

HP
2006
S6
CH 17

A PLAN FOR THE JEFFERSON PARK NEIGHBORHOOD

VILLAGE OF GERMANTOWN WASHINGTON COUNTY WISCONSIN

**SOUTHEASTERN WISCONSIN REGIONAL
PLANNING COMMISSION MEMBERS**

KENOSHA COUNTY

Donald L. Klapper
Donald E. Mayew
Francis J. Pitts

RACINE COUNTY

George C. Berteau,
Chairman
Raymond J. Moyer
Earl G. Skagen

MILWAUKEE COUNTY

Richard W. Cutler
Evelyn L. Petshek,
Vice-Chairman
Harout O. Sanasarian

WALWORTH COUNTY

John D. Ames
Anthony F. Balestrieri,
Secretary
Harold H. Kolb

OZAUKEE COUNTY

Thomas H. Buestrin
John P. Dries
Alfred G. Raetz

WASHINGTON COUNTY

Paul F. Quick
Joseph A. Schmitz,
Treasurer
Frank F. Uttech

WAUKESHA COUNTY

Charles J. Davis
Robert F. Hamilton
Lyle L. Link

**VILLAGE OF GERMANTOWN
OFFICIALS**

Village President

William H. Wetterau

Village Trustees

Arnold H. Anderson
Ted L. Kinkead
William F. Krist
Howard J. Luebke
Carl I. Nickel
Robert R. Packee

Village Plan Commission

William H. Wetterau,
Chairman
George C. Benzold
Orville J. Klumb
James S. McClintock
Kenneth F. Miller
Robert R. Packee

Village Administrator/Clerk

Vernon A. Kauth

Village Engineer

Vacant

Special acknowledgement is due former Village Engineer Thomas J. Muth for his assistance in the conduct of this study and his support of the neighborhood planning effort in the Village of Germantown.

**SOUTHEASTERN WISCONSIN REGIONAL
PLANNING COMMISSION STAFF**

Kurt W. Bauer, P.E. Executive Director
Harlan E. Clinkenbeard. Assistant Director
Philip C. Evenson Assistant Director
John W. Ernst. Data Processing Manager
Leland H. Kreblin Chief Planning Illustrator
Donald R. Martinson Chief Transportation Planner
Thomas D. Patterson Chief of Planning Research
Bruce P. Rubin Chief Land Use Planner
Roland O. Tonn Chief Community Assistance Planner
Lyman F. Wible, P.E. Chief Environmental Planner
R. William Winnekins. Administrative Officer

Special acknowledgement is due SEWRPC Senior Planner Norbert R. Schappe for his contribution to the design of this neighborhood plan.

**COMMUNITY ASSISTANCE PLANNING REPORT
NO. 17**

A PLAN FOR THE JEFFERSON PARK NEIGHBORHOOD

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

**Southeastern Wisconsin Regional Planning Commission
P. O. Box 769
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53186**

The preparation of this report was financed in part through a joint planning grant from the Wisconsin Department of Local Affairs and Development pursuant to Section 22.14 of the Wisconsin Statutes and from the U. S. Department of Housing and Urban Development pursuant to Section 701 of the Federal Housing Act of 1954, as amended.

March 1978

**Inside Region \$2.50
Outside Region \$5.00**

(This page intentionally left blank)

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 NO. EAST AVENUE

P.O. BOX 769

WAUKESHA, WISCONSIN 53187

TELEPHONE (414) 547-8721

Serving the Counties of:

KENOSHA
MILWAUKEE
OSHAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA

March 21, 1978

Mr. William H. Wetterau
Village President
Village of Germantown
N122 W17177 Fond du Lac Avenue
Germantown, Wisconsin 53202

Dear Mr. Wetterau:

The Southeastern Wisconsin Regional Planning Commission has, since adoption of the regional land use and transportation plan in 1966, supported and recommended the preparation of detailed development plans for neighborhood units in urbanizing communities. In 1968, the Village of Germantown was selected as the location for a "pilot project" in precise neighborhood unit development planning, and after consultation with Village officials, the Jefferson Park Neighborhood was selected as the pilot neighborhood. The Plan for the Jefferson Park Neighborhood, as documented herein, is intended not only as a guide to the future development of this particular neighborhood, but is intended to serve as a "model" to the development of other neighborhood plans in Germantown.

This report presents basic inventory information on the present stage of development of the neighborhood; including information on population, employment, land use, sanitary and storm sewerage, water supply, and transportation. In addition, information is presented on the topography and drainage patterns, soils, woodlands and wetlands, and other natural features of the neighborhood, all of which constitute important considerations in any neighborhood design effort. Based on these findings and on recommended neighborhood development standards, the report sets forth a recommended neighborhood development plan which is consistent with both regional and local development objectives. The plan is intended to serve as a point of departure for Village officials in making day-to-day development decisions.

The Regional Planning Commission is appreciative of the assistance, cooperation, and support given to this project by the Village Board, the Village Plan Commission, and the various Village departments in the preparation of this plan. The Commission staff stands ready to assist the Village in presenting the information and recommendations contained in this report to the public for its review and evaluation, and in implementing the recommended plan.

Sincerely,



Kurt W. Bauer
Executive Director

(This page intentionally left blank)

TABLE OF CONTENTS

	Page		Page
Chapter I—INTRODUCTION	1	Street and Highway Facilities	14
Neighborhood Studies	1	Existing Land Use Regulations	14
Regional Setting	1		
The Neighborhood Concept	1	Chapter III—THE RECOMMENDED	
Community Planning in the		NEIGHBORHOOD UNIT PLAN	19
Village of Germantown	4	Introduction	19
		Plan Description	19
Chapter II—INVENTORY FINDINGS		Plan Evaluation	21
AND ANALYSIS	7	Subdivision Design Efficiency Factors. . .	22
Neighborhood Location and Boundaries . . .	7	Design Efficiency Analysis	23
Topography and Surface Drainage.	7		
Soils	7	Chapter IV—PLAN IMPLEMENTATION . . .	25
Woodlands and Wetlands.	7	Introduction	25
Existing Land Use	10	Public Informational Meetings and Hearing. .	25
Real Property Ownership	10	Plan Adoption	25
Community Utilities	10	Zoning.	25
Community Facilities	11	Official Mapping	25
		Subdivision Plat Review	28

LIST OF APPENDICES

Appendix		Page
A	Typical Street and Highway Cross Sections Recommended for the Jefferson Park Neighborhood, Village of Germantown, Washington County, Wisconsin	31
B	A Summary of Proposed Ultimate Development in the Jefferson Park Neighborhood, Village of Germantown, Washington County, Wisconsin	33
C	Village of Germantown Plan Commission Resolution Adopting the Jefferson Park Precise Neighborhood Unit Development Plan	35
D	Suggested Official Map Ordinance for the Village of Germantown, Washington County, Wisconsin	37
	Map D-1 Village of Germantown Official Map Sheet Index	41

LIST OF TABLES

Table	Chapter I	Page
1	Land Use Distribution in a Typical Medium-Density Neighborhood Unit	4
	Chapter II	
2	Selected Characteristics of Soils in the Jefferson Park Neighborhood, Village of Germantown, Washington County, Wisconsin	10

Table		Page
3	Soils Having Severe or Very Severe Limitations for Residential Development on Lots Served by Public Sanitary Sewerage Facilities.	11
4	Existing Land Use in the Jefferson Park Neighborhood: 1974	14
5	Existing Streets and Highways in the Jefferson Park Neighborhood: 1974	14
6	Existing Zoning in the Jefferson Park Neighborhood: 1974	17

Chapter III

7	Recommended Streets and Highways in the Jefferson Park Neighborhood	21
8	1970 and Ultimate Population, Developed Residential Acreages, and Residential Densities in the Jefferson Park Neighborhood.	22
9	Distribution of Planned Housing on Developable Lands by Dwelling Unit Type in the Jefferson Park Neighborhood	22
10	Ultimate Primary and Secondary School Age Population in the Jefferson Park Neighborhood by Grades, School Type, and Average Daily Public School Attendance	22
11	Estimated Population Distribution by Age Group in the Jefferson Park Neighborhood: 1970 and Under Ultimate Development	23
12	Existing and Proposed Land Use in the Jefferson Park Neighborhood.	24
13	Efficiency Factors for the Jefferson Park Neighborhood.	23

Chapter IV

14	Existing and Proposed Zoning in the Jefferson Park Neighborhood: Existing (1974), Initial (1978), and Ultimate Development	28
----	--	----

LIST OF MAPS

Map	Chapter I	Page
1	Location of the Village of Germantown and the Extent of Historic Urban Development in the Southeastern Wisconsin Region.	2
2	Recommended Land Use Plan for the Village of Germantown: 2000	6
 Chapter II		
3	Drainage Pattern in the Jefferson Park Neighborhood, Village of Germantown, Washington County, Wisconsin	8
4	Selected Characteristics of Soils in the Jefferson Park Neighborhood	9
5	Soil Limitations for Residential Development on Lots Served by Public Sanitary Sewerage Systems in the Jefferson Park Neighborhood	12
6	Existing Land Use in the Jefferson Park Neighborhood: 1974	13
7	Topographic and Cadastral Base Map of the Jefferson Park Neighborhood	15
8	Existing Zoning in the Jefferson Park Neighborhood: 1974	16
 Chapter III		
9	Recommended Precise Neighborhood Unit Development Plan for the Jefferson Park Neighborhood	20
 Chapter IV		
10	Proposed Ultimate Zoning Map for the Jefferson Park Neighborhood.	26
11	Proposed Initial Zoning Map for the Jefferson Park Neighborhood.	27

Chapter I

INTRODUCTION

NEIGHBORHOOD STUDIES

The Southeastern Wisconsin Regional Planning Commission since its inception in 1960 has urged local plan commissions to consider the preparation of detailed neighborhood unit development plans as an important means of guiding and shaping land use development and redevelopment in the public interest. SEWRPC Planning Guide No. 1, Land Development Guide, published in November 1963, discussed the importance of neighborhood unit planning to the attainment of good residential land subdivision. This guide indicated that effective public regulation of the important process of land subdivision—a process through which much of the form and character of a community are determined—requires the preparation of detailed neighborhood unit development plans. The regional land use plan adopted by the Commission in December 1966 more specifically recommended that local plan commissions identify neighborhood units within areas of existing or proposed urban use and prepare detailed plans for the development of these units.

The Village of Germantown became the first local unit of government within the Region to ask the Regional Planning Commission to assist it in the delineation of neighborhood units and in the design of precise development plans for those units. The Village Plan Commission by letter dated February 6, 1967, formally requested the Commission to assist it in this matter. The Commission staff, working with the Village Plan Commission, identified five neighborhood units, the proper planning of which could meet the developmental needs of the Village over the next two to three decades.

The purpose of this report is to describe the precise development plan prepared for one of these five neighborhood units—the plan for the Jefferson Park Neighborhood within the Village of Germantown. The plan suggests future collector and land access street alignments and attendant block configurations and suggests the locations within the neighborhood best suited for institutional, recreational, and commercial use, as well as for various kinds of residential use. The plan recom-

mends areas that should be protected from intensive development for environmental reasons and indicates the need to reserve major drainageway and utility easements.

REGIONAL SETTING

The Village of Germantown is located in the southeast corner of Washington County and encompasses almost all of the land in U. S. Public Land Survey Township 9 North, Range 20 East, the former Town of Germantown. The Village of Germantown is an integral part of the Milwaukee urbanized area and is located on one of the major radial transportation corridors emanating from that area (see Map 1). The Village, therefore, is subject to relatively intensive growth pressures. The population of the area presently encompassed by the Village increased from about 4,600 persons in 1960 to about 7,000 persons in 1970, or about 52 percent. The 1977 population of the Village is estimated at about 9,300 persons. Population forecasts prepared by the Regional Planning Commission indicate that the population of the Village may reach a level of about 25,000 persons by the year 2000. This potential for rapid population growth coupled with the relatively large geographic area governed by the Village dictates the conduct of a sound planning program as a basis for development decisionmaking by local officials.

THE NEIGHBORHOOD CONCEPT

The Regional Planning Commission's recommendation concerning the preparation of detailed neighborhood unit development plans by local planning commissions is based upon the concept that an urban area should be formed of, and developed in, a number of individual cellular units rather than as a single, large, formless mass. These cellular units may be categorized by their primary or predominant land use and, as such, may be industrial, commercial, institutional, or residential. The latter type of unit is the concern of this report.

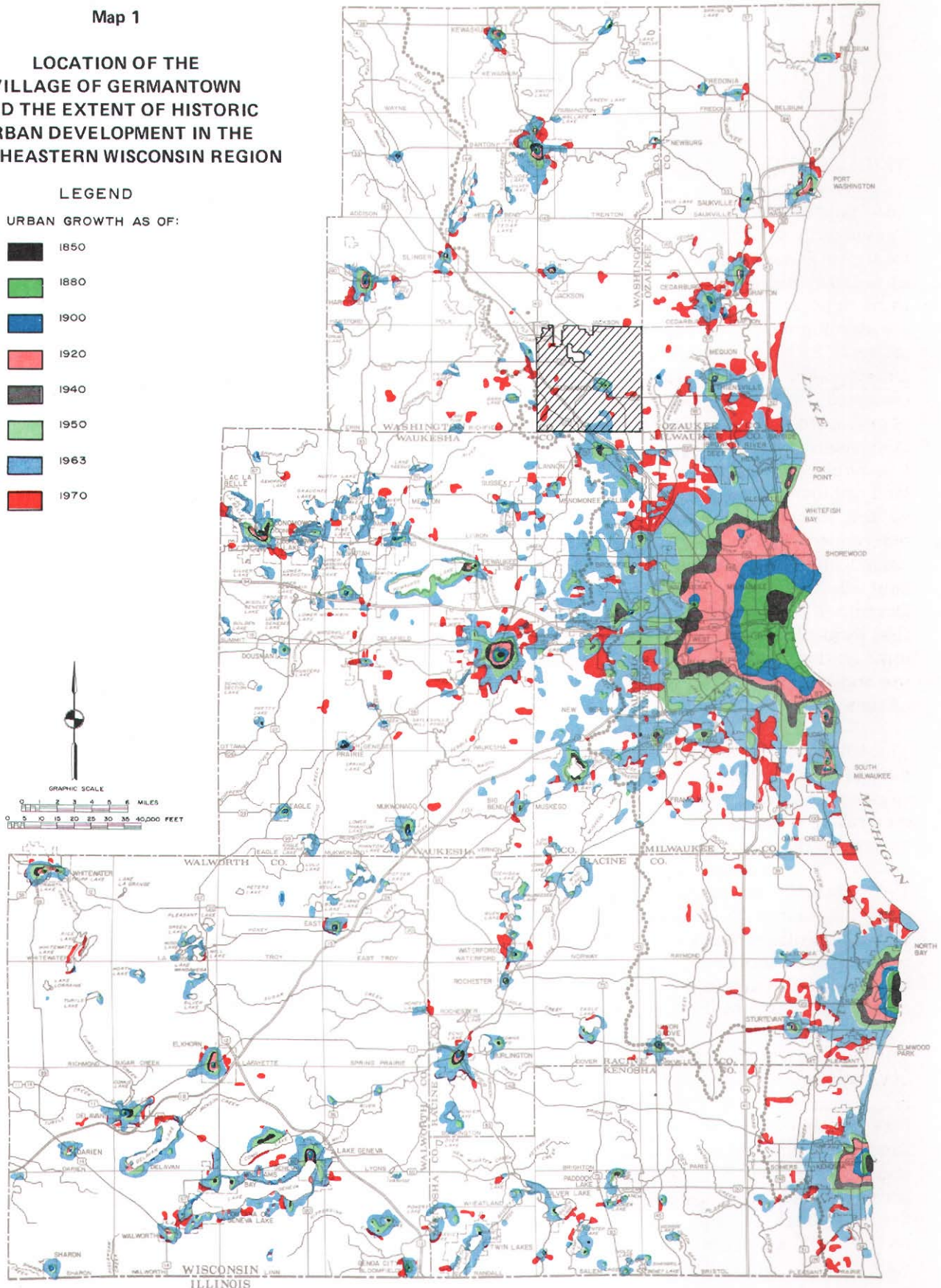
Insofar as possible, each residential neighborhood unit should be bounded by arterial streets; major park, parkway, or institutional lands; bodies of

