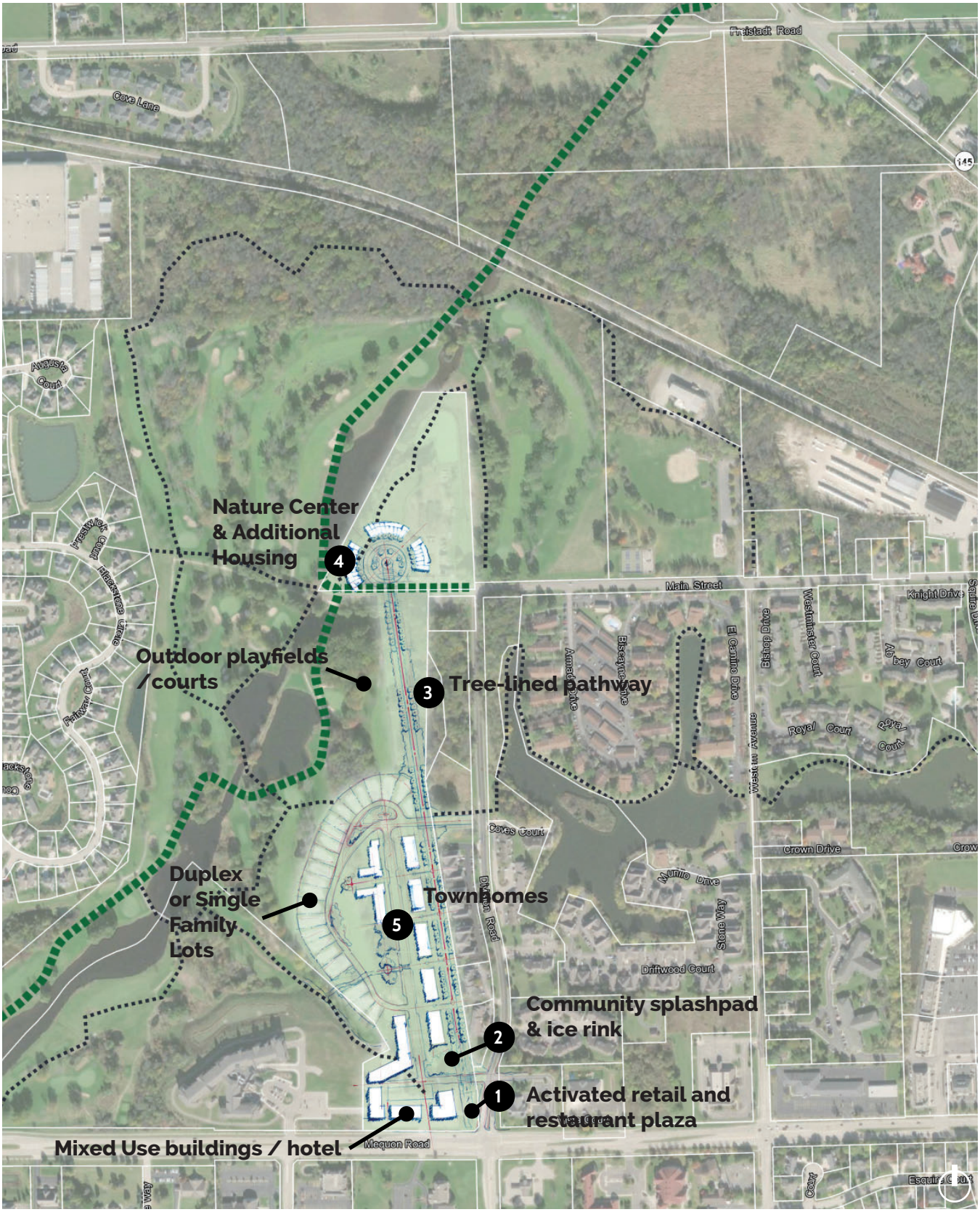
