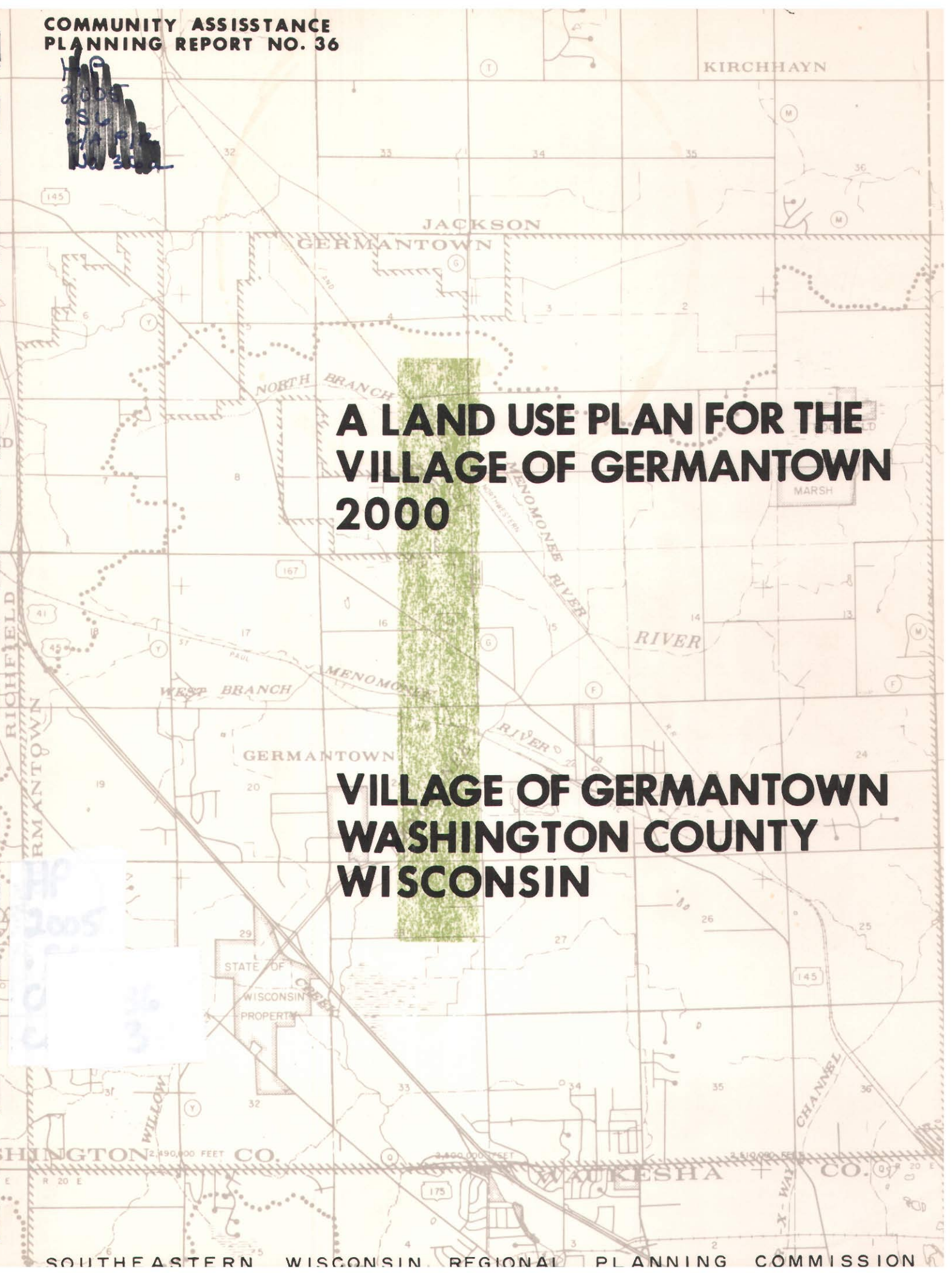


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A LAND USE PLAN FOR THE VILLAGE OF GERMANTOWN 2000

VILLAGE OF GERMANTOWN WASHINGTON COUNTY WISCONSIN

HP
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Special acknowledgement is due SEWRPC Principal Planner Richard B. Untch for his contribution to the preparation of this report.

COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 36

A LAND USE PLAN FOR THE VILLAGE OF GERMANTOWN: 2000

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

Prepared by the

Southeastern Wisconsin Regional Planning Commission
P. O. Box 769
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187

The preparation of this report was financed in part by the Village of Germantown; in part through a planning grant from the Wisconsin Department of Local Affairs and Development under Section 22.14 of the Wisconsin Statutes; and in part through a planning grant from the U. S. Department of Housing and Urban Development under Section 701 of the Housing Act of 1954, as amended.

July 1980

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Village President, Village Board
and Village Plan Commission
c/o Village Clerk
Village Hall
Village of Germantown
N133 W17177 Fond du Lac Avenue
Germantown, Wisconsin 53202

Gentlemen:

In March 1977 the Village Board of the Village of Germantown requested that the Southeastern Wisconsin Regional Planning Commission staff assist the Village Plan Commission in a review of the existing village land use plan originally prepared in 1969, and in the preparation of a revised land use plan. The Regional Planning Commission staff, working with the Village Plan Commission, has now completed all of the technical work associated with the requested reevaluation and is pleased to hereby transmit for consideration and adoption by the Village Plan Commission and the Village Board a new recommended land use plan for the Village.

In addition to describing the recommended new land use plan and certain actions for its implementation over time, this report presents pertinent information on the present stage of development of the Village, including information on population, employment, land use, and transportation facilities. Information is also presented on the topography and drainage patterns, soils, flood hazard areas, woodlands, wetlands, wildlife habitat areas, prime agricultural areas, and primary environmental corridors of the Village, all of which constitute important considerations in any local land use planning effort. The recommended new land use plan for the Village is consistent with regional, as well as local, development objectives and is intended to serve as a point of departure for the making of day-to-day development decisions ns by village officials.