Map 1

**LOCATION OF THE
VILLAGE OF GERMANTOWN
AND THE EXTENT OF HISTORIC
URBAN DEVELOPMENT IN THE
SOUTHEASTERN WISCONSIN REGION**

LEGEND

URBAN GROWTH AS OF:



Source: SEWRPC.

water; or other natural or cultural features which serve to clearly and physically separate each unit from the surrounding units. Each residential neighborhood unit should provide housing for that population for which, by prevailing local standards, one public elementary school of reasonable size is required. The unit should further provide, within established overall density limitations, a broad range of lot sizes and housing types; a full complement of those public and semipublic facilities needed by the family within the immediate vicinity of its dwelling, such as church, neighborhood park, and neighborhood shopping facilities; and ready access to the arterial street system and, thereby, to those urban activities and services which cannot as a practical matter be provided in the immediate vicinity of all residential development: namely, major employment centers, community and regional shopping centers, major recreational facilities, and major cultural and educational centers. The internal street pattern of the residential neighborhood unit should be designed to facilitate vehicular and pedestrian circulation within the unit, but to discourage penetration of the unit by heavy volumes of fast through traffic. Each residential neighborhood unit should have a central feature or focal point around which the unit is developed to promote a sense of physical unit. In this respect, the elementary school should be located adjacent to the neighborhood park so that the school and park together may function as a neighborhood center and thus provide the focal point of the neighborhood design. The school and park should be located within walking distance of the rest of the neighborhood unit.

The residential neighborhood unit is intended to accommodate safe and healthy family home life and the activities associated with it. The neighborhood should be designed to promote stability and the preservation of amenities and should be large enough to maintain and protect its own environment. The neighborhood concept is intended to promote convenience in living and traveling within an urban area; to promote harmony and beauty in urban development; and to bring the living area of the urban family into a scale that allows the individual to feel at home and encourages the individual to take an active part in neighborhood and community affairs. The neighborhood unit concept also is intended to facilitate the difficult task of good land subdivision design. The proper relationship of individual subdivisions to areawide features, to existing and proposed land uses, and

to other subdivisions can best be achieved through a precise plan for neighborhood unit development.

The neighborhood unit concept also provides a good means for involving citizens in local planning programs. A neighborhood is that area most closely associated with the daily activities of family life, such as elementary education or convenience shopping. Residential neighborhoods, however, depend on the larger community for basic employment, comparison shopping, higher education, cultural activities, and certain personal services. A group of neighborhoods which function as a unit, providing the necessary level of external services and facilities required by the neighborhoods in the group, may be described as a community. By identifying neighborhood units and grouping them into communities, residential areas may be planned to provide a physical environment that is healthy, safe, convenient, and attractive; and public sentiment can be focused on the community of interest so created. Because of its emphasis on the day-to-day needs and concerns of the family, neighborhood planning is particularly "people oriented."

Unlike the community comprehensive or master plan, which is necessarily quite general, the plan developed for a neighborhood is precise. It depicts explicitly one alternative development pattern that is practicable for such concerns as traffic circulation, storm water drainage, sanitary sewerage, water supply, and land use arrangement. Neighborhood planning, therefore, must involve careful analysis of such factors as soil suitability, land slopes, drainage patterns, flood hazards; such special landscape features as woodland and wetland cover; existing and proposed land uses in and surrounding the neighborhood unit; and real property boundaries. Although the neighborhood unit concept most readily applies to medium- and high-density residential areas, it can be made to work in low-density areas with some modifications of the design standards. Table 1 illustrates a typical land use distribution in a medium-density planned neighborhood unit and is intended to provide a basis of comparison for the specific neighborhood unit design presented herein.

The neighborhood unit development plan must be precise but nevertheless flexible. The plan should be usable as a standard for evaluating development proposals of private and public development agencies. It should not be presumed that private developers cannot present development plans

Table 1

LAND USE DISTRIBUTION IN A TYPICAL MEDIUM-DENSITY NEIGHBORHOOD UNIT

Type of Area	Number	Acres	Percent	Total	
				Acres	Percent
Gross Area				640.0	100.0
Residential Area				454.4	71.0
Single Family Area		416.0	65.0		
Population	5,330.0				
Residential Acres/1,000 Population	76.0				
Persons/Residential Acre	12.8				
Number of Dwelling Units	1,615.0				
Dwelling Units/Residential Acre	3.9				
Multifamily Area		38.4	6.0		
Population	1,170.0				
Residential Acres/1,000 Population	32.0				
Persons/Residential Acre	30.2				
Number of Dwelling Units	355.0				
Dwelling Units/Residential Acre	9.2				
Public Area				32.0	5.0
Elementary School (K-6) Area		9.6	1.5		
Number of Classrooms	20.0				
Total Number of Pupils	546.0				
Public Park Area		16.0	2.5		
Other Public and Quasipublic Area		6.4	1.0		
Neighborhood Commercial Area		6.4	1.0		1.0
Street Area		147.2	23.0	147.2	23.0

Source: SEWRPC.

harmonious with sound convenient development standards, nor that any development plans which are privately advanced and at variance in some respect with the adopted neighborhood plan are necessarily unacceptable. Local planning officials should remain receptive to proposed plan changes which can be shown to be better than the adopted plan, yet compatible with the overall objectives for the development of the neighborhood and the community as a whole.

COMMUNITY PLANNING IN THE VILLAGE OF GERMANTOWN

Before precise neighborhood unit development plans can be prepared, the community must develop a general or comprehensive plan for the municipality. Sound planning practice dictates that, just as neighborhood plans should be prepared within the framework of community plans, community plans should be prepared within the framework of regional plans. Seven of the adopted regional plan elements are particularly important

to the preparation of a general plan for the Village of Germantown and, therefore, to the development of precise neighborhood development plans within the Village of Germantown: the regional land use plan, the regional transportation plan, the regional sanitary sewerage system plan, the regional housing plan, the regional park and open space plan, the Washington County jurisdictional highway system plan, and the Menomonee River watershed plan.

These seven plan elements are described in the following six planning reports: SEWRPC Planning Report No. 25, A Regional Land Use Plan and A Regional Transportation Plan for Southeastern Wisconsin—2000, Volumes I and II; SEWRPC Planning Report No. 16, A Regional Sanitary Sewerage System Plan for Southeastern Wisconsin; SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin; SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin—2000; a refinement of the adopted regional transportation plan as documented in SEWRPC Planning

Report No. 23, A Jurisdictional Highway System Plan for Washington County; and SEWRPC Planning Report No. 26, A Comprehensive Plan for the Menomonee River Watershed. The findings and recommendations of these adopted regional plan elements are reflected in the neighborhood unit development plan presented herein.

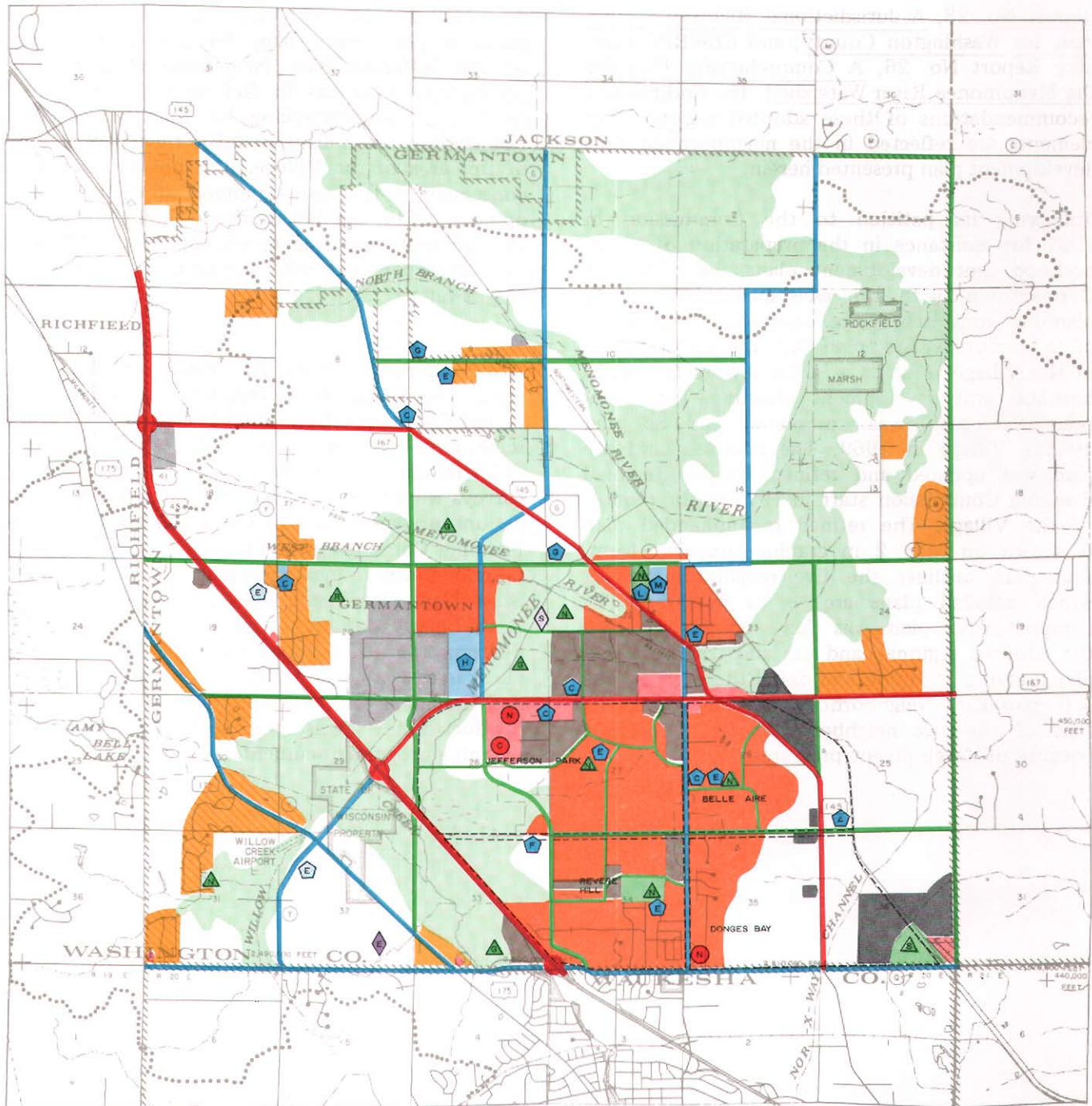
Following its petition to the Commission in 1967 for assistance in the preparation of neighborhood unit development plans, the Village of Germantown, with the assistance of a private planning consultant firm, undertook preparation of a comprehensive plan for the development of the Village to serve as a framework for neighborhood unit development planning. That comprehensive plan was completed and adopted by the Village in 1969. The adopted land use plan was updated and refined by the Regional Planning Commission staff in 1977 at the request of the Village. The refined recommended plan is shown on Map 2 in graphic summary form. This plan outlines the five neighborhoods for which detailed plans are to be prepared. The comprehensive plan was fully compatible with the adopted regional land use and transportation plan, serving to refine and detail these plans. The Jefferson Park Neighborhood was selected as the first of the five neighborhoods to be planned because of development pressures.

As early as May 1972, the Commission has prepared a preliminary plan for the development of the Jefferson Park Neighborhood and that preliminary plan has in fact been the basis for day-to-day decisionmaking by the Village Plan Commission and Village Board in the development of this area of the Village. It is not by accident, consequently, that to date almost all of the development within the neighborhood, including provision for parks and drainageway facilities, has taken place in accordance with the final plan published in this report.

Also in preparation for its overall planning program, the Village of Germantown in July 1964 undertook preparation of large-scale (1" = 100' scale, two-foot contour interval) topographic and cadastral maps. The maps and attendant control surveys were completed in accordance with specifications prepared for the Village by the Regional Planning Commission and involved the relocation, monumentation, and placement on the Wisconsin State Plane Coordinate System of all U. S. Public Land Survey corners within the Village and the determination of the grid lengths and bearings of all quarter section lines. The resulting topographic and cadastral information was essential to the conduct of the precise neighborhood development planning program documented herein.

Map 2

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF GERMANTOWN: 2000



LEGEND

- | | |
|---|--|
| SUBURBAN RESIDENTIAL DEVELOPMENT
(32-64 DWELLING UNITS PER NET RESIDENTIAL ACRE) | PARKS |
| LOW DENSITY URBAN DEVELOPMENT
(6.7-22 DWELLING UNITS PER NET RESIDENTIAL ACRE) | COMMUNITY PARK |
| MEDIUM DENSITY URBAN DEVELOPMENT
(12.3-40 DWELLING UNITS PER NET RESIDENTIAL ACRE) | NEIGHBORHOOD PARKS |
| HIGH DENSITY URBAN DEVELOPMENT
(70-129 DWELLING UNITS PER NET RESIDENTIAL ACRE) | COUNTY PARKS |
| COMMERCIAL | SKI HILL |
| NEIGHBORHOOD RETAIL AND SERVICE CENTER | PRIMARY ENVIRONMENTAL CORRIDOR |
| COMMUNITY RETAIL AND SERVICE CENTER | AGRICULTURAL |
| LIGHT INDUSTRY AND WAREHOUSING | GOVERNMENTAL AND INSTITUTIONAL |
| HEAVY INDUSTRY AND MINING | SCHOOL ADMINISTRATIVE OFFICES |
| RECREATIONAL | CHURCH |
| | ELEMENTARY SCHOOL |
| | FIRE STATION |
| | VILLAGE OR TOWN HALL |
| | HIGH SCHOOL |
| | LIBRARY |
| | MIDDLE SCHOOL |
| | POLICE STATION |
| | ELEMENTARY SCHOOL
(TO BE ABANDONED) |

ELECTRIC POWER GENERATING PLANT

SEWAGE TREATMENT PLANT
(TO BE ABANDONED)

TYPE I ARTERIAL HIGHWAY (FREEWAY)

TYPE I ARTERIAL HIGHWAY (STATE TRUNK HIGHWAY)

TYPE II ARTERIAL HIGHWAY (COUNTY TRUNK HIGHWAY)

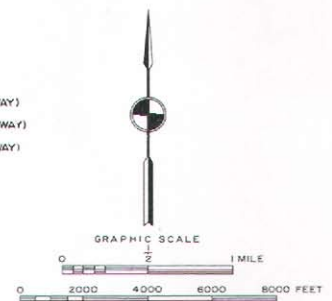
TYPE III ARTERIAL HIGHWAY (LOCAL TRUNK HIGHWAY)

URBAN COLLECTOR STREETS

FREEWAY ARTERIAL INTERCHANGE

BELLE AIRE

NEIGHBORHOOD UNIT
BOUNDARY AND NAME



Chapter II

INVENTORY FINDINGS AND ANALYSIS

NEIGHBORHOOD LOCATION AND BOUNDARIES

The Jefferson Park Neighborhood unit includes all of U. S. Public Land Survey Section 27 and portions of Section 28, Town 9 North, Range 20 East. The neighborhood unit has a gross area of approximately 1,253 acres. The neighborhood is bounded on the north by Lannon Road-Mequon Road, a Type I arterial (state trunk highway—STH 167); on the east by Pilgrim Road, a Type II arterial (proposed county trunk highway); on the south by Donges Bay Road, a Type III arterial (local trunk); on the south by USH 41-45, a Type I arterial; and on the west by Maple Road, a Type III arterial. Thus, the boundaries of the neighborhood unit are marked by arterial streets and highways.