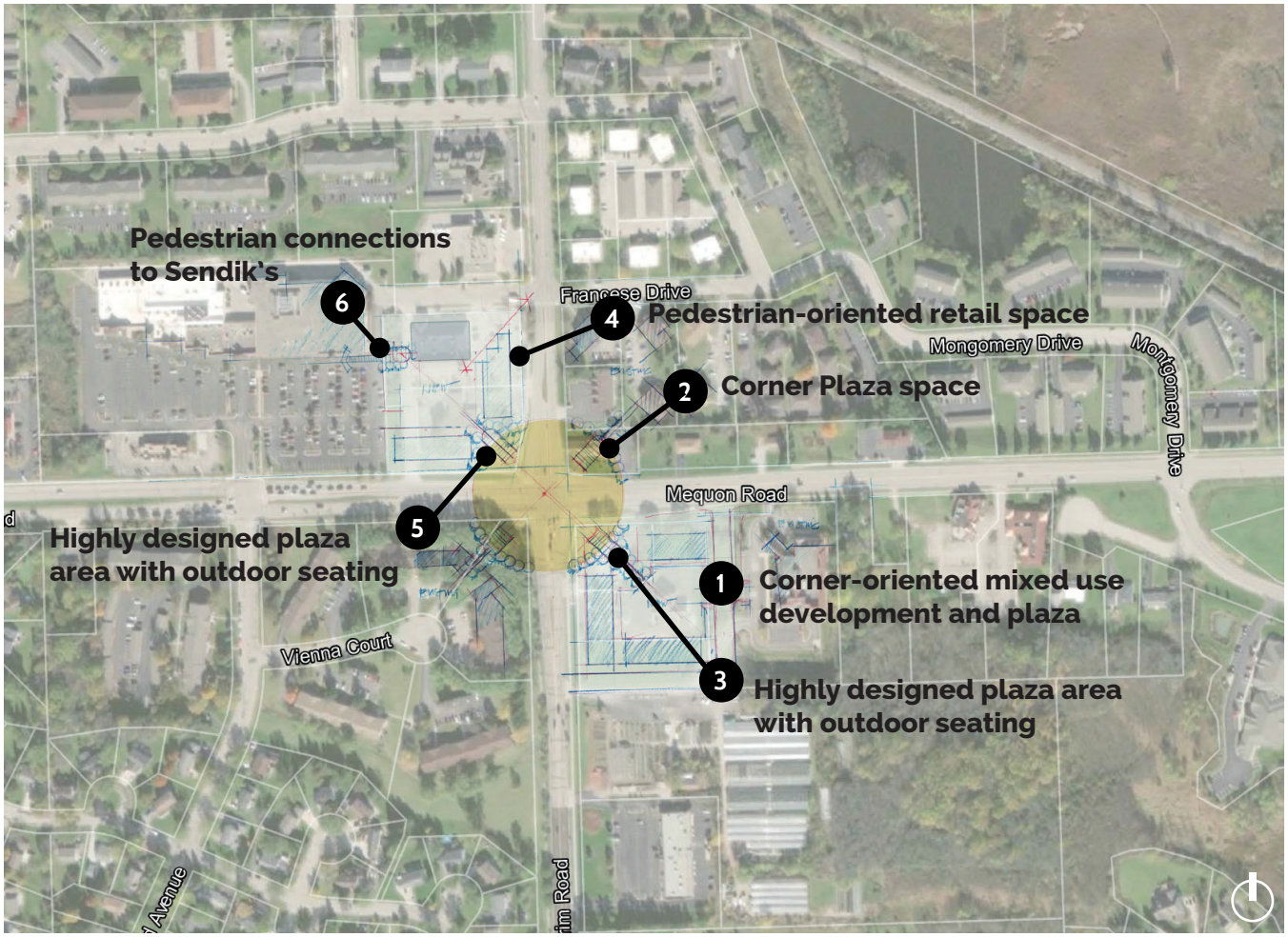