The Regional Planning Commission is appreciative of the assistance provided by the Village Board and Village Plan Commission in the preparation of the new land use plan. The plan will have value to the Village only to the extent that it is used on a day-to-day basis by village officials in making land use and related development decisions. Accordingly, the Commission staff stands ready to assist the Village in the adoption and use of the plan over time.

Sincerely,



Kurt W. Bauer
Executive Director

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Chapter I

INTRODUCTION

In February 1977 the Southeastern Wisconsin Regional Planning Commission (SEWRPC) received a formal request from the Village of Germantown for assistance in the review of its existing land use plan and in the preparation, as necessary, of a revised land use plan. This report constitutes the formal response of the Commission to that request. The plan outlined in this report is intended to update and extend in time to the year 2000 the Village's original plan prepared for the Village in 1968 by the firm of Tec-Search, Inc. The report contains a summary of the findings and recommendations of the reevaluation of that original plan. The report also redefines the land use development objectives of the Village, and sets forth a recommended plan for achieving those objectives over the course of the planning period.

The revised land use plan was prepared in three steps. The first step consisted of an analysis of the current plan and its associated land use development objectives, together with an analysis of the existing cultural and natural resource base of the Village. The second step involved the formulation of a new set of land use development objectives for the Village. The third step involved the preparation of a land use plan which effectively meets those land use development objectives given the cultural and natural resource base of the Village. A final step in the process will be the adoption of the revised plan by the Village Plan Commission and Village Board to serve as a guide for land use development and redevelopment in the Village of Germantown.

The study was conducted from March 1978 through February 1979. SEWRPC planning data were used in the conduct of the study, supplemented with information provided by village officials, residents, and special field surveys. Thus, the land use plan presented herein is based upon a careful appraisal of existing conditions, realistic estimates of future needs, and sound planning principles.

THE STUDY AREA

The Village of Germantown is located in the southeast corner of Washington County. It is bordered on the north and west by the Towns of Jackson and Richfield, both in Washington County; on the south by the Village of Menomonee Falls in Waukesha County; and on the east by the City of Mequon in Ozaukee County. The Village, as shown on Map 1, contains 34.33 square miles of land and water area, encompassing most of U. S. Public Land Survey Town 9 North, Range 20 East. Within the survey township, 1.77 square miles remain of the unincorporated Town of Germantown, and 0.01 square mile is within the City of Milwaukee.

REGIONAL INFLUENCES

Sound planning practice dictates that local plans be prepared within the framework of adopted regional plans. The salient recommendations of the adopted regional plan elements applicable to the Village of Germantown are graphically illustrated on Map 2. These plan elements include the regional land use and transportation plans; the Milwaukee and Menomonee River watershed plans; the regional water quality management plan; the regional park and recreation and related open space plan; and the regional housing plan.

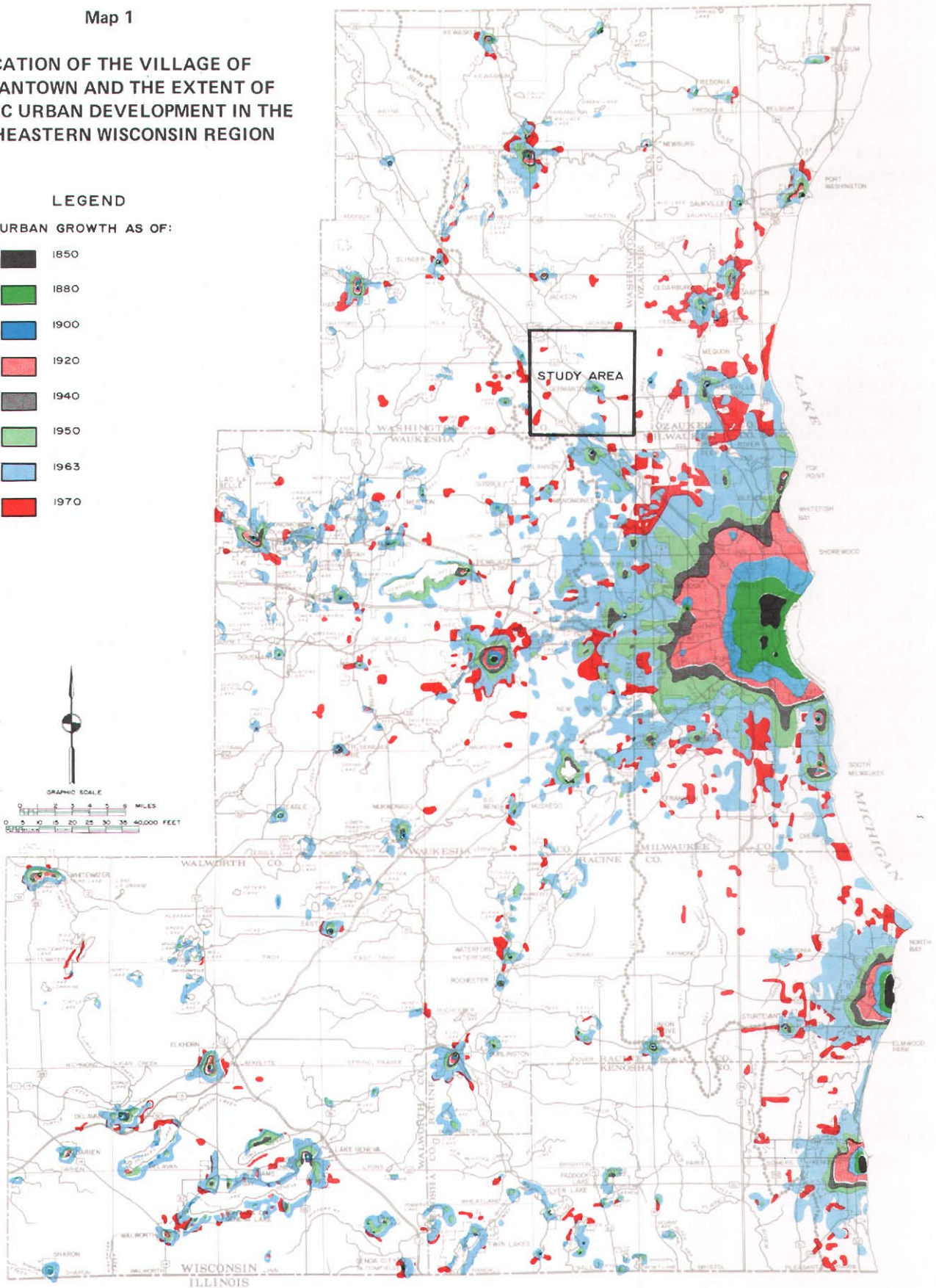
The adopted regional land use plan, as described in SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000, provides for the attainment of specific regional land use development objectives formulated with the advice and consent of concerned local, state, and federal units and agencies of government. Based upon careful demographic, economic, public financial resources, natural resources, and public utility inventories, analyses, and forecasts, the regional land use plan provides recommendations with respect to the amount, spatial distribution, and general arrange-