The neighborhood boundaries, as just described, also are penetrated by a proposed southerly extension of River Lane as an arterial street intended to connect with Division Road immediately north of its intersection with Donges Bay Road. The area within the neighborhood boundaries lying west of this proposed arterial is composed largely of primary environmental lands lying along the main stem of the Menomonee River. Consequently, the westerly boundary of the neighborhood unit could have been defined as the proposed Division Road-River Lane arterial or, in the alternative as the primary environmental corridor along the Menomonee River. To avoid any distortions in land use information which may result from the inclusion in the neighborhood unit of the major environmental corridor lying along the Menomonee River, certain analyses of existing and proposed land uses within the neighborhood unit are presented here separately for the entire neighborhood unit and for that part of the neighborhood unit lying east of the River Lane arterial connection.

As already noted, the estimated 1977 population of the Village is 9,300 persons, and forecasts prepared by the Southeastern Wisconsin Regional Planning Commission indicate that the population of the Village of Germantown may be expected to increase by approximately 16,000 persons by the year 2000. The Jefferson Park Neighbor-

hood, as proposed, would be able to absorb about 7,000 persons, or about 44 percent of this anticipated population increase.

TOPOGRAPHY AND SURFACE DRAINAGE

The topography of the neighborhood may be described as gently rolling, with slopes ranging up to 14 percent. The entire neighborhood lies within the Menomonee River watershed. Minor ridge lines divide the neighborhood into 12 sub-basin areas, as shown on Map 3 draining either directly to the Menomonee River or indirectly to that river through the network of major drainageways shown on Map 3. Floodlands encompassing and adjacent to the river comprise a total of 19.7 percent of the neighborhood.

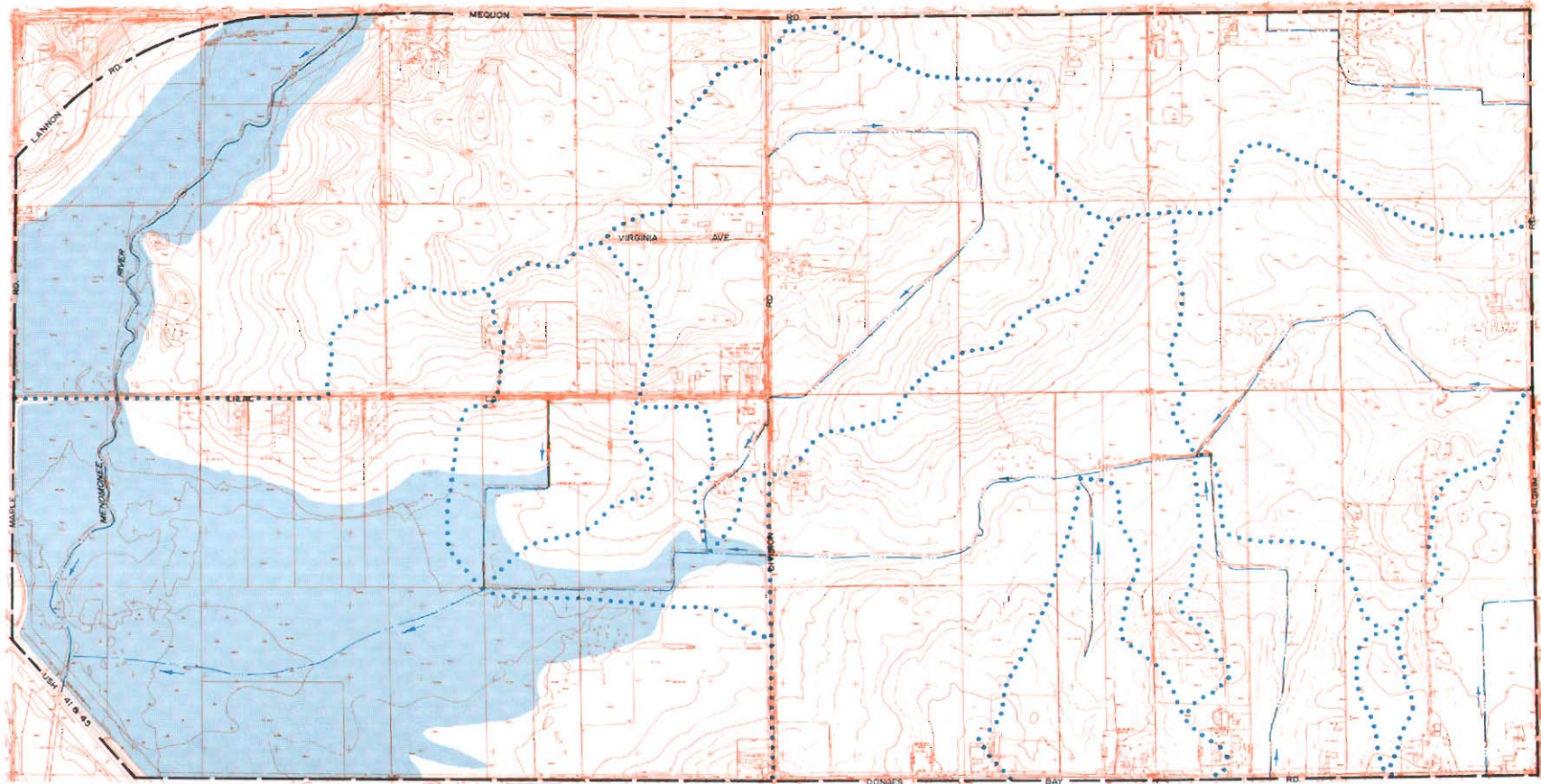
SOILS

As shown on Map 4 and in Table 2, almost the entire neighborhood is covered with soils which have limitations which should be thoughtfully considered in the development of the neighborhood for urban purposes. Generally, the western one-half of the neighborhood is covered by soils which are either subject to periodic flooding or overflow or are underlain by shallow bedrock. The flooding limitation is difficult if not impossible to overcome without adverse effect on adjacent areas within and outside the neighborhood. The presence of shallow bedrock generally precludes conventional development patterns due to the cost of placement of underground utilities. As shown on Map 5 and in Table 3, however, more than two-thirds of the neighborhood can be developed for residential purposes if served by public sanitary sewerage facilities and if the limitations of high groundwater table are overcome.

WOODLANDS AND WETLANDS

Approximately 15 percent of the total neighborhood unit is covered by wetlands. As shown on Map 6, these wetlands are located primarily in the western half of the neighborhood unit. Approximately 9 percent of the neighborhood unit is covered by woodlands, also located pri-

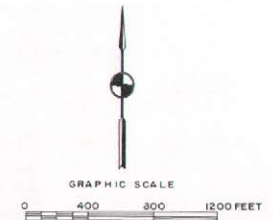
DRAINAGE PATTERN IN THE JEFFERSON PARK NEIGHBORHOOD, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN



LEGEND

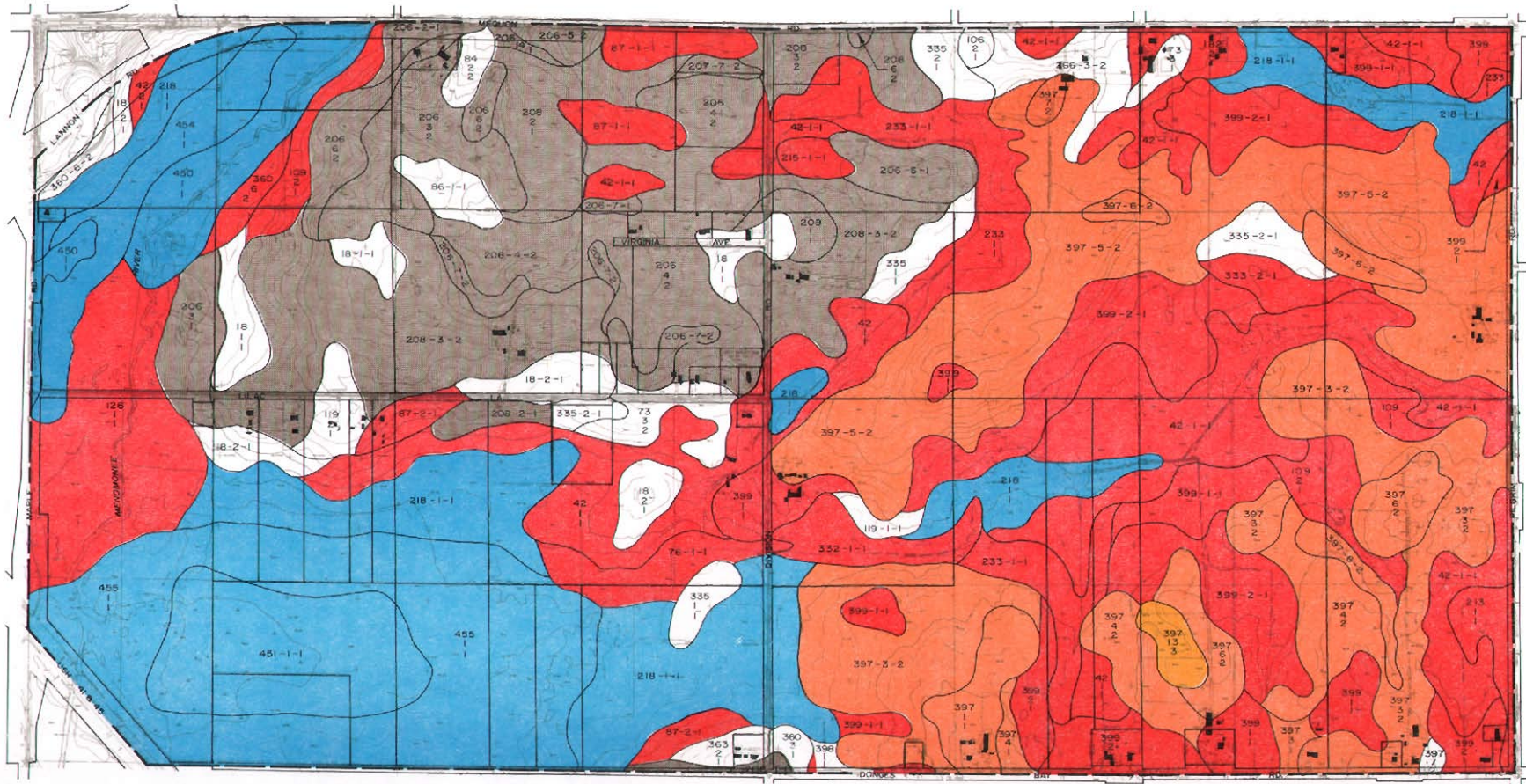
- | | |
|---|---|
| NEIGHBORHOOD BOUNDARY | WATER COURSE |
| TWO-FOOT CONTOUR INTERVAL
TOPOGRAPHIC LINES COMPILED IN 1964 | DIRECTION OF FLOW |
| SUBBASIN BOUNDARY | 100-YEAR RECURRENCE INTERVAL
FLOODLANDS 1975 EXISTING LAND
USE CONDITIONS |

Source: SEWRPC.



Map 4

SELECTED CHARACTERISTICS OF SOILS IN THE JEFFERSON PARK NEIGHBORHOOD



LEGEND

NEIGHBORHOOD BOUNDARY

399
2
1
SOIL TYPE DESIGNATION
PERCENT SLOPE
EROSION FACTOR

SWAMPS, MARSHES, ORGANIC MATERIALS, OR SOILS
THAT ARE SUBJECT TO FLOODING OR OVERFLOW

SOILS THAT HAVE A FLUCTUATING OR HIGH WATER
TABLE OR ARE SUBJECT TO PONDING, OVERWASH,
OR RUNOFF HAZARD

SOILS THAT HAVE A SLOW PERMEABILITY RATE

SOILS THAT ARE UNDERLAIN BY SHALLOW BEDROCK
OR IN WHICH FILTER FIELDS ARE SUBJECT TO
SILTATION OR THE GROUNDWATER TABLE IS SUBJECT
TO CONTAMINATION

SOILS HAVING A SLOPE OF
TWELVE PERCENT OR MORE

OTHER SOILS

GRAPHIC SCALE

0 400 800 1200 FEET

Table 2

**SELECTED CHARACTERISTICS OF SOILS IN THE JEFFERSON PARK NEIGHBORHOOD,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN**

Selected Characteristics	Total Acres	Percent of Total
1. Swamps, marshes, organic materials, or soils subject to flooding or overflow	296.24	23.7
2. Soils that have a fluctuating or high water table or are subject to ponding, overwash, or runoff hazard	383.25	30.7
3. Soils that have a slow permeability risk	253.78	20.2
4. Soils that are underlain by shallow bedrock or in which filter fields are subject to infiltration or the ground-water is subject to contamination	229.95	18.3
5. Lands having a slope of 12 percent or more and where soils may be erosive	3.11	0.2
6. All other soils	87.01	6.9
Total	1,253.34	100.0

Source: SEWRPC.

marily within the western half of the neighborhood unit, as shown on Map 6. The Menomonee River traverses the western part of the neighborhood unit. The area of the river surface accounts for less than 1 percent of the total area of the neighborhood.

EXISTING LAND USE

The existing land uses within the Jefferson Park Neighborhood as of 1974 are set forth in summary form in Table 4. As shown in Table 4 and on Map 6, almost 89 percent of the land within the neighborhood unit was still devoted to woodlands, wetlands, and other lands in essentially natural open use. Only about 4 percent of the neighborhood unit was in active residential use, providing housing for about 170 persons.

REAL PROPERTY OWNERSHIP

As of 1972, there were 66 separate parcels of real property located in the Jefferson Park Neighbor-

hood ranging in size from about one-half acre up to about 80 acres. The boundaries of these parcels, together with existing structures and public and private utility and access easements, are shown in their correct location and orientation on Maps 3 and 4. The only easements within the neighborhood unit, as of 1974, provided rights-of-way for electric power and communication facilities.