Figure 6.5 – Village Center - Mequon & Pilgrim Development Node



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

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

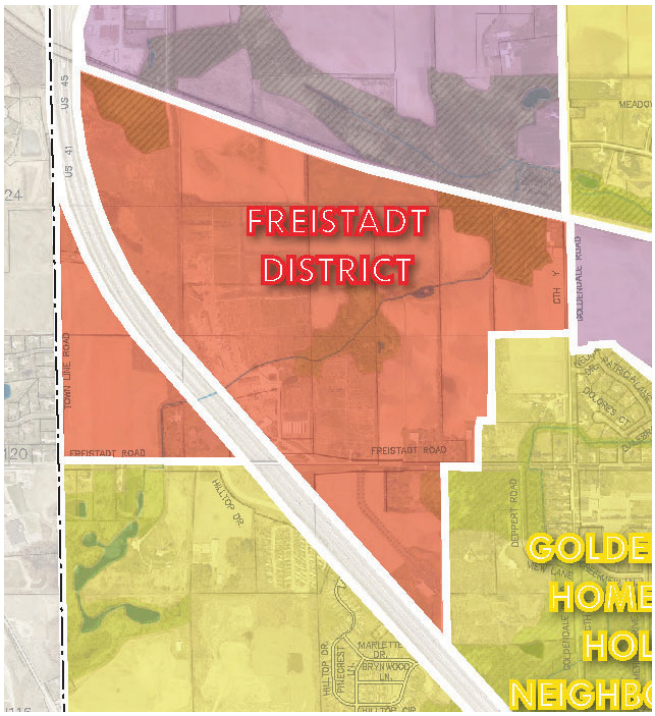
I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green 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.

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: 6.0 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. 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.

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

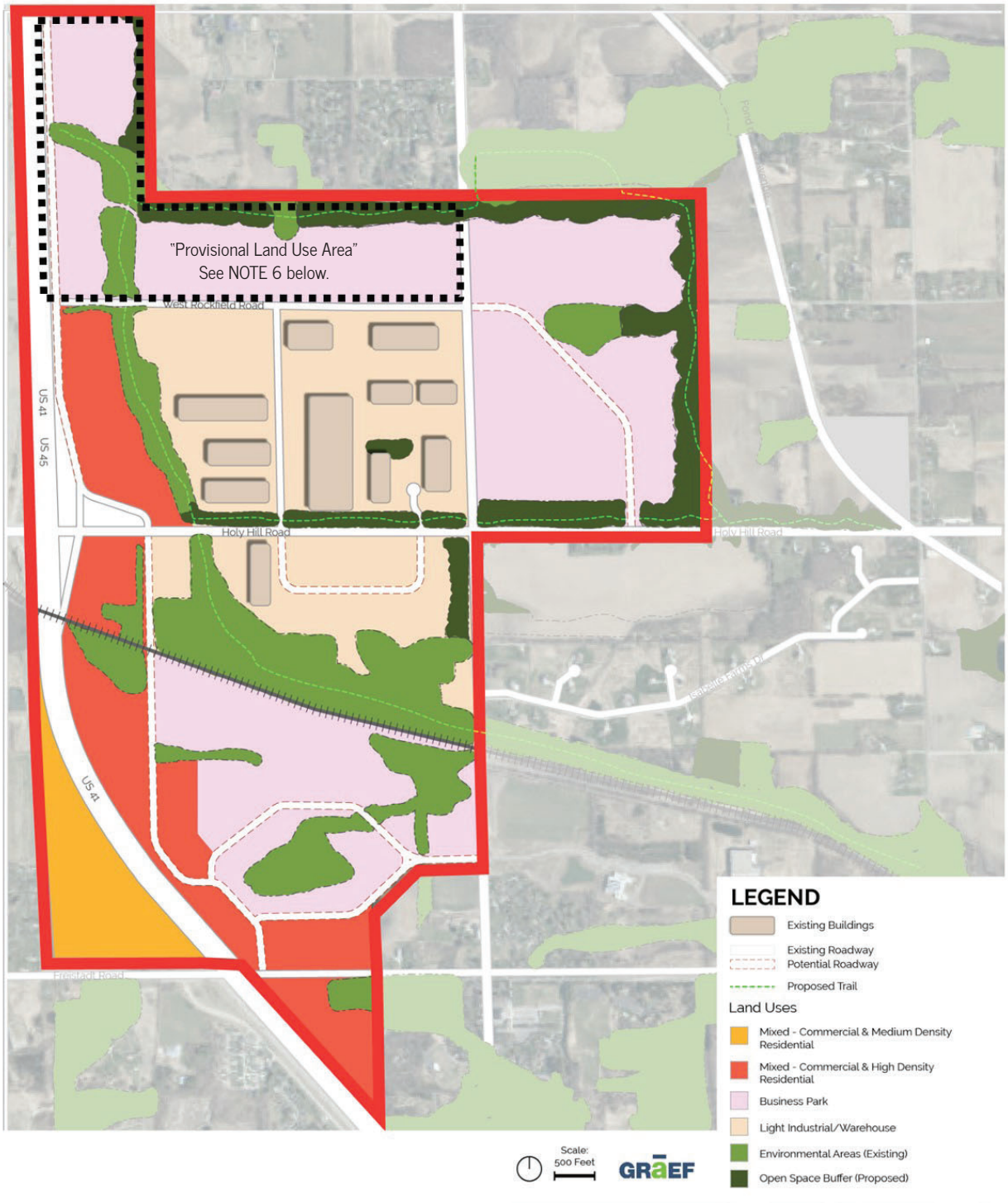
I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green 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:

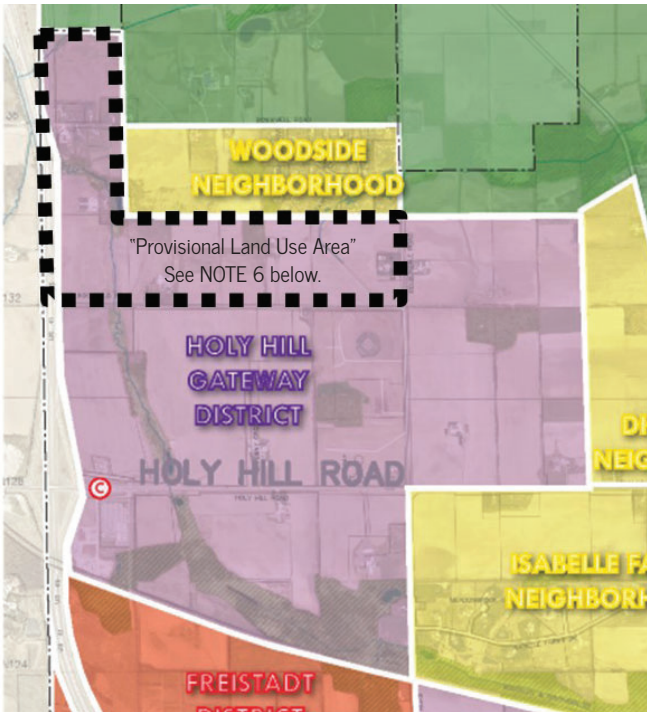
1. Develop a master plan for the Holy Hill/Freistadt Road area that includes the following elements:
   - Street and Block framework
   - Preferred Future Land Use
   - Regional stormwater concept plan
   - Trail and Open Space plan
   - Regulations and Design Guidelines
   - Funding & Incentives
2. 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



NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres. See Holy Hill Gateway District Profile in Chapter 5 for details on Master Planning.

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 extension.

PREFERRED LAND USE

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

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

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.

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Master Planning A detailed master plan will be developed for the Holy Hill Gateway District (see Implementation Plan: Economic Development Objective #1). Until the master plan is prepared and incorporated into the Future Land Use component of the 2050 Comprehensive Plan, the preferred land uses allowed in and future development of the area bounded by Rockfield Road, Goldendale Road, the Woodside Neighborhood, the Town of Germantown, and I-41 shall be limited to only the land uses and development allowed under the "Agricultural/ Conservation Residential" land use designation in the former 2020 Comprehensive Plan (see "Provisional Land Use Area" as shown on the Future Land Use Map). The "Agricultural/Conservation Residential" designation allows agricultural uses and single-family residential uses with a maximum density and minimum lot size of 1 dwelling per 5 acres.

NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres.

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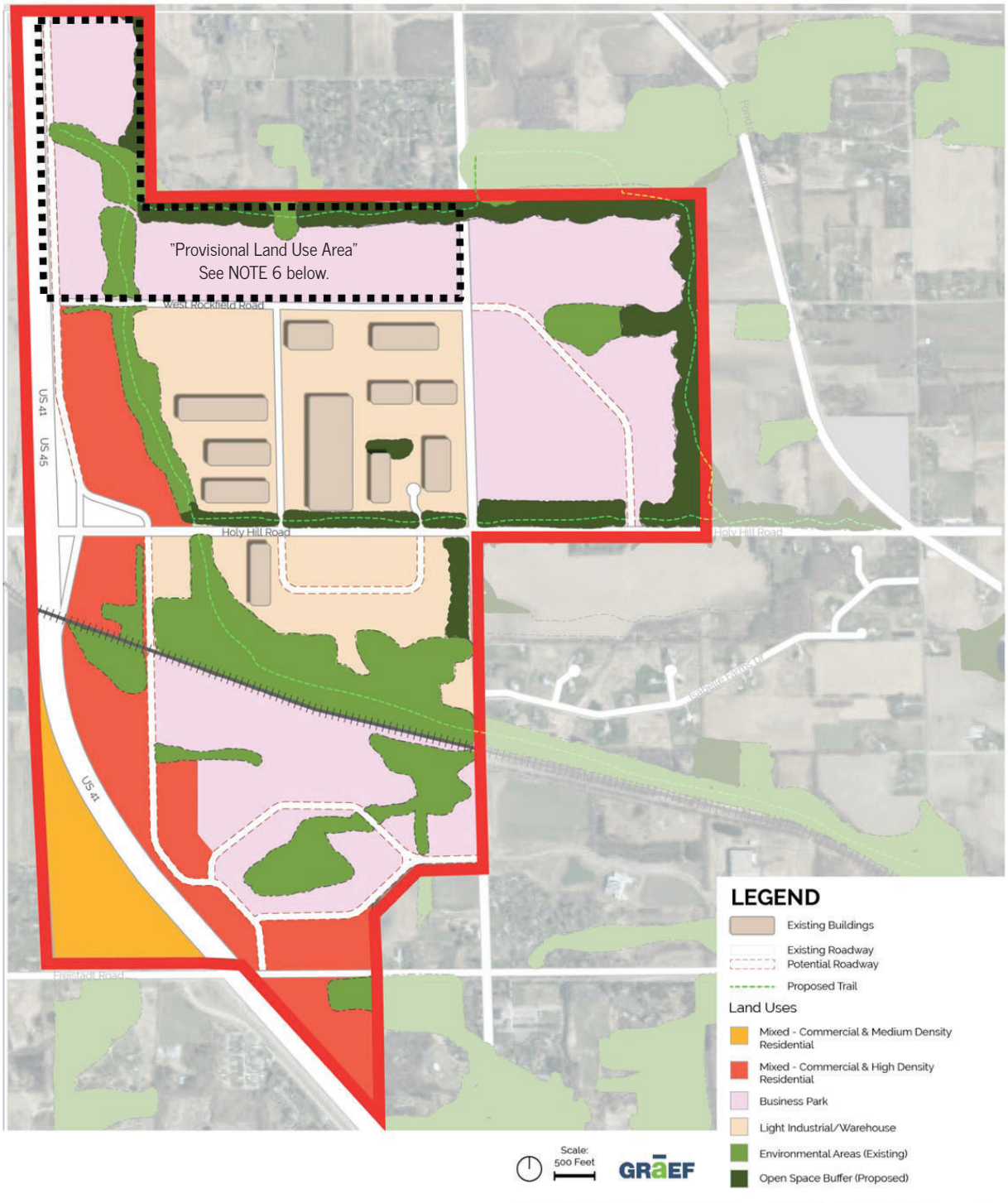

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