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:

- 1850
- 1880
- 1900
- 1920
- 1940
- 1950
- 1963
- 1970



Source: SEWRPC.

ment of the various land uses required to serve the needs of the anticipated future population and economic activity levels within the Region. Particularly important to the preparation of a land use plan for the Village of Germantown are the recommendations contained in the regional land use plan concerning the preservation of the primary environmental corridors and the encouragement of a compact pattern of urban development in those areas of the Village that are covered by soils suitable for urban use, that can be readily served by public sanitary sewerage and water supply facilities, and that are not subject to special hazards such as flooding. These and other aspects of the regional land use plan provide the basic framework for the local land use plan recommended herein.

The adopted regional transportation plan, as described in SEWRPC Planning Report No. 25, provides recommendations on how the regional land use plan can best be served by highway and transit facilities. It recommends a functional and jurisdictional system of arterial streets and highways to serve the Region through the design year 2000. The regional arterial street and highway system plan was developed on the basis of careful quantitative analyses of existing and projected traffic volumes and existing arterial street and highway system capacity and continuity, and as presented herein forms the basic arterial highway system in the Village.

The Village of Germantown lies within two natural watersheds: the Milwaukee and the Menomonee River watersheds. Approximately 30.65 square miles, or 84.9 percent of the study area, lie within the Menomonee River watershed, with the remaining 5.46 square miles, or 15.1 percent, located within the Milwaukee River watershed. Comprehensive plans have been developed by the SEWRPC for these two watersheds which address flooding and pollution problems. These plans are documented in SEWRPC Planning Report No. 13, A Comprehensive Plan for the Milwaukee River Watershed, and in SEWRPC Planning Report No. 26, A Comprehensive Plan for the Menomonee River Watershed. These reports contain certain water resource-related recommendations that are included in the village plan.

The major findings and recommendations of the areawide water quality management planning program for southeastern Wisconsin are presented in SEWRPC Planning Report No. 30, A Regional

Water Quality Management Plan for Southeastern Wisconsin: 2000. This plan has been published in a three-volume planning report. The first volume sets forth the basic principles and concepts underlying the areawide water quality management planning program, together with a description of the existing man-made and natural resource base features which affect and are affected by water quality. Furthermore, this volume describes existing water quality conditions in the Region and identifies sources of pollution. The second volume sets forth recommended water use objectives and supporting water quality standards; analyzes population, economic, and land use trends; and presents and evaluates alternative plans. The third volume presents the recommended water quality management plan, which consists of a land use element, a point source pollution abatement element, a wastewater sludge management element, and a water quality monitoring element. Also, this third volume presents implementation strategies. The water quality management plan recommendations for the delineated Village of Germantown sewer service area have been incorporated into the land use plan for the Village contained herein.

The regional housing plan presented in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, identifies the existing housing needs in the Region and recommends steps which would help to meet those needs. The report includes data on the existing housing stock in the Region, the cost of buying and occupying new housing, housing financing and technology, governmental activity in housing, housing need, constraints on the availability of housing, alternative housing allocation strategies, and a recommended regional housing plan. In addition to considering the housing problems of the Region as a whole, the report addresses itself to the housing problems of smaller subregional areas known as "housing analysis areas." Housing Analysis Area No. 11 is coterminous with the Germantown study area addressed in this report. Incorporated into the village plan are the specific housing recommendations contained in the regional plan for this geographic area.

The regional park, outdoor recreation, and related open space plan is presented in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000. That plan identifies the park and open space needs of the Region and recommends a program to meet those needs over time. The report includes inventories

and analyses of the Region's socioeconomic and natural resource base; existing outdoor recreation facilities and sites and their use; existing county and local park and open space plans; the administrative structure for the provision of parks and open space; laws and regulations relating to the provision of parks and open space; and potential park and open space sites in the Region. Park and related open space acquisition and development objectives, principles, and standards are set forth in the plan and applied to existing and forecast population levels to identify existing and probable future needs within the Region for open space; for large regional resource-oriented parks; for recreational corridors; and for smaller urban parks together with their attendant recreation facility requirements.

All of the aforementioned regional plan elements affect development in the Village of Germantown. The pertinent regional plan elements are included in this plan by reference and are considered further in the inventory and analysis section of this report.

STUDY OBJECTIVES

The purpose of the local planning effort documented herein is to provide the Village of Germantown with a land use plan that examines the changes that have occurred in the community since the preparation of the 1969 plan and that incorporates adjustments required by those changes. The new plan, while constituting an important guide to community development, is also intended to further carry out the regional plan elements.

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Chapter II

INVENTORY AND ANALYSIS

POPULATION

Information on the size, characteristics, and distribution of the resident population of the Village, and anticipated changes over time in these demographic factors, is essential to sound local planning. Certain of the needs which a land use plan seeks to meet are directly related to the existing and probable future population levels of the Village.