COMMUNITY UTILITIES

In 1974, all existing urban development within the neighborhood was served with private onsite soil absorption sewage disposal systems (septic tanks) and individual private water wells. Public sanitary sewerage and water supply utilities have not yet been extended into the neighborhood, although such utility service exists in areas immediately adjacent to the neighborhood. Electric power, telephone, and gas service, as well as sanitary sewerage and public water supply service, can be readily provided to the neighborhood.

Table 3

**SOILS HAVING SEVERE OR VERY SEVERE LIMITATIONS FOR
RESIDENTIAL DEVELOPMENT ON LOTS SERVED BY PUBLIC SANITARY SEWERAGE FACILITIES**

Soil Type			Degree of Limitation	Soil Limitation	Total Acres	Percent of Total
Name	Map Number or Symbol					
	SEWRPC	USDA				
Westland silt loam	126	Dt	Severe	High water table		
Mussey silt loam	181	Mzk	Severe	High water table, Occasional overflow		
Ehler silt loam	213	Ph	Severe	Low bearing capacity, Frost heave, High water table		
Ehler silt loam	215	Ph	Severe	Low bearing capacity, Frost heave, High water table		
Bono silty clay loam	218	MzB	Severe	Low bearing capacity, High water table		
Ozaukee silt loam	397	OuDz	Severe	Erosive on steep slopes		
Total of all severely limited soils					168.84	13.5
Houghton muck	450	HtA	Very severe	High water table, Erosive, Low bearing capacity		
Houghton mucky peat	451	HtA	Very severe	High water table, Erosive, Low bearing capacity		
Palms muck	454	Pa	Very severe	High water table, Erosive, Low bearing capacity		
Palms mucky peak	455	Pa	Very severe	High water table, Erosive, Low bearing capacity		
Total of all very severely limited soils					188.52	15.0
All Other Soils					895.93	71.5
Total					1,253.34	100.0

Source: SEWRPC.

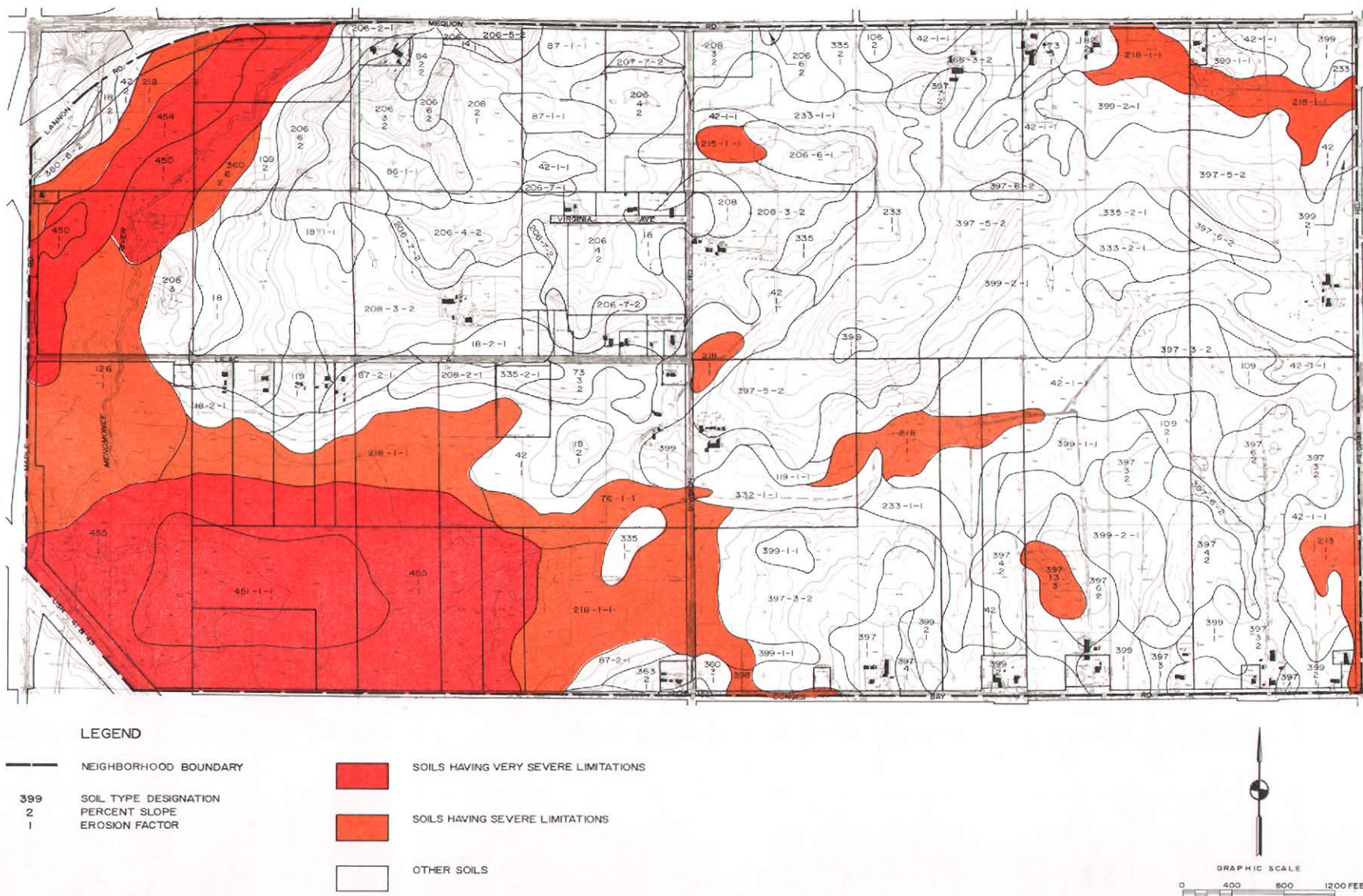
COMMUNITY FACILITIES

No public community facilities are presently located within the boundaries of the neighborhood. Public primary educational service is provided through busing to elementary schools located within the Germantown K-12 Joint No. 1 School District. Secondary educational services are similarly provided by busing to the middle

school and senior high school located outside the neighborhood unit. No public parks or private formal outdoor recreational areas are presently located within the neighborhood. Library service is provided through the Duerwachter Memorial Library located near the Village center. Fire protection is provided by a volunteer fire department. Police protection is provided by the Village, as are general administrative services. All other

Map 5

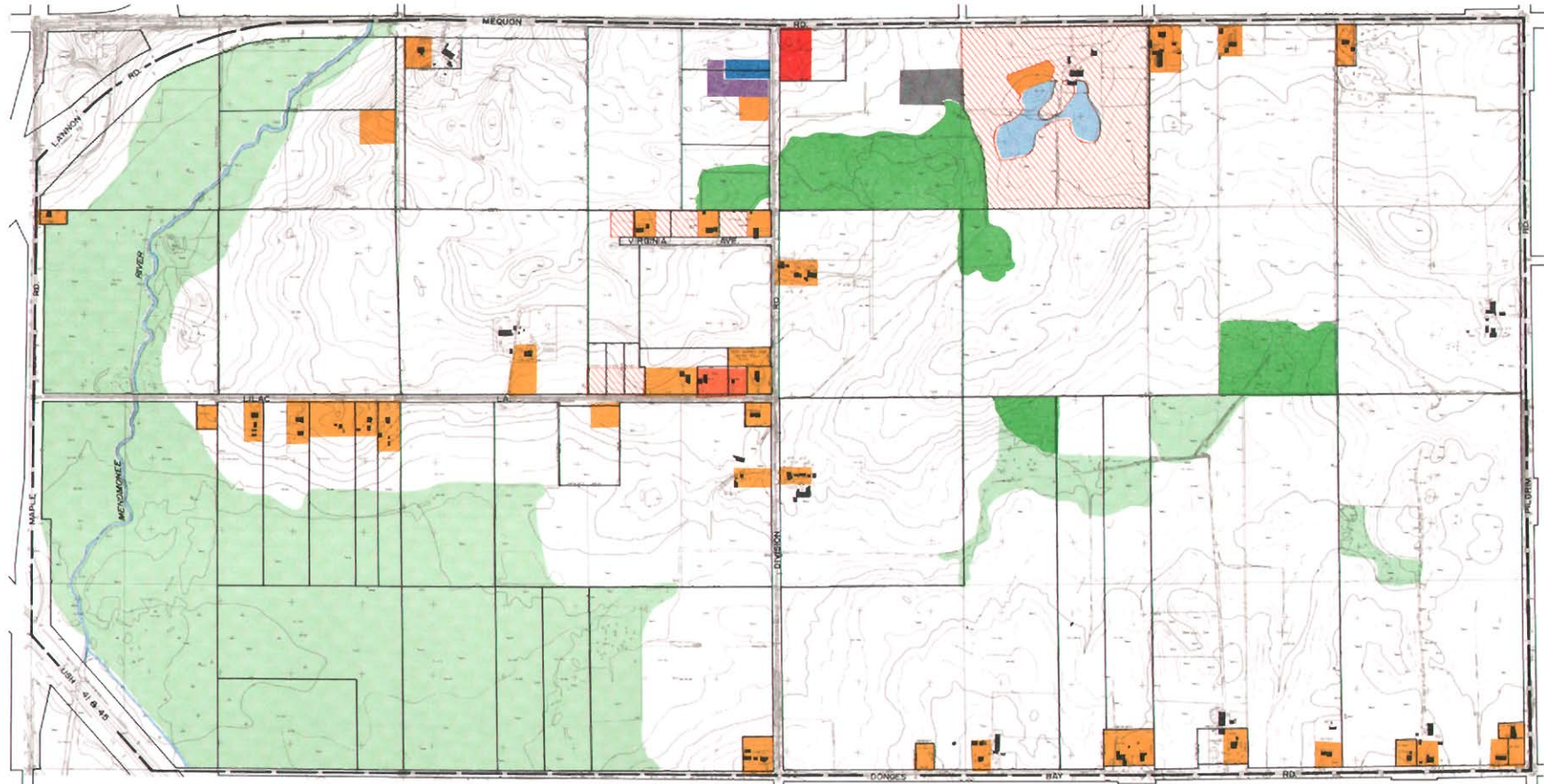
**SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS SERVED BY
PUBLIC SANITARY SEWERAGE SYSTEMS IN THE JEFFERSON PARK NEIGHBORHOOD**



Source: SEWRPC.

Map 6

EXISTING LAND USE IN THE JEFFERSON PARK NEIGHBORHOOD: 1974



LEGEND

—	NEIGHBORHOOD BOUNDARY		COMMERCIAL		WETLANDS
—	PROPERTY BOUNDARY LINE (1968)		INDUSTRIAL		WATER
■	EXISTING STRUCTURE (1964)		TRANSPORTATION AND UTILITIES		AGRICULTURAL AND OTHER OPEN LANDS
■	SINGLE-FAMILY RESIDENTIAL		GOVERNMENTAL AND INSTITUTIONAL		
■	TWO-FAMILY RESIDENTIAL		WOODLANDS		
■	RESIDENTIAL LANDS UNDER DEVELOPMENT				

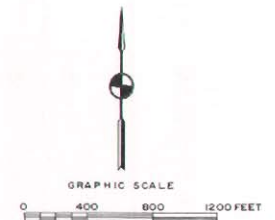


Table 4

**EXISTING LAND USE IN THE
JEFFERSON PARK NEIGHBORHOOD: 1974**

Land Use Category	Number of Acres	Percent of Neighborhood
Residential		
Single-Family	45	3.6
Two-Family	2	0.2
Multifamily	--	--
Residential Land Under Development	38	3.0
Subtotal	85	6.8
Commercial		
Neighborhood Retail and Service	--	--
Community Retail and Service	2	0.2
Subtotal	2	0.2
Industrial		
Subtotal	3	0.2
Institutional		
Public	--	--
Private	2	0.2
Subtotal	2	0.2
Park and Recreational		
Neighborhood Parks	--	--
Community Parks	--	--
Private Recreational	--	--
Subtotal	--	--
Transportation		
Arterial Streets	16	1.3
Collector Streets	--	--
Minor Land Access Streets	30	2.4
Subtotal	46	3.7
Agriculture and Other Open Lands		
Croplands and Pasture	823	65.6
Orchards and Nurseries	--	--
Wetlands	249	19.8
Woodlands	41	3.3
Lakes, Rivers, and Streams	2	0.2
Subtotal	1,115	88.9
Total	1,253	100.0

Source: SEWRPC.

community services, including hospitals and vocational schools, are located outside the neighborhood and outside the Village limits.

STREET AND HIGHWAY FACILITIES

The existing streets and highways within the neighborhood unit in 1974 are shown on Map 7. Selected information concerning the existing rights-of-way of these existing streets and highways is set forth in Table 5. Streets and highways, including one-half of the boundary arterial streets and highways, presently account for about 4 percent of the total area of the neighborhood.

EXISTING LAND USE REGULATIONS

All land use development within the Village of Germantown is regulated by Village zoning, subdivision control, and official map ordinances. The Jefferson Park Neighborhood is presently located in five zoning districts. The boundaries of these zoning districts are shown on Map 8. Pertinent information about regulations governing each of these five zoning districts is set forth in Table 6. Almost 64 percent of the area of the neighborhood unit is presently within the Village's unclassified zoning district. The recommended neighborhood unit plan presented herein is intended to provide a basis for rezoning the neighborhood unit.