The preparation of population forecasts for a rapidly growing, small community such as the Village of Germantown is fraught with difficulties and uncertainties because of the myriad of continually changing factors affecting national, regional, and local population growth and change. The population forecasts presented in this report were developed by the Regional Planning Commission using the cohort survival technique, a technique which permits the projection of population levels from the last census forward by age and sex groups, year by year, to the forecast date. This method permits explicit consideration of the effects of potential variations in three major components of population forecasts. Year 1990 forecasts were prepared in 1963 and were utilized by Tec-Search, Inc., in the preparation of the year 1990 Germantown land use plan in 1969. New year 2000 population forecasts form the basis for the revised land use plan presented in this report. As indicated in Table 1, the year 2000 population forecast for the planning area is about the same as the year 1990 forecast, thus indicating a somewhat slow rate of population growth. Although a somewhat low rate of population growth is envisioned, the resident population of the study area is still expected to more than double by the year 2000.

Table 2 compares historic and forecast population levels for the Southeastern Wisconsin Region, Washington County, and the Village and Town of Germantown. The table indicates a rapid population increase in the Region as a whole since 1900. Prior to 1960, the Region's population generally increased at an average rate of about 2.1 percent

Table 1

COMPARISON OF ORIGINAL AND REVISED POPULATION FORECASTS FOR THE VILLAGE OF GERMANTOWN PLANNING AREA

Year	SEWRPC Population Forecasts		Difference	
	Original 1990 ^a	Revised 2000	Number	Percent
1965	6,500	--	--	--
1970	9,500	7,390 ^b	2,110	- 22.2
1980	15,500	11,900	3,600	- 23.2
1990	30,700	20,100	10,600	- 34.5
2000	--	30,600	--	--

^a Forecasts used by Tec-Search, Inc., in preparing the 1969 Germantown, Wisconsin comprehensive plan.

^b U. S. Bureau of the Census figures.

Source: U. S. Bureau of the Census, Tec-Search, Inc., and SEWRPC.

per year, whereas after 1960 the rate of increase dropped to an average of less than 1 percent per year. This modest average annual increase is expected to continue to the year 2000.

Table 2 indicates a somewhat higher rate of population growth in Washington County, and significantly higher rates of growth in the study area. The population of Washington County has increased at a rate of approximately 3.4 percent per year since 1940. However, it is envisioned that future population growth in the county will occur at a rate of 2.5 percent per year to the year 2000. The study area has, since 1940, increased at a rate of approximately 6 percent per year. The rate of increase is expected to approximate 5.3 percent per year to the year 2000.

Table 2 further indicates that the proportion of the Region's population in Washington County is steadily increasing, and may be expected to continue to increase to the year 2000. Similarly, the proportion of the study area population in Washington County is steadily increasing, and may be expected to continue to increase to the year 2000.

Table 2

**COMPARISON OF HISTORIC AND FORECAST POPULATION LEVELS FOR THE REGION,
WASHINGTON COUNTY, AND THE VILLAGE OF GERMANTOWN PLANNING AREA**

Year	Region		Washington County			Village of Germantown Planning Area		
	Population	Percent Change	Population	Percent Change	Percent of the SEWRPC Region	Population	Percent Change	Percent of Washington County
1900	501,808	--	23,589	--	4.7	1,937	--	8.2
1910	631,161	25.8	23,784	0.8	3.7	1,805	- 6.8	7.5
1920	783,681	24.2	25,713	8.1	3.2	1,844	2.2	7.1
1930	1,006,118	28.4	26,551	3.2	2.6	1,799	- 2.4	6.8
1940	1,067,699	6.1	28,430	7.1	2.7	1,918	6.6	6.7
1950	1,240,618	16.2	33,902	19.2	2.7	2,457	28.1	7.3
1960	1,573,620	26.8	46,119	36.0	2.9	4,606	87.5	10.0
1970	1,756,086	11.6	63,839	38.4	3.6	7,390	60.4	11.6
1977 ^a	1,777,849	--	80,367	--	--	9,759	--	--
1980	1,873,400	6.7	90,900	42.4	4.6	11,900	67.8	13.8
1990	2,043,900	9.1	117,600	29.4	5.3	20,100	54.2	17.5
2000	2,219,300	8.6	143,000	21.6	6.3	30,600	52.2	22.0

^aBased on Wisconsin Department of Administration estimates.

Source: SEWRPC.

Table 2 indicates the dramatic increase in the rate of population growth which occurred in the Village after 1950 and the expected continuation of this trend to the year 2000. It should be noted that this forecast population growth is based upon the recommendation contained in the adopted regional land use plan that all new urban development within the Region be encouraged to occur within areas that are now served by, or which can be readily served by, public sanitary sewer and water supply facilities. Residential development should not be encouraged to occur in rural areas not expected to be served with such facilities. If such development is to occur, however, it should be permitted only at densities which require lot sizes of five acres or more per dwelling unit. If these recommendations are followed in the Region, the forecast population of 30,600 residents will likely be achieved by the year 2000. However, if urban development is permitted to continue to spread into the rural areas of the Region, the forecast population for the planning area is unlikely to be reached.

In 1970 the U. S. Bureau of the Census reported the population of the planning area as being 99 percent white and almost evenly distributed by sex, with 49 percent of the population being

male and 51 percent female. The actual and forecast population levels by age group for Washington County and the planning area are shown in Tables 3 and 4, respectively.

The tables indicate distinct differences in the age group populations for Washington County and the planning area. As shown in Table 3, the percentage of the school-age population (ages 5 through 18) in relation to the total county population is expected to decrease from its current level of 27.6 percent to 21.3 percent by the year 2000, whereas the percentage of the school age population in the planning area in relation to the total population is expected to maintain a relatively stable level at approximately 30 percent. The proportion of the population 65 years of age and over in the County in relation to the total county population is expected to gradually increase by the year 2000, whereas the proportion of this age group in the planning area is expected to almost double in size (from the 1970 proportion) by the year 2000. A similar proportion of the population in Washington County and in the planning area is comprised of the 18 to 64 age group. This population group is expected to increase slightly in both the County and the planning area by the year 2000. These figures suggest that the planning area