Table 5

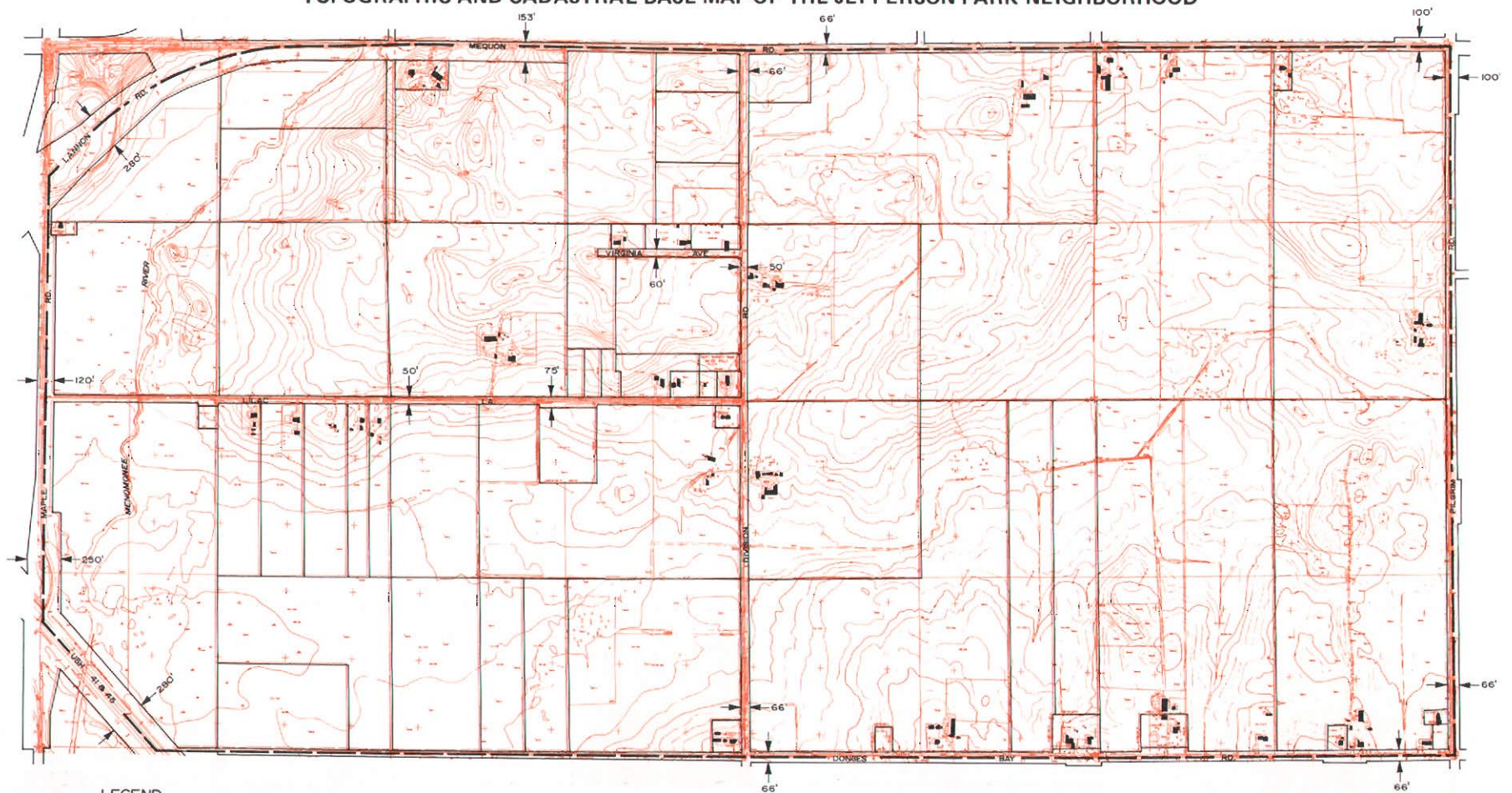
**EXISTING STREETS AND HIGHWAYS IN THE
JEFFERSON PARK NEIGHBORHOOD: 1974**

Street Classification	Name	Existing Right-of-Way (feet)
Arterial Streets or Highways	USH 41 and 45	280
	Lannon Road	280
	Mequon Road	66-153
	Pilgrim Road	66-100
	Donges Bay Road	66
	Division Road	50-66
	Maple Road	120
Collector Street	Lilac Lane	50-75
	Virginia Avenue	60
Minor Street		






Source: SEWRPC.

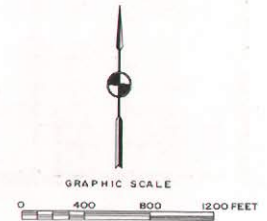
Map 7

TOPOGRAPHIC AND CADASTRAL BASE MAP OF THE JEFFERSON PARK NEIGHBORHOOD



LEGEND

-  NEIGHBORHOOD BOUNDARY
-  PROPERTY BOUNDARY LINE (1968)
-  TWO-FOOT CONTOUR INTERVAL
TOPOGRAPHIC LINES COMPILED IN 1964
-  EXISTING STREET AND HIGHWAY
RIGHT-OF-WAY WIDTHS (1968)
-  EXISTING STRUCTURES (1964)



Source: SEWRPC.

16



16

- 16



16

Table 6

EXISTING ZONING IN THE JEFFERSON PARK NEIGHBORHOOD: 1974

Zoning District		Minimum Lot Area	Minimum Lot Width in Feet at Front Setback	Area of Neighborhood in District (acres)	Percent of Total
Letter Code	Name				
Rs-5	Single-Family Residential	15,000 square feet	100	40	3.2
--	Conservancy	N/A	N/A	284	22.7
P-1	Public and Semipublic	N/A	N/A	13	1.0
PUD	Planned Development	None	None	116	9.3
--	Unclassified	20 acres	N/A	800	63.8
Total		--	--	1,253	100.0

NOTE: N/A—Not applicable.

Source: SEWRPC.

The Village of Germantown has not yet completed preparation and adoption of an official map, although the Village has adopted the text of an official map ordinance. The recommended neighborhood unit development plan presented herein is intended to provide a basis for that part of the overall official map for the Village covering the neighborhood.

The Village subdivision control ordinance requires legal subdivision plats and legal certified survey maps to be prepared and recorded for all proposed subdivisions of land creating one or more new parcels. The recommended neighborhood unit development plan described herein is intended to provide a basis for the public review and approval of all future subdivision plats and certified survey maps for land within the neighborhood.

(This page intentionally left blank)

Chapter III

THE RECOMMENDED NEIGHBORHOOD UNIT PLAN

INTRODUCTION

In accordance with the general community development objectives and the neighborhood unit design principles previously outlined, a precise neighborhood development plan was prepared for the Jefferson Park Neighborhood. The recommended plan for the neighborhood is shown in graphic form on Map 9. The plan was prepared at a scale of 1" = 200' using topographic maps having a vertical contour interval of 2 feet, to which pertinent cadastral data furnished by the Village of Germantown had been added.

PLAN DESCRIPTION

The plan, as proposed, would provide housing for 2,269 families, or for a total population of about 7,200 persons, in single-family, two-family, and multifamily dwelling units. An elementary school site of approximately 15 acres in area is proposed to be located near the geographic center of the neighborhood. This site would be within a maximum walking distance of about three-fourths of a mile from all elementary school students that could be expected to reside in the neighborhood. A neighborhood park site of about 11 acres in area is proposed to be located immediately south of, and adjacent to, the elementary school site. The park is intended to encompass a portion of an existing wetland area and abuts a major drainage-way proposed to traverse the neighborhood.

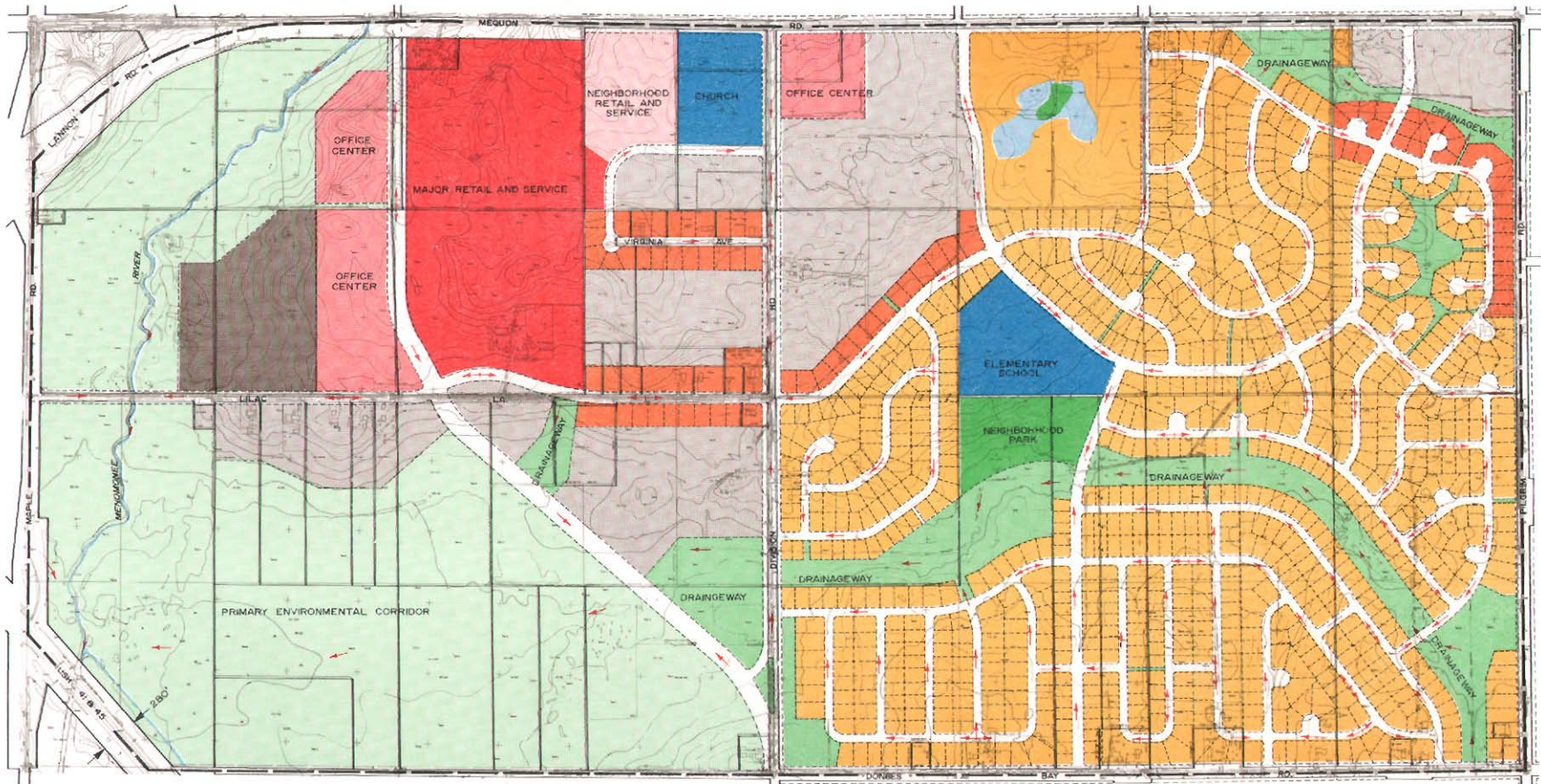
That part of the total neighborhood unit lying westerly of the proposed extension of River Lane is proposed to be retained largely in natural open uses in order to protect the primary environmental corridor along the Menomonee River and in order to avoid locating urban development in flood-prone areas and on soils having severe or very severe limitations for such development. A portion of the area lying west of the extension of River Lane, not subject to flooding and covered by soils suitable for urban development, is proposed to be devoted to commercial and two- and multifamily residential use with buildings grouped on large common sites rather than sited on individual lots.

A neighborhood shopping center is proposed to be located in the neighborhood south of Mequon Road between River Lane extended and South Division Road. The shopping center would be bounded on the east by proposed church and office building sites and large blocks of land proposed to be devoted to multifamily residential use with buildings grouped on large common sites rather than sited on individual lots. The commercial and multifamily residential uses were located within the neighborhood, as shown on Map 9, in areas covered by soils having severe or very severe limitations for conventional, single-family, residential development or having shallow depths to bedrock and thus presenting serious problems for conventional residential development. The proposed land use arrangement would also serve to use to advantage existing woodland cover. The easterly portion of the neighborhood is proposed to be developed primarily for single-family residential use with the exception of an area in the extreme northeastern corner of the neighborhood where bedrock outcroppings prevent the economical use of the land for conventional single-family structures.

The proposed plan includes a system of drainageways to facilitate surface water drainage without the construction of large piped storm sewers. Smaller storm sewers draining the street system could be designed to discharge to the open drainageways. The rights-of-way are of sufficient width to allow for some channel deepening and widening while maintaining gentle side slopes and providing opportunities for advantageous use of landscape plantings. In certain locations these drainageways could also be used as locations for pedestrian and bicycle ways.

With the exception of the South Division-River Lane arterial connection, all arterial street facilities are located along the exterior boundaries of the neighborhood unit. Arterial street right-of-way widenings are proposed in accordance with recommendations contained in the adopted jurisdictional highway system plan for Washington County to accommodate the arterial street cross sections

RECOMMENDED PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN FOR THE JEFFERSON PARK NEIGHBORHOOD



LEGEND

	NEIGHBORHOOD BOUNDARY		NEIGHBORHOOD RETAIL AND SERVICE 12.45 NET ACRES		PRIMARY ENVIRONMENTAL CORRIDOR 298.16 NET ACRES		SURFACE DRAINAGE DIRECTION
	EXISTING PROPERTY BOUNDARY LINE (1968)		COMMUNITY RETAIL AND SERVICE 33.39 NET ACRES		LAKES AND STREAMS 7.94 NET ACRES		SURFACE DRAINAGE DIVIDE
	PROPOSED PROPERTY BOUNDARY LINE		MAJOR RETAIL AND SERVICE 68.21 NET ACRES		EXISTING ARTERIAL STREETS AND HIGHWAYS (120'-130' R.O.W WIDTH) 74.30 NET ACRES		
	SINGLE-FAMILY RESIDENTIAL 33.55 NET ACRES 871 DWELLING UNITS		GOVERNMENTAL AND INSTITUTIONAL 25.94 NET ACRES		EXISTING NEIGHBORHOOD COLLECTOR STREETS (80' R.O.W WIDTH) 36.68 NET ACRES		
	TWO-FAMILY RESIDENTIAL 35.83 NET ACRES 114 DWELLING UNITS		PUBLIC AND PRIVATE PARKS 10.95 NET ACRES		EXISTING MINOR LAND ACCESS STREETS (60' R.O.W WIDTH) 78.59 NET ACRES		
	MULTI-FAMILY RESIDENTIAL (LOW RISE) 136.38 NET ACRES 104 DWELLING UNITS		DRAINAGEWAYS AND WALKWAYS 76.17 NET ACRES				
	MULTI-FAMILY RESIDENTIAL (HIGH RISE) 26.98 NET ACRES 270 DWELLING UNITS						

Source: SEWRPC.

shown in Table 7 and as shown graphically in Appendix A. A network of collector streets is proposed to collect traffic from, and distribute traffic to, the minor land access streets, conveying such traffic to and from the arterials. Division Road is proposed to become one of these collector streets. The minor land access street network is located and designed to achieve the most efficient use of land; provide an attractive setting for residential development; facilitate drainage, sewerage, and water supply; and fit the natural terrain, thereby minimizing the need for grading during the development process.

In order to promote traffic safety and protect the capacity of the arterial street system, the plan limits the direct access of building sites to arterial streets by backing lots against the arterials. The depth of the lots backed against the arterials has been increased over the generally prevailing lot depth within the neighborhood unit in order to provide room for a planting strip to buffer the residential uses from the arterial streets.

Upon full development of the Jefferson Park Neighborhood in accordance with the proposed plan, the land use and population levels that would be anticipated are set forth in Tables 8 through 11. Table 12 provides a summary and comparison of the existing and proposed land uses within the neighborhood, while Tables 8 through 11 summarize pertinent data on total population, school age population, and population density within the planned neighborhood unit.

PLAN EVALUATION

One of the factors affecting the cost of improved building sites is the efficiency of the land subdivision design; that is, the yield in terms of the number of lots per acre which can be obtained from a particular piece of land. This yield is affected by many factors. Some are direct—such as lot size, block length, and street width—and some indirect—such as street pattern, topography, the size and shape of the parcel to be subdivided, and the location of park. The effect of the direct

Table 7

RECOMMENDED STREETS AND HIGHWAYS IN THE JEFFERSON PARK NEIGHBORHOOD

Street Classification	Name	Existing Right-of-Way (feet)	Proposed Right-of-Way (feet)	Typical Cross Section	Length (miles)
Arterial Streets or Highways	USH 41 and 45	280	280	--	0.2
	Lannon Road	220-280	220-280	--	0.6
	Mequon Road	66	120	Desirable 4-lane	2.0
	Pilgrim Road	66-93	120	Desirable 4-lane	1.0
	Donges Bay Road	66	120	Desirable 4-lane	1.0
	Division Road	50-66	120	Desirable 4-lane	1.0
	Division Road Relocated	--	120	Desirable 4-lane	1.2
	Maple Road	120	120	Desirable 4-lane	0.6
All Arterial Highways					7.6
Collector Street	Lilac Lane	50-75	80	Urban Collector	1.4
	Unnamed	--	80	Urban Collector	2.1
All Collector Streets					3.5
Minor Streets	Virginia Avenue	60	60	--	0.2
	Unnamed	--	60	Urban Minor	8.7
All Minor Streets					8.9
All Streets					20.0

Source: SEWRPC.

Table 8

**1970 AND ULTIMATE POPULATION,
DEVELOPED RESIDENTIAL ACREAGES,
AND RESIDENTIAL DENSITIES IN THE
JEFFERSON PARK NEIGHBORHOOD**

Population and Density Factor	1970	Development Increment	Ultimate Total
Population	172	7,041	7,213
Dwelling Units	48	2,221	2,269
Dwelling Units per Acre (Net)	2.45	4.35	4.28
Developed Residential Land (Acres)	19.59	511.15	530.74
Residential Density (Persons/Net Acre)	8.8	13.8	13.6

Source: SEWRPC.

factors on lot yield can be directly, that is, geometrically, analyzed. The effect of the indirect factors on lot yield can be determined only through an analysis of individual sites and completed subdivision designs.

Subdivision Design Efficiency Factors

The subdividing of land normally includes the creation of one or a series of blocks composed of lots; the size of both depends upon the local regulation of each. The lot size is primarily determined by zoning regulations in the form of a minimum lot area and a minimum lot width along with a corresponding minimum lot depth intended to achieve minimum lot area and thus maximum lot yield. As a part of the Southeastern Wisconsin Regional Planning Commission's study of historic land subdivision within the Region from 1920

Table 9

**DISTRIBUTION OF PLANNED HOUSING ON DEVELOPABLE LANDS BY
DWELLING UNIT TYPE IN THE JEFFERSON PARK NEIGHBORHOOD**

Housing Type	Developable Residential Acres	Dwelling Units Planned	Net Density (Dwelling Units Per Acre)	School Age Children Per Dwelling Unit	Total School Age Population	Population Per Dwelling Unit	Total Population
Single Family	313.71	827	2.6	1.5	1,241	4.0	3,308
Two-Family	34.08	110	3.2	1.0	110	3.4	374
Multifamily (Low Rise) . .	136.38	1,014	7.4	0.5	507	2.7	2,738
Multifamily (High Rise) . .	26.98	270	10.0	0.2	54	2.3	621
Total	511.15	2,221	4.3	0.9	1,912	3.2	7,041

Source: SEWRPC.

Table 10

**ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION IN THE JEFFERSON PARK
NEIGHBORHOOD BY GRADES, SCHOOL TYPE, AND AVERAGE DAILY PUBLIC SCHOOL ATTENDANCE**

Grades	Total Enrollment	Private School Enrollment		Public School Enrollment		Average Daily Public Attendance
		Students	Percent of Total	Students	Percent of Total	
K-6.	1,189	59	5.0	1,130	95.0	1,035
7-9	459	92	20.0	367	80.0	367
10-12	322	0	0.0	322	100.0	322
Total	1,970	151	7.7	1,819	92.3	1,724

Source: SEWRPC.

Table 11

**ESTIMATED POPULATION
DISTRIBUTION BY AGE GROUP IN THE
JEFFERSON PARK NEIGHBORHOOD
1970 AND UNDER ULTIMATE DEVELOPMENT**

Age Group	1970 Population		Estimated Ultimate Neighborhood Population	
	Persons	Percent of Total	Persons	Percent of Total
Under 5	19	10.81	633	8.78
5	5	3.15	190	2.64
6-10	24	14.14	843	11.69
11	5	2.68	156	2.16
12-14	14	7.84	459	6.36
15-17	10	5.95	322	4.46
18 and Over . . .	95	55.43	4,610	63.91
Total	172	100.00	7,213	100.00

Source: SEWRPC.

through 1969, as documented in SEWRPC Technical Report No. 9, Residential Land Subdivision in Southeastern Wisconsin, theoretical maximum lot yields were developed. This study identified the theoretical maximum number of lots which could be created out of an acre of land for most urban lot widths and lot depths.

Design Efficiency Analysis

After a subdivision has been designed, the actual yield of lots per gross residential acre can be computed. The efficiency factor for the design can then be computed by dividing the actual yield by the theoretical maximum yield for the same size lot. The larger this factor the more efficient the design. The theoretical maximum and actual yields were determined for the lot sizes created in the Jefferson Park Neighborhood design, and the efficiency factor computed. This factor is compared in Table 13 with historic (1920-1969) design efficiency data.

Table 13

EFFICIENCY FACTORS FOR THE JEFFERSON PARK NEIGHBORHOOD

Zoning District	Lot Size (square feet)	Lot Width (feet)	Lot Depth (feet)	Area in the Neighborhood (acres)	Number of Lots	Actual Yield in Lots per Acre	Theoretical Maximum Yield in Lots per Acre	Theoretical Maximum Number of Lots	Efficiency Factor (percent)
Rs-4	20,000	110	185	5.11	8	1.61	1.61	8	100.0
Rs-5	15,000	100	150	66.39	106	1.60	2.31	153	69.3
Rs-6	12,500	90	140	224.27	508	2.27	2.64	592	85.8
Rs-7	10,000	80	125	68.48	205	3.00	3.34	228	89.0
Rd-1	18,000	130	140	18.22	33	1.83	1.83	33	100.0
Rd-2	15,000	110	140	10.73	22	2.03	2.03	22	100.0
Total	N/A	N/A	N/A	393.20	882	2.24	2.63	1,036	85.1

NOTE: N/A—Not applicable.

Source: SEWRPC.

Table 12

EXISTING AND PROPOSED LAND USE IN THE JEFFERSON PARK NEIGHBORHOOD

Land Use Category	Existing Land Use 1974		Plan Increment		Planned Ultimate Land Use	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Residential						
Single Family	17.84	1.4	313.71	25.0	331.55	26.4
Two-Family	1.75	0.1	34.08	2.8	35.83	2.9
Multifamily (1-4 stories)	--	--	136.38	10.9	136.38	10.9
Multifamily (more than 4 stories)	--	--	26.98	2.1	26.98	2.1
Subtotal	19.59	1.5	511.15	40.8	530.74	42.3
Commercial						
Neighborhood Retail and Service	--	--	12.45	1.0	12.45	1.0
Community Retail and Service	3.88	0.3	29.51	2.4	33.39	2.7
Regional Retail and Service	--	--	68.21	5.4	68.21	5.4
Subtotal	3.88	0.3	110.17	8.8	114.05	9.1
Industrial	--	--	--	--	--	--
Subtotal	--	--	--	--	--	--
Governmental and Institutional						
Public	--	--	15.24	1.2	15.24	1.2
Private	8.10	0.7	2.60	0.2	10.70	0.9
Subtotal	8.10	0.7	17.84	1.4	25.94	2.1
Park and Recreational						
Neighborhood Parks	--	--	10.95	0.9	10.95	0.9
Community Parks	--	--	--	--	--	--
Private Recreational	12.93	1.0	- 12.93	- 1.0	--	--
Subtotal	12.93	1.0	- 1.98	- 0.1	10.95	0.9
Streets and Other Public Ways						
Arterial Streets	15.88	1.3	58.22	4.6	74.10	5.9
Collector Streets	--	--	36.68	2.9	36.68	2.9
Minor Land Access Streets	29.80	2.4	48.79	3.9	78.59	6.3
Drainageways and Walkways	--	--	76.17	6.1	76.17	6.1
Subtotal	45.68	3.7	219.86	17.5	265.54	21.2
Agricultural and Other Open Lands						
Croplands and Pasture	810.63	64.7	- 810.63	- 64.7	--	--
Orchards and Nurseries	--	--	--	--	--	--
Wetlands	184.41	14.7	--	--	184.41	14.7
Woodlands	113.77	9.1	--	--	113.77	9.1
Other Open Lands	51.96	4.1	- 51.96	- 4.1	--	--
Lakes, Rivers, and Streams	2.39	0.2	5.55	0.4	7.94	0.6
Subtotal	1,163.16	92.8	- 857.04	- 68.4	306.12	24.4
Total	1,253.34	100.0	--	--	1,253.34	100.0

Source: SEWRPC.

Chapter IV

PLAN IMPLEMENTATION

INTRODUCTION

The design of the neighborhood unit development plan is only the first in a series of public and private actions required for the ultimate development of the neighborhood in accordance with the plan (see Appendix B). The major steps necessary for formally adopting and implementing the Jefferson Park Neighborhood plan include: public informational meetings and hearings, adoption, zoning, official mapping, and subdivision plat review.

PUBLIC INFORMATIONAL MEETINGS AND HEARING

Although the State city planning enabling act does not require local plan commissions or governing bodies to hold public hearings on proposed plan elements prior to adoption of those elements, it is nevertheless recommended that, in order to provide for and promote active citizen participation in the planning process, the Village Plan Commission hold one or more public informational meetings and a formal public hearing to acquaint neighborhood residents and landowners with all details of the proposed plan and to solicit public reaction to the plan proposals. The plan should be modified to incorporate any desirable new ideas which may be advanced at the informational meetings and hearing.

In accordance with this recommendation, a combined public informational meeting and hearing was held by the Village of Germantown Plan Commission on a preliminary design for the Jefferson Park Neighborhood on November 21, 1974. The hearing was well attended, and the official minutes of the hearing are on file in the Village Hall. As a result of information presented at the hearing, adjustments were made in the location of certain minor land access streets, particularly to better adopt the street locations and attendant block and lot layouts to existing real property boundary ownerships. Certain changes in the proposed land use pattern also were made in the western part of the neighborhood unit to better accommodate all existing land uses in that area.

PLAN ADOPTION

An important step in plan implementation is the formal adoption of the plan, as documented herein by the Village Plan Commission, and certification of the adopted plan to the Village Board pursuant to State enabling legislation. Upon such adoption the plan becomes the official guide to the making of development decisions concerning the neighborhood by Village officials. A sample resolution of plan adoption and transmission is set forth in Appendix C.

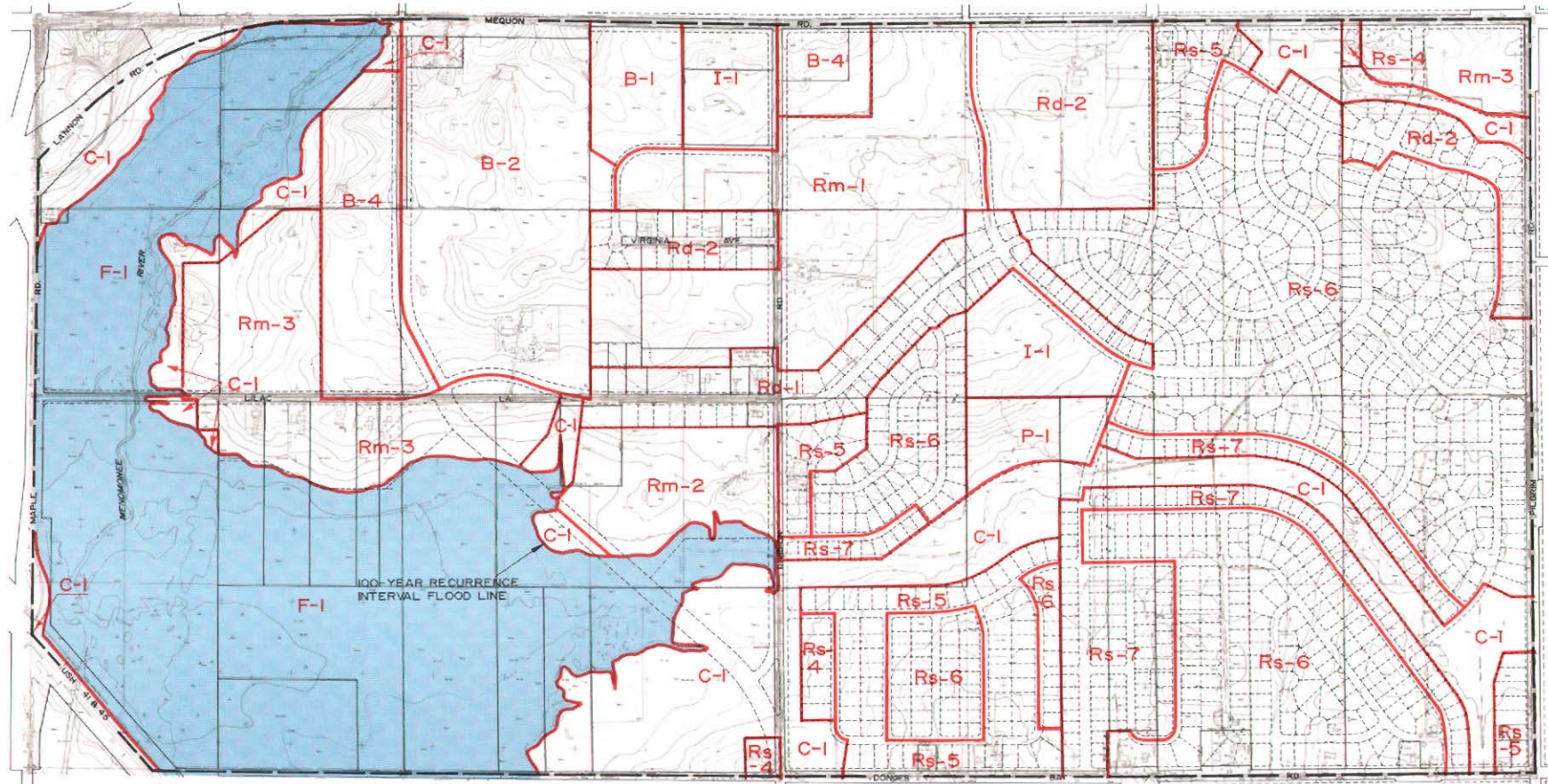
ZONING

Following adoption of the plan by the Village Plan Commission and certification to the Village Board, the Village Plan Commission should initiate amendments to the Village zoning district map to bring that map into conformance with the proposals advanced in the adopted neighborhood plan. Map 10 shows the zoning district boundaries required to implement the plan, while Map 11 shows the recommended initial zoning of the neighborhood to reflect short-range development proposals. Table 14 provides a comparison of the recommended ultimate zoning, the recommended initial zoning, and the existing zoning within the neighborhood. Pursuant to State enabling legislation, the zoning changes recommended by the Plan Commission may not be enacted by the Village Board until after a formal public hearing.