Table 3

ACTUAL AND FORECAST POPULATION LEVELS IN WASHINGTON COUNTY BY AGE GROUP: 1970-2000

Age Group	1970 Census Population		1980		Forecast Population			
	Persons	Percent of Total	Persons	Percent of Total	1990		2000	
					Persons	Percent of Total	Persons	Percent of Total
Under 5	6,627	10.4	7,281	8.0	9,088	7.8	10,825	7.6
5	1,599	2.5	1,185	1.3	1,579	1.3	2,039	1.4
6-10.	8,053	12.6	7,341	8.1	7,651	6.5	10,263	7.2
11-13.	4,594	7.2	6,232	6.9	6,115	5.2	7,224	5.1
14.	1,428	2.3	2,077	2.3	2,193	1.9	2,441	1.7
15-17.	3,851	6.0	6,244	6.9	4,752	4.0	5,244	3.7
18.	1,074	1.7	1,948	2.1	2,938	2.5	3,162	2.2
19-59.	29,656	46.4	48,740	53.6	68,963	58.8	83,179	58.1
60-64.	2,082	3.3	3,038	3.3	4,289	3.7	5,745	4.0
65 and Over . .	4,875	7.6	6,814	7.5	9,732	8.3	12,878	9.0
Total	63,839	100.0	90,900	100.0	117,600	100.0	143,000	100.0

Source: SEWRPC.

Table 4

ACTUAL AND FORECAST POPULATION LEVELS IN THE VILLAGE OF GERMANTOWN PLANNING AREA BY AGE GROUP: 1970-2000

Age Group	1970 Census Population		1980		Forecast Population			
	Persons	Percent of Total	Persons	Percent of Total	1990		2000	
					Persons	Percent of Total	Persons	Percent of Total
Under 5	801	10.8	1,214	10.2	1,910	9.5	2,723	8.9
5	230	3.1	333	2.8	502	2.5	673	2.2
6-10.	1,044	14.1	1,606	13.5	2,572	12.8	3,733	12.2
11-13.	578	7.8	809	6.8	1,166	5.8	1,438	4.7
14.	179	2.4	274	2.3	441	2.2	612	2.0
15-17.	448	6.1	702	5.9	1,127	5.6	1,622	5.3
18.	123	1.7	190	1.6	322	1.6	490	1.6
19-59.	3,523	47.7	5,856	49.2	10,191	50.7	15,974	52.2
60-64.	161	2.2	286	2.4	543	2.7	918	3.0
65 and Over . .	303	4.1	630	5.3	1,326	6.6	2,417	7.9
Total	7,390	100.0	11,900	100.0	20,100	100.0	30,600	100.0

Source: SEWRPC.

will have to continue to meet the community facility and service needs of an expanding school-age population while also meeting the needs of a steadily increasing elderly population.

Table 5 compares historic and forecast household sizes in Washington County and the planning area. This table indicates that in 1970 the average house-

hold size in the County was 3.63 persons, compared to 3.98 in the planning area. The table further indicates that household sizes in the County and the planning area may be expected to decline in the future, with the planning area, however, maintaining consistently higher levels than the County through the year 2000. Forecast changes in average household size have particularly

important implications on housing planning, since average household size is the basic factor used to convert population forecasts to the number of dwelling units needed. Based on the population forecast and household size information contained in Tables 4 and 5, an additional 3,560 dwelling units will be needed in the planning area by the year 1990, and an additional 2,700 dwelling units between 1990 and 2000.

Table 5

COMPARISON OF HISTORIC AND FORECAST POPULATION PER HOUSEHOLD LEVELS IN WASHINGTON COUNTY AND IN THE VILLAGE OF GERMANTOWN PLANNING AREA

Year	Population per Household	
	Washington County	Village of Germantown Planning Area
1950	3.55	--
1960	3.64	3.76
1970	3.63	3.98
1980	3.55	3.84
1990	3.45	3.68
2000	3.36	3.52

Source: SEWRPC.

Population and housing characteristics in the planning area for 1960 and 1970 are shown in Table 6. Unusually large increases in all listed characteristics occurred in the village portion of the planning area between 1960 and 1970. Conversely, the Town experienced unusually large decreases in all listed characteristics. This is due to the Village's annexation of all but 1,133 acres of the remaining land within the Town of Germantown in April 1964. Because of this annexation, any comparison between 1960 and 1970 data for each of these civil divisions is difficult. However, the data for the planning area as a whole indicate that a substantial growth in housing units occurred in the planning area between 1960 and 1970. Total housing units increased from a 1960 total of 1,223 to 1,904 in 1970. Owner-occupied housing units increased by 69 percent between 1960 and 1970, whereas renter-occupied housing units increased by 34 percent. Table 6 also indicates that in 1970, 80 percent of the housing units in the planning area consisted of single-family units, 16 percent consisted of multiple-family units (two or more units per structure), and 4 percent consisted of mobile homes or trailers.

Table 7 indicates residential building activity in the Village of Germantown expressed in numbers of dwelling units authorized by building permit. From 1970 to 1977, 1,377 new dwelling units were added to the housing stock to meet the housing needs of the expanding population of the Village.

Table 6

POPULATION AND HOUSING CHARACTERISTICS IN THE VILLAGE OF GERMANTOWN PLANNING AREA FOR 1960 AND 1970

Characteristic	Village of Germantown				Town of Germantown ^a				Village and Town of Germantown Totals			
	Year		Difference 1960-1970		Year		Difference 1960-1970		Year		Difference 1960-1970	
	1960	1970	Number	Percent	1960	1970	Number	Percent	1960	1970	Number	Percent
Total Population	622	6,974	6,352	1,021	3,984	416	-3,568	-90	4,606	7,390	2,784	60
Total Housing Units	170	1,787	1,617	951	1,053	117	-936	-89	1,223	1,904	681	57
Single-Family Units	--	1,427	--	--	--	98	--	--	--	1,526	--	--
Multiple-Family Units (two or more per structure)	--	287	--	--	--	19	--	--	--	306	--	--
Mobile Homes	--	72	--	--	--	--	--	--	--	72	--	--
Occupied Housing Units	164	1,744	1,580	963	989	115	-874	-88	1,153	1,859	706	61
Owner-Occupied Housing Units	122	1,424	1,302	1,067	774	91	-683	-88	896	1,515	619	69
Renter-Occupied Housing Units	42	320	278	662	215	24	-191	-88	257	344	87	34
Vacant Housing Units	6	43	37	617	64	2	-62	-97	70	45	-25	-36

^a The Village of Germantown annexed all but 1,133 acres of the original Town of Germantown in April 1964.