OFFICIAL MAPPING

Following adoption of the neighborhood plan, existing and proposed streets, highways, parks, parkways, and playgrounds shown on the plan should be incorporated into the official map for the Village of Germantown. The Village Engineer should have an official map sheet covering the neighborhood drafted. The Village Plan Commission and Village Board should act to adopt the map sheet after a public hearing. It should be noted that Wisconsin Statutes specifically provide that the approval of a subdivision plat by the Village Board constitutes an amendment to the Official Map, thus providing flexibility in its administration. A suggested Official Map

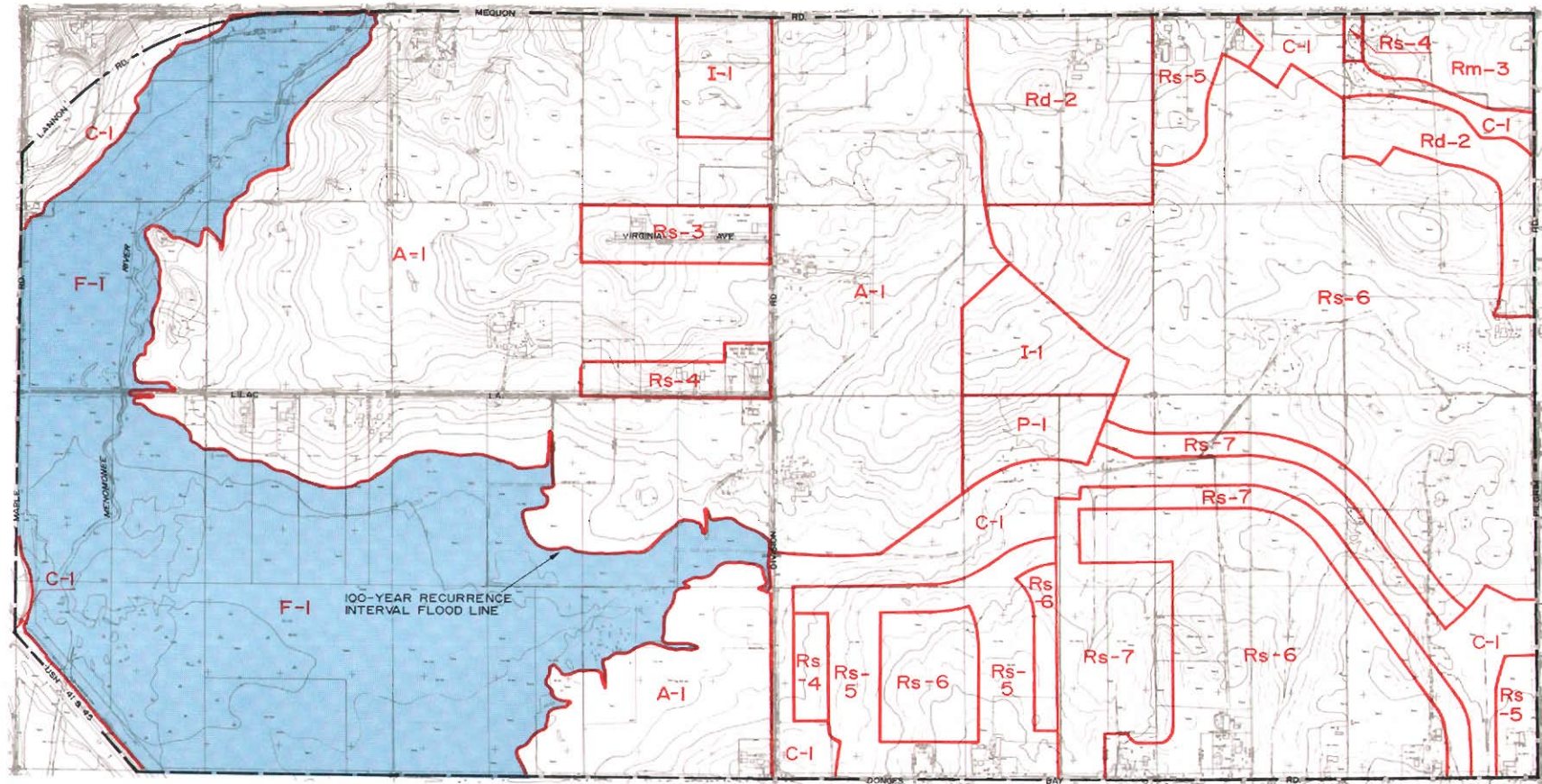
PROPOSED ULTIMATE ZONING MAP FOR THE JEFFERSON PARK NEIGHBORHOOD



LEGEND

	NEIGHBORHOOD BOUNDARY		ZONING DISTRICT BOUNDARY		100-YEAR RECURRENCE INTERVAL FLOODLANDS 2000 PLANNED LAND USE CONDITIONS
	EXISTING PROPERTY BOUNDARY LINE (1968)		PROPOSED PROPERTY BOUNDARY LINE		
	A-1 AGRICULTURAL DISTRICT		Rs-3 SINGLE-FAMILY RESIDENTIAL DISTRICT		P-1 PARK AND RECREATION DISTRICT
	A-2 AGRICULTURAL DISTRICT		Rs-4 SINGLE-FAMILY RESIDENTIAL DISTRICT		C-1 LOWLAND CONSERVANCY DISTRICT
	Rs-1 SINGLE-FAMILY RESIDENTIAL DISTRICT		Rs-5 SINGLE-FAMILY RESIDENTIAL DISTRICT		C-2 UPLAND CONSERVANCY DISTRICT
	Rs-2 SINGLE-FAMILY RESIDENTIAL DISTRICT		Rs-6 SINGLE-FAMILY RESIDENTIAL DISTRICT		F-1 GENERAL FLOODPLAIN DISTRICT
			Rs-7 SINGLE-FAMILY RESIDENTIAL DISTRICT		
			Rd-1 TWO-FAMILY RESIDENTIAL DISTRICT		
			Rd-2 TWO-FAMILY RESIDENTIAL DISTRICT		
			Rm-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT		
			Rm-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT		
			Rm-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT		
			B-1 NEIGHBORHOOD BUSINESS DISTRICT		
			B-2 COMMUNITY BUSINESS DISTRICT		
			B-3 COMMUNITY BUSINESS DISTRICT		
			B-4 PROFESSIONAL OFFICE DISTRICT		
			B-5 HIGHWAY ORIENTED BUSINESS DISTRICT		
			M-1 GENERAL BUSINESS AND WAREHOUSE DISTRICT		
			M-2 LIMITED INDUSTRIAL DISTRICT		
			M-3 GENERAL INDUSTRIAL DISTRICT		
			M-4 INDUSTRIAL PARK DISTRICT		
			M-5 MINERAL EXTRACTION DISTRICT		
			I-1 INSTITUTIONAL DISTRICT		
			I-2 INSTITUTIONAL DISTRICT		

PROPOSED INITIAL ZONING MAP FOR THE JEFFERSON PARK NEIGHBORHOOD

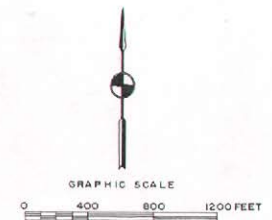


LEGEND

- NEIGHBORHOOD BOUNDARY
- PROPERTY BOUNDARY LINE (1968)
- 100-YEAR RECURRENCE INTERVAL FLOODLANDS
2000 PLANNED LAND USE CONDITIONS
- ZONING DISTRICT BOUNDARY
- A-1 AGRICULTURAL DISTRICT
- A-2 AGRICULTURAL DISTRICT
- Rs-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- Rs-2 SINGLE-FAMILY RESIDENTIAL DISTRICT
- Rs-3 SINGLE-FAMILY RESIDENTIAL DISTRICT

- Rs-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
- Rs-5 SINGLE-FAMILY RESIDENTIAL DISTRICT
- Rs-6 SINGLE-FAMILY RESIDENTIAL DISTRICT
- Rs-7 SINGLE-FAMILY RESIDENTIAL DISTRICT
- Rd-1 TWO-FAMILY RESIDENTIAL DISTRICT
- Rd-2 TWO-FAMILY RESIDENTIAL DISTRICT
- Rm-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- Rm-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- Rm-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- B-1 NEIGHBORHOOD BUSINESS DISTRICT
- B-2 COMMUNITY BUSINESS DISTRICT
- B-3 COMMUNITY BUSINESS DISTRICT
- B-4 PROFESSIONAL OFFICE DISTRICT
- B-5 HIGHWAY ORIENTED BUSINESS DISTRICT
- M-1 GENERAL BUSINESS AND WAREHOUSE DISTRICT
- M-2 LIMITED INDUSTRIAL DISTRICT
- M-3 GENERAL INDUSTRIAL DISTRICT
- M-4 INDUSTRIAL PARK DISTRICT
- M-5 MINERAL EXTRACTION DISTRICT
- I-1 INSTITUTIONAL DISTRICT
- I-2 INSTITUTIONAL DISTRICT
- P-1 PARK AND RECREATION DISTRICT

- C-1 LOWLAND CONSERVANCY DISTRICT
- C-2 UPLAND CONSERVANCY DISTRICT
- F-1 GENERAL FLOODPLAIN DISTRICT



Source: SEWRPC.

Table 14

**EXISTING AND PROPOSED ZONING IN THE JEFFERSON PARK NEIGHBORHOOD
EXISTING (1974), INITIAL (1978), AND ULTIMATE DEVELOPMENT**

Zoning District			Existing (1974) Zoning		Initial (1978) Zoning		Proposed Ultimate Zoning	
Name ^a	Minimum Lot Area	Minimum Width in Feet at Front Setback	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
A-1 (Agricultural District)	35.0 acres	600	--	--	380	30.3	--	--
A-2 (Agricultural District)	10.0 acres	300	--	--	--	--	--	--
Rs-1 (Single-Family Residential)	5.0 acres	300	--	--	--	--	--	--
Rs-2 (Single-Family Residential)	2.0 acres	220	--	--	--	--	--	--
Rs-3 (Single-Family Residential)	1.0 acres	150	--	--	10	0.8	--	--
Rs-4 (Single-Family Residential)	20,000 square feet	110	--	--	15	1.2	7	0.6
Rs-5 (Single-Family Residential)	15,000 square feet	100	40	3.2	50	4.0	58	4.6
Rs-6 (Single-Family Residential)	12,500 square feet	90	--	--	275	22.0	275	22.0
Rs-7 (Single-Family Residential)	10,000 square feet	80	--	--	56	4.5	60	4.8
Rd-1 (Two-Family Residential)	18,000 square feet	120	--	--	--	--	38	3.0
Rd-2 (Two-Family Residential)	15,000 square feet	100	--	--	56	4.5	67	5.4
Rm-1 (Multifamily Residential)	0.5 acres	120	--	--	--	--	88	7.0
Rm-2 (Multifamily Residential)	1.0 acres	150	--	--	--	--	--	--
Rm-3 (Multifamily Residential)	2.0 acres	180	--	--	14	1.1	67	5.4
B-1 (Neighborhood Business)	2.0 acres	200	--	--	--	--	15	1.2
B-2 (Community Business)	10.0 acres	500	--	--	--	--	78	6.2
B-3 (General Business)	5,000 square feet	60	--	--	--	--	--	--
B-4 (Professional Office)	10,000 square feet	90	--	--	--	--	43	3.5
B-5 (Highway Business)	10,000 square feet	90	--	--	--	--	--	--
M-1 (General Wholesale Business/Warehousing)	20,000 square feet	110	--	--	--	--	--	--
M-2 (Limited Industrial)	4,800 square feet	60	--	--	--	--	--	--
M-3 (General Industrial)	40,000 square feet	140	--	--	--	--	--	--
M-4 (Industrial Park)	25 acres	500	--	--	--	--	--	--
M-5 (Extractive)	Sufficient area ^c	60	--	--	--	--	--	--
I-1 (Urban Institutional)	7,200 square feet	60	--	--	28	2.2	28	2.2
I-2 (Rural Institutional)	2.0 acres	220	--	--	--	--	--	--
P-1 (Park and Recreation)	Sufficient area ^c	60	13	1.0	13	1.0	13	1.0
C-1 (Lowland Conservancy)	--	--	284	22.7	78	6.2	136	10.9
C-2 (Upland Conservancy)	5.0 acres	300	--	--	--	--	--	--
F-1 (Floodland)	--	--	--	--	278	22.2	278	22.2
PUD (Planned Development) ^b	--	--	116	9.3	--	--	--	--
(Unclassified) ^b	20.0 acres	--	800	63.8	--	--	--	--
Total			1,253	100.0	1,253	100.0	1,253	100.0

^a Proposed Zoning Districts currently being reviewed by the Village Plan Commission.

^b Existing Zoning Districts proposed to be repealed.

^c Sufficient area is that area required for the principal and all accessory structures, required off-street parking and loading, and required yard areas.

Source: SEWRPC.

Ordinance is contained in Appendix D of this report. The Ordinance also suggests an official map index to facilitate adoption of the Official Map sheets for those portions of the Village for which precise plans have been prepared.

SUBDIVISION PLAT REVIEW

Following adoption of the neighborhood unit plan, the plan should serve as a basis for the preparation

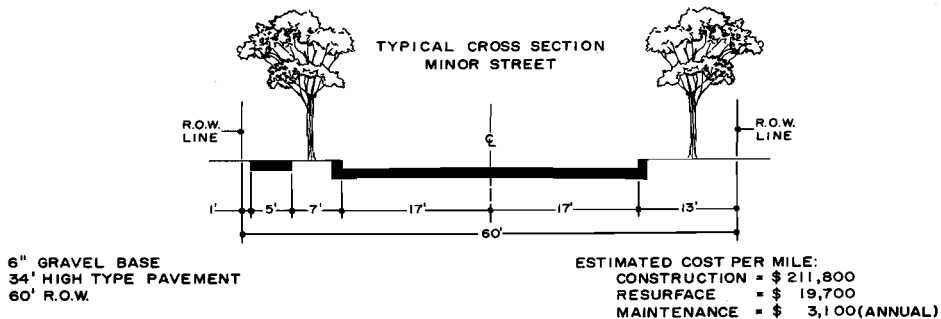
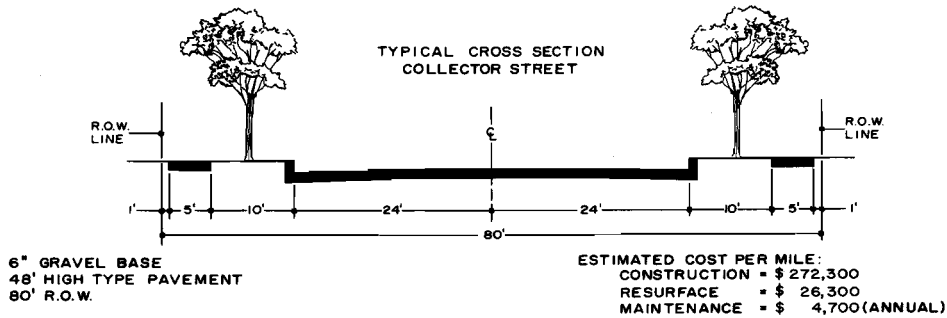
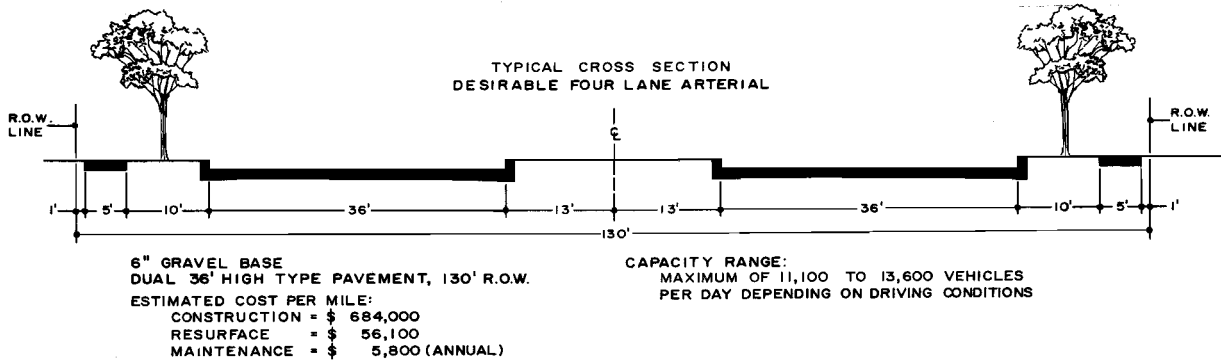
of preliminary and final land subdivision plats within the neighborhood. In this respect, the neighborhood plan should be regarded as a point of departure against which to evaluate proposed subdivision plats. Developers should be required to fully justify any proposed departures from the plan, demonstrating that such departures are an improvement to, or proper refinement of, the adopted plan.

APPENDICES

(This page intentionally left blank)

Appendix A

TYPICAL STREET AND HIGHWAY CROSS SECTIONS RECOMMENDED FOR THE JEFFERSON PARK NEIGHBORHOOD, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN



NOTE: ESTIMATED COSTS ARE IN CONSTANT 1974 DOLLAR AMOUNTS
SOURCE: SEWRPC

(This page intentionally left blank)

Appendix B

A SUMMARY OF PROPOSED ULTIMATE DEVELOPMENT IN THE JEFFERSON PARK NEIGHBORHOOD, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

Use	Area in Acres	Percent of Primary Use	Percent of Total Area	Residential Lots	Percent of Lots	Number of Dwelling Units	Percent of Total	Estimated Population	Percent of Total	Estimated School Age Population		Estimated Employment	Percent of Total
										Public	Private		
Residential													
Single Family	331.55	62.4	26.4	871	93.9	871	38.4	3,466	48.0	1,198	98	N/A	N/A
Two-Family	35.83	6.8	2.9	57	6.1	114	5.0	388	5.4	103	10	N/A	N/A
Multifamily (1-4 stories)	136.38	25.7	10.9	N/A	-	1,014	44.7	2,738	38.0	468	39	N/A	N/A
Multifamily (more than 4 stories)	26.98	5.1	2.1	N/A	-	270	11.9	621	8.6	50	4	N/A	N/A
Subtotal	530.74	100.0	42.3	928	100.0	2,269	100.0	7,213	100.0	1,819	151	N/A	N/A
Commercial													
Neighborhood Retail and Service . .	12.45	10.9	1.0									125	10.9
Community Retail and Service. . . .	33.39	29.3	2.7									334	29.3
Regional Retail and Service	68.21	59.8	5.4									682	59.8
Subtotal	114.05	100.0	9.1									1,141	100.0
Industrial													
Subtotal	-	-	-									-	-
Governmental and Institutional													
Public	15.24	58.7	1.2										
Private	10.70	41.3	0.9										
Subtotal	25.94	100.0	2.1										
Park and Open Space													
Neighborhood Parks.	10.95	100.0	0.9										
Community Parks	--	--	--										
Drainageways and Walkways	76.17	87.4	6.1										
Subtotal	87.12	100.0	7.0										
Streets and Highways													
Arterial Streets.	74.10	39.1	5.9										
Collector Streets.	36.68	19.4	2.9										
Minor Land Access Streets	78.59	41.5	6.3										
Subtotal	189.37	100.0	15.1										
Agricultural and Other Open Lands													
Croplands and Pasture	-	-	-										
Orchards and Nurseries	-	-	-										
Wetlands	184.41	60.2	14.7										
Woodlands	113.77	37.2	9.1										
Lakes, Rivers, and Streams	7.94	2.6	0.6										
Subtotal	306.12	100.0	24.4										
Total	1,253.34	-	100.0	928	100.0	2,269	100.0	7,213	100.0	1,819	151	1,141	100.0

N/A—Not Applicable.

Gross Neighborhood Density: 7.2 Persons/Acre
3.0 Dwelling Units/Acre

Net Neighborhood Density: 13.6 Persons/Acre
4.3 Dwelling Units/Acre

Public Lands: 299.67 acres, or 23.9 percent of the total area.

Nonpublic Environmental Corridors (undevelopable lands): 298.18 acres, or 23.8 percent of the total area.

Source: SEWRPC.

(This page intentionally left blank)

Appendix C

VILLAGE OF GERMANTOWN PLAN COMMISSION RESOLUTION ADOPTING THE JEFFERSON PARK PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN

WHEREAS, the Village of Germantown Plan Commission, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has the function and duty of making and adopting a master plan for the physical development of the Village; and

WHEREAS, the Village of Germantown Plan Commission has:

1. Adopted the regional land use and transportation plans for southeastern Wisconsin as prepared by the Southeastern Wisconsin Regional Planning Commission.
2. Prepared and adopted a detailed master plan for land use in the Village of Germantown.
3. Prepared and adopted a zoning district map for the Village of Germantown.
4. Prepared and adopted an official map ordinance for the Village of Germantown.
5. Adopted a plan for the delineation of five residential neighborhoods for the Village of Germantown; and

WHEREAS, the Village of Germantown Plan Commission, with the assistance of the staff of the Southeastern Wisconsin Regional Planning Commission, has proceeded to prepare precise plans to guide the future development of one of the five delineated neighborhoods within the Village, known as the Jefferson Park Neighborhood, a neighborhood generally bounded by Mequon Road, Pilgrim Road, Donges Bay Road, and Maple Road; and

WHEREAS, the Village of Germantown Plan Commission has held a public informational meeting to acquaint residents and owners within the Jefferson Park Neighborhood with the recommendations contained in the plan as described in SEWRPC Community Assistance Planning Report No. 17; and

WHEREAS, the Village of Germantown Plan Commission has considered the plan, together with the statements and requests of individual landowners within the neighborhood, and has proceeded to incorporate, where deemed advisable, their requests in the plan;

NOW, THEREFORE, BE IT RESOLVED THAT:

Pursuant to Section 62.23 of the Wisconsin Statutes, the Village Plan Commission on the _____ day of _____, 1978, hereby adopts the precise neighborhood unit development plan described in SEWRPC Community Assistance Planning Report No. 17, as a guide for future development of the Jefferson Park Neighborhood; this plan shall be further deemed to be a part of the master plan of the Village of Germantown.

BE IT FURTHER RESOLVED:

That the Secretary of the Plan Commission transmit a certified copy of this Resolution to the Village Board of the Village of Germantown and the Southeastern Wisconsin Regional Planning Commission.

ATTESTATION:

William Wetterau, Chairman
Village of Germantown Plan Commission

Secretary, Village of Germantown Plan Commission

(This page intentionally left blank)

Appendix D

SUGGESTED OFFICIAL MAP ORDINANCE¹ FOR THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

SECTION 1. Introduction

WHEREAS, the Village Board of Germantown, after recommendation by the Village Plan Commission, has heretofore adopted on _____, 19__, A Jurisdictional Highway System Plan for Washington County as a guide for community development in the Village of Germantown; and

WHEREAS, the Village of Germantown and the Southeastern Wisconsin Regional Planning Commission have cooperatively prepared precise neighborhood plans for certain areas of the Village; such neighborhoods known as the Jefferson Park Neighborhood, the Revere Hills Neighborhood, the Village Center Neighborhood, the Belle Aire Neighborhood, and the Donges Bay Neighborhood, and

WHEREAS, the Village Plan Commission has recommended to the Village Board that an Official Map Ordinance be established for the Village of Germantown, and

WHEREAS, a public hearing was held on _____, 19__, on the question of the adoption of an Official Map Ordinance, and

WHEREAS, the Village Board of the Village of Germantown has determined that it is necessary for the proper physical development of the Village to establish an Official Map Ordinance for the Village of Germantown.

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, does ordain as follows:

SECTION 2. Intent

It is the intent of the Village Board to establish an Official Map for the Village of Germantown, Washington County, Wisconsin, for the purpose of conserving and promoting the public health, safety, convenience, economy, orderliness, and general welfare of the Village; to further the orderly layout and use of land; to stabilize the location of real property boundary lines; to insure proper legal descriptions and proper monumenting of land; to facilitate adequate provision for transportation, parks, playgrounds, and storm water drainage; and to facilitate the further subdivision of larger tracts into small parcels of land.

SECTION 3. Authority

This Ordinance is enacted under the authority granted by Sections 61.35 and 62.23(6) of the Wisconsin Statutes.

¹Please note that this model official map ordinance is intended only as a guide to communities in the formulation of local ordinances. Competent legal, planning, and engineering assistance should be sought in conjunction with the use of this guide by communities in developing local ordinances.

SECTION 4. Jurisdiction

This jurisdictional area of this Ordinance shall include all lands in U. S. Public Land Survey Township 9 North, Range 20 East, Washington County, Wisconsin.

SECTION 5. Official Map

There is hereby established, as the Official Map for the Village of Germantown, the maps which accompany this Ordinance. All notations, references, and other information shown thereon shall be as much a part of this Ordinance as though the matters and information thereon were fully described herein. These maps shall bear the title "Official Map of the Village of Germantown, Wisconsin," their date of adoption or amendment, and their sheet number as recorded in Section 5.3 of this Ordinance. No other map prepared by the Village or by private parties shall bear the words "Official Map," upon its face, except as authorized by this Ordinance.

5.1 The Official Map shall consist of 144 map sheets at a scale of 1" = 100'. The Village Engineer is authorized to prepare a composite map of all of the Official Map sheets, at a smaller scale, for the purpose of convenient distribution to the public.

5.2 The Official Map shall show the following information:

5.21 The location and width of all platted and existing streets, highways, drainageways, and parkways, and the location and extent of parks and playgrounds within the corporate limits of the Village of Germantown as heretofore laid out, adopted, and established by law.

5.22 The location and width of all proposed streets, highways, drainageways, and parkways, and the location and extent of proposed parks and playgrounds as shown in precise neighborhood plans adopted by the Village Plan Commission.

5.23 In areas of the Village where precise neighborhood plans have not been adopted, the proposed location and width of all streets and highways as shown on A Jurisdictional Highway System Plan for Washington County.

5.24 Changes and additions as authorized by Section 6 of this Ordinance.

5.3 The following map sheets have been adopted by the Village Board of the Village of Germantown, Wisconsin, and are on file with the Germantown Village Clerk and the Washington County Register of Deeds as required by Sections 10 and 11 of this Ordinance.

<u>Sheet Number</u>	<u>Section Number</u>	<u>Quarter Section</u>	<u>Date Adopted or Amended</u>
---------------------	-----------------------	------------------------	------------------------------------

(see Map D-1)

SECTION 6. Changes and Additions

The Village Board may change or add to the Official Map so as to establish the exterior lines of; widen; narrow; extend; or close any platted, existing, proposed, or planned streets, highways, parkways, parks, or playgrounds.

6.1 The Village Board shall refer any change or addition to the Official Map to the Village Plan Commission for review and report thereon prior to adoption. The Village Plan Commission shall report its recommendation to the Village Board within sixty (60) days.

- 6.2 Changes and additions for the locating, widening, or closing, or the approval of the locating, widening, or closing of streets, highways, parkways, parks, or playgrounds by the Village under provisions of law other than this section shall be deemed to be a change or addition to the Official Map.
- 6.3 A public hearing of parties in interest and citizens before the Village Board shall be required before any changes or additions to the Official Map are effective. Parties in interest are those persons owning land which is to be placed on or removed from the Official Map, abutting property owners, and all property owners within one hundred (100) feet. Notice of the public hearing shall be published as a Class 2 notice pursuant to the requirements of Chapter 985 of the Wisconsin Statutes.
- 6.4 Changes and additions made by duly approved subdivision plats shall not require the public hearing if the changes or additions do not affect any land outside the area being platted.

SECTION 7. Building Permits

For the purpose of preserving the integrity of the Official Map, a building permit shall be required for any structure or part thereof that shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered. No permit shall hereafter be issued for any building in the bed of any existing or proposed street, highway, or parkway shown on the Official Map. No permit for the erection of any building shall be issued unless a street, highway, or parkway giving access to such proposed structure has been duly placed on the Map.

The Building Inspector may require each applicant for a building permit to submit a plan, prepared and certified by a registered land surveyor, showing accurately the location of any proposed building with reference to any street, highway, or parkway shown on the Official Map.

SECTION 8. Municipal Improvements

No public sewer or other municipal street utility or improvement shall be constructed in any street, highway, or parkway of the Village of Germantown until such street, highway, or parkway is duly placed on the Official Map.

SECTION 9. Appeals

The Board of Zoning Appeals shall have the power to review any administrative decision of the Village Building Inspector to deny a permit for the erection of a structure under this Ordinance and to grant relief from the requirements of this Ordinance under the provisions of Section 62.23(6)(d), (f), and (g) of the Wisconsin Statutes.

SECTION 10. Certified Copy of Map

There shall be a certified copy of the Official Map described in Section 5. The certified copy shall be kept in the office of the Village Clerk, and shall be available for inspection by any interested person during regular office hours. The certified copy shall bear on its face a certification that it is a true copy of the Official Map described in and accompanying this Ordinance and shall show the date of adoption of this Ordinance and shall be signed by the Village President and countersigned by the Village Clerk. Thereafter no change or addition to such Official Map shall become effective until it shall have been indicated by the appropriate convention on the aforesaid certified copy of the Official Map and a certificate placed thereon or attached thereto bearing the number and date of adoption of the amending ordinance. The certificate shall be signed by the Village President and countersigned by the Village Clerk.

SECTION 11. Map to be Filed with Register of Deeds

The Village Clerk shall be responsible immediately upon adoption of the Official Map or any amendment thereto for recording a true copy of the amended Official Map with the Register of Deeds of the County of Washington, Wisconsin.

SECTION 12. Enforcement

It shall be the duty of the Village Building Inspector and the Chief of Police to enforce the provisions of this Ordinance.

SECTION 13. Penalties

Any person, firm, or corporation who fails to comply with the provisions of this Ordinance shall, upon conviction thereof, forfeit not more than Two Hundred Dollars (\$200.00) and not less than Fifty Dollars (\$50.00) and cost of prosecution for each violation, and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment thereof but not exceeding thirty (30) days.

No damages shall be allowed for the taking by any governmental agency, for street, highway, and parkway purposes, any building erected in violation of this Ordinance.

SECTION 14. Severability and Conflict

If any section or part of this Ordinance is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. All other ordinances or parts of ordinances of the Village inconsistent with this Ordinance to the extent of the inconsistency only are hereby repealed.

SECTION 15. Effective Date

This Ordinance shall be effective after adoption by the Village Board and publication or posting as provided by law.

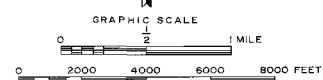
Adopted _____ Published _____ Effective _____

Countersigned:

Village President

Village Clerk

**VILLAGE OF GERMANTOWN
OFFICIAL MAP SHEET INDEX**



41