Source: U. S. Bureau of the Census and SEWRPC.

This figure represents an average of 172 new dwelling units per year. This rate of residential construction may be expected to continue or increase during the next two decades, since population forecasts indicate that an additional 20,000 people may reside in the Village by the year 2000.

Table 7

RESIDENTIAL BUILDING ACTIVITY IN THE VILLAGE OF GERMANTOWN: 1960-1977

Year	Number of Dwelling Units Authorized by Building Permit			
	Single-Family	Two-Family	Multiple-Family	Total
1960	52	--	--	52
1961	52	--	--	52
1962	49	--	4	53
1963	39	--	--	39
1964	55	--	--	55
1965	38	--	--	38
1966	90	8	--	98
1967	77	8	--	85
1968	74	--	--	74
1969	68	--	--	68
1970	25	--	38	63
1971	49	2	255	306
1972	36	--	175	211
1973	33	--	172	205
1974	31	--	14	45
1975	45	--	--	45
1976	201	62	16	279
1977	169	22	32	223

Source: SEWRPC.

ECONOMY

An analysis of the economic forces at work in and around the planning area is vital to the land use planning process, since such forces typically determine the economic health of a community and the ability of a community to expand and grow. The Village of Germantown is currently experiencing the initial impact of rapid growth and development generated by suburban growth pressures existing in the Milwaukee metropolitan area. This new growth is bringing many changes to the Village. Furthermore, this high rate of growth may be expected to continue over the near future.

As indicated in Table 8, the 1970 median family income in the planning area was \$13,041, with approximately 30 percent of the families in the area earning less than \$10,000 per year; 35 per-

cent earning between \$10,000 and \$15,000 per year; and 35 percent earning more than \$15,000. Slightly more than 30 percent of the families in the area earned less than \$10,432, which was 80 percent of the median family income for the community. The U. S. Department of Housing and Urban Development (HUD) considers a family earning less than 80 percent of the median family income for the community in which it resides a "lower income family." Such a family is then eligible for participation in several of that agency's housing programs.

Table 8

FAMILY INCOME IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1970

Income Range	Number of Families	Percent of Total
Less than \$ 1,000 . . .	8	0.46
\$ 1,000 - \$ 1,999 . . .	26	0.15
\$ 2,000 - \$ 2,999 . . .	43	2.49
\$ 3,000 - \$ 3,999 . . .	50	2.90
\$ 4,000 - \$ 4,999 . . .	17	0.99
\$ 5,000 - \$ 5,999 . . .	46	2.67
\$ 6,000 - \$ 6,999 . . .	32	1.86
\$ 7,000 - \$ 7,999 . . .	52	3.01
\$ 8,000 - \$ 8,999 . . .	90	5.22
\$ 9,000 - \$ 9,999 . . .	168	9.74
\$10,000 - \$11,999 . . .	194	11.25
\$12,000 - \$14,999 . . .	396	23.32
\$15,000 - \$24,999 . . .	530	31.72
\$25,000 - \$49,999 . . .	68	3.94
\$50,000 or More	5	0.28
Total	1,725	100.00

Source: U. S. Bureau of the Census and SEWRPC.

Approximately 2,800 people within the planning area, or 38 percent of the total resident population, were in the labor force and employed in 1970. A breakdown by occupation of those persons in the labor force is shown in Table 9. The table indicates steady growth since 1960 in three employment categories: craftsmen and operatives, professional and office workers, and sales and service persons. Conversely, the number of employees in the farm managers and workers category decreased from 176 in 1960 to 35 in 1970. This change is noteworthy, particularly in view of the fact that 82 percent of the planning area still consists of rural and open lands. While

Table 9

**DISTRIBUTION OF EMPLOYMENT IN THE VILLAGE OF GERMANTOWN
PLANNING AREA BY MAJOR EMPLOYMENT CATEGORY: 1960 AND 1970**

Employment Category	1960		1970 ^a		Percent Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent
Craftsmen and Operatives	650	42.4	1,201	43.8	551	84.7
Farm Managers and Workers	176	11.5	35	1.3	- 141	- 80.1
Professional and Office Workers	336	21.9	876	31.9	540	160.7
Sales and Service Persons	167	10.9	404	14.7	237	141.9
All Others	88	5.8	132	4.8	44	50.0
Not Reported	115	7.5	97	3.5	- 18	- 15.6
Total	1,532	100.0	2,745	100.0	--	--

^a The number of employed persons presented may differ from the actual number because these data were generated from a 20 percent sample of the population and not a complete count.

Source: U. S. Bureau of the Census, Tech-Search, Inc., and SEWRPC.

a gradual decrease in farm employment is to be expected in the planning area due to the conversion of agricultural land to urban use, the drastic decrease experienced can only be explained by one or more of the following occurrences: a large number of farm consolidations in the planning area since 1960; a large number of farms being leased out by their owners to other farmers; or a substantial number of farms being converted to part-time operations since 1960. Table 9 also indicates that continued growth in the planning area is likely to produce a largely nonrural labor force. It is anticipated that the majority of the area's labor force will continue to commute to jobs outside the Village. However, if even a small proportion of the area's labor force is to be employed within the area, there will be a need to reserve substantial acreage for new industrial and commercial development in the planning area.

As indicated in Table 10, approximately 33 percent of the planning area population was in the labor force in 1960 and approximately 38 percent in 1970. Assuming that the proportion of the area population in the labor force will increase at a rate of 2 percent per decade, the labor force could be expected to reach 13,500 by the year 2000. This projection is based on the population forecasts previously discussed in this report, which are in turn based on forecast high levels of net in-migration and a steadily increasing percentage of persons in the 18 to 64 age group in the planning area.

Table 10

**ACTUAL AND FORECAST POPULATION
AND LABOR FORCE IN THE VILLAGE OF
GERMANTOWN PLANNING AREA**

Year	Population	Labor Force
1960 (actual)	4,600	1,532
1970 (actual)	7,390	2,804
1980 (forecast)	11,900	4,800
1990 (forecast)	20,100	8,400
2000 (forecast)	30,600	13,500

Source: SEWRPC.

The original comprehensive plan for the Village, adopted in 1969, envisioned large increases in the resident population by 1990. That plan anticipated that decentralization of jobs and housing would continue in the metropolitan area, thus fostering new opportunities for growth and development in Germantown. Consequently, the plan recommended that the Village undertake an aggressive industrial development program in an effort to capture the substantial tax revenues such development could generate for the Village. The plan contained recommendations relative to land acquisition, zoning, financing, and development of potential sites for industrial use development. One of the more significant recommendations in that

plan was that the Village reserve 1,500 acres to accommodate industrial development to the year 1990. The first phase of this recommended industrial development program, the Germantown Industrial Park, has been successfully completed.

The decentralization of population, employment, and urban development within the Region and the attendant rapid increase in the resident population of the planning area foreseen in the Village's original plan have become realities. At the regional level from 1960 to 1970, the largest proportional increases in the number of jobs have occurred in Ozaukee, Washington, and Waukesha Counties, while the smallest proportional increases have occurred in Kenosha and Milwaukee Counties. Similarly, commercial and industrial land use changes from 1963 to 1970 indicate higher percentage increases in the outlying counties of the Region. These trends appear to have continued into the 1970's.

In an effort to provide a more orderly and economic development pattern and to abate area-wide developmental and environmental problems within the Region, the year 2000 regional land use plan proposes public action to ensure that new urban development occurs at densities consistent with the provision of public centralized sanitary sewer, water supply, and mass transit facilities and services and in locations where such facilities can be readily and economically extended or obtained, particularly in established central cities. Specifically, the year 2000 regional land use plan recommends that major industrial development be concentrated in designated industrial centers which meet the full array of criteria for such development, including ready accessibility to high-speed all-weather arterial highway facilities; soils which are suitable for industrial development; adequate power and water supply; adequate sanitary sewer service and storm water drainage; reasonable access to airport and railway facilities; and ready access to labor supply. Germantown does not meet all of these criteria for establishment of a major industrial center. Therefore, the 2000 regional land use plan does not provide for a major concentration of industrial development in the Village. The recommendation in the original plan that 1,500 acres be reserved for industrial development by 1990 would provide a level of industrial development in the planning area incompatible with the regional plan and would probably constitute an unrealistic objective for the Village to pursue.

Germantown is strategically located in the path of suburban growth extending from the Milwaukee metropolitan area. This location, together with the presence of USH 41 along the western edge of the Village, does provide a basis for substantial new industrial development. (The amount and location of land recommended for industrial development in the Village is discussed in Chapter V of this report.) However, the limited capabilities of the Village's north-south arterial road system and the limited capacity of the Village's sanitary sewer treatment facilities indicate that it is not in a favorable position to accommodate the amount of industrial development envisioned in the original plan. Furthermore, it should be pointed out that the tax-producing potential of industrial development for local municipalities in the State of Wisconsin is substantially less than what it was when the original plan for the Village was prepared. Since 1975, State Statutes have stipulated that manufacturing machinery and equipment are exempt from local taxation. Thus, local taxes on industrial development are solely based on the equalized assessed value of a given industrial property, as are other types of real property. Local industrial development still provides substantial benefits, since the taxes generated by the assessed value of such development are received by the Village without placing proportionately increased demands on community facilities and services, and without increasing demands on schools. However, large amounts of industrial development are no longer viewed by local municipalities as the "tax plum" that will by itself lead to municipal fiscal solvency.

NATURAL RESOURCE BASE

The natural resources of an area—defined herein as the soils, surface waters, and associated undeveloped shorelands and floodlands, wetlands, woodlands, and wildlife habitat—are vital elements to its social and economic development and to the ability of the community to provide a pleasant and habitable environment for human life. Because of the dramatic impact that rapid growth is having on the Village of Germantown, it is important that a careful evaluation be made of the ability of the natural resource base of the area to sustain urban growth so that such growth can be properly guided and managed as it occurs. The natural resources of the planning area are limited, but significant enough to be deserving of protection from improper land use development. Misuse of the land may lead to severe developmental and environ-

mental problems which may be difficult and costly to correct, and to the general deterioration and even destruction of the resource base itself. The selection of the most desirable land use pattern for Germantown must, therefore, be based in part upon careful assessment of the natural resource base.

The major elements of the natural resource base as discussed below are divided into four general categories: soils, topographic and watershed features, floodland and wetland features, and woodland and wildlife habitat areas. In addition to these four major categories, an additional category, public and private open space sites, is discussed. Although this last category is not strictly a part of the natural resource base, it is so closely linked to that base that it is considered to be a vital consideration in the land use planning process. In a subsequent section of this report, the information concerning these five major elements is used as basis for the delineation of primary and secondary environmental corridors; that is, for the delineation of areas that encompass the best remaining elements of the natural resource base.

GENERAL SOIL CHARACTERISTICS

Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource. The activities of man are continuing to disrupt soil formation processes, thus making this resource increasingly valuable. Therefore, a need exists in any land use planning effort to examine not only how land and soils are presently used, but also how they can best be used and managed.

As part of the land use planning program for the Village of Germantown, interpretive soil maps were prepared and transmitted to the Village for use as a guide in evaluating new development proposals. These maps are based upon careful field and laboratory studies of the physical, chemical, and biological properties of soils, and show the boundaries of the various soil mapping units within the study area.

Map 3 depicts soils within the planning area having one or more of the following five basic limiting characteristics: flooding potential, high groundwater, slow permeability, shallow bedrock, and steep slopes. The map indicates that substantial areas underlain by shallow bedrock occur in

a generally north-south pattern through the central portion of the Village. Areas having slopes of 12 percent or greater are located along the western edges of the planning area. Finally, areas containing organic soils generally lie adjacent to the Menomonee River and its tributaries, and in the associated floodlands.

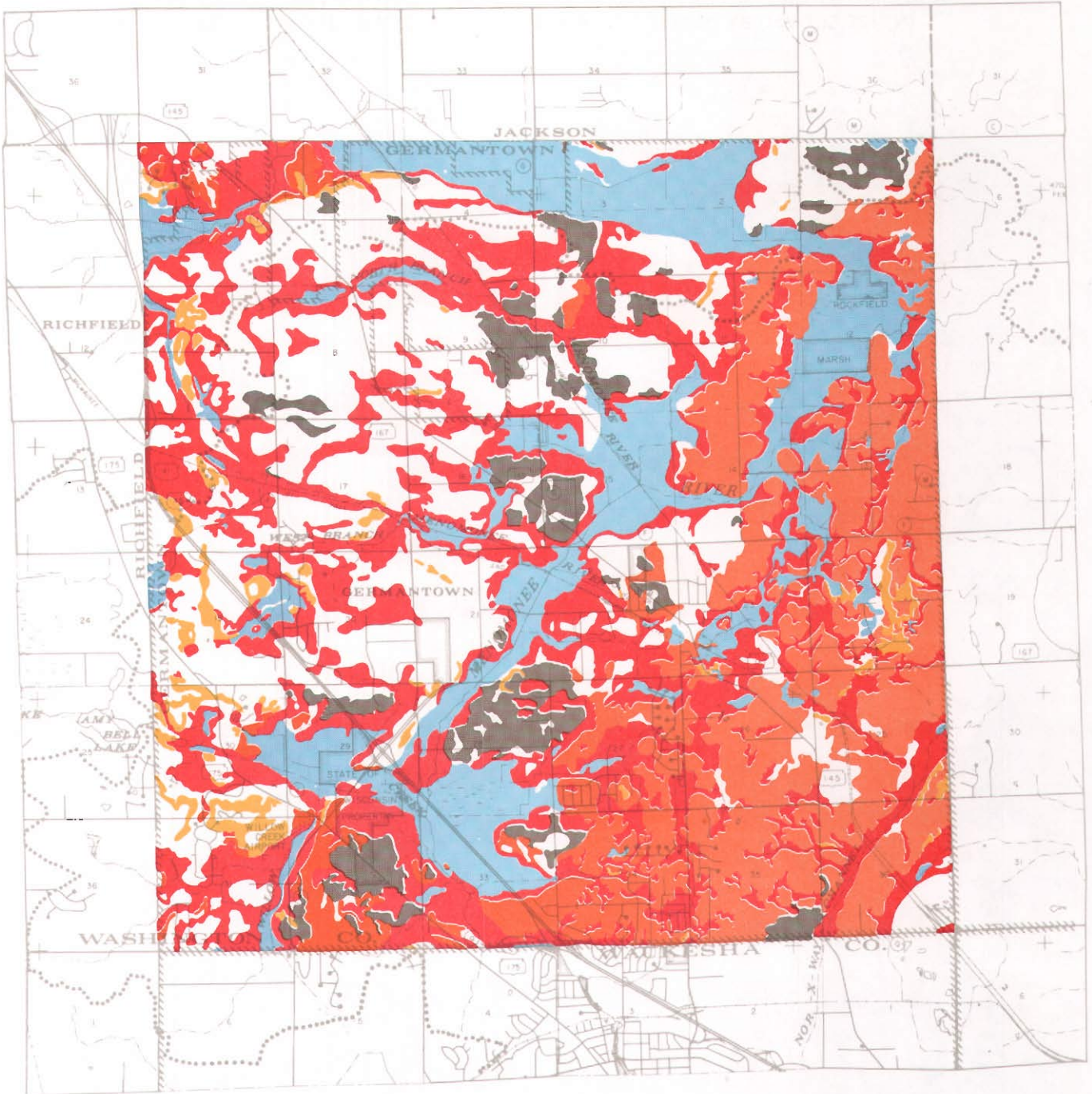
As shown on Map 4, approximately 54 percent of the planning area is covered by soils having very severe or severe limitations for residential development on lots one acre or more in size served by onsite soil absorption sewage disposal systems. Characteristically, these soils have slow permeability rates, a high or fluctuating water table, a high shrink-swell potential, and shallow depth to bedrock, and may be located on steep slopes or subject to periodic flooding or surface ponding in low areas. While soils having such limitations are scattered throughout much of the planning area, the largest areas covered by such soils are located adjacent to the Menomonee River and its tributaries and in its associated floodlands.

The soil limitations shown on Map 4 are based upon the use of conventional onsite soil absorption sewage disposal systems and relate primarily to areas of the planning area that are not proposed to be served by sanitary sewerage facilities. The Wisconsin Department of Health and Social Services and the University of Wisconsin are cooperating in a demonstration program involving the use of experimental onsite sewage disposal systems. These experimental systems are commonly referred to as "mound systems." Unlike the conventional gravity flow septic tank systems, these experimental systems utilize mechanical pumps to charge the mounded filter field. There are three classifications of soils which have potential for the use of the mound system: soils with slow permeability, soils overlying shallow bedrock, and soils having a high water table. Washington County will consider the use of these experimental sewage disposal systems to correct the problems resulting from failing septic tank systems. Since a significant portion of the Village is to be ultimately served by a public sanitary sewerage system, the use of the mound system should be limited to the correction of existing problems caused by failing septic systems.







An additional problem that has developed in the Village of Germantown is the number of holding tanks that have been installed. In the past, the Village permitted holding tanks in instances where

Map 3

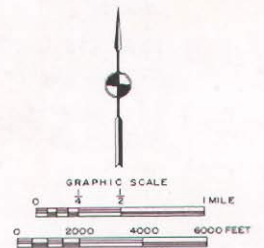
SELECTED CHARACTERISTICS OF SOILS IN THE VILLAGE OF GERMANTOWN PLANNING AREA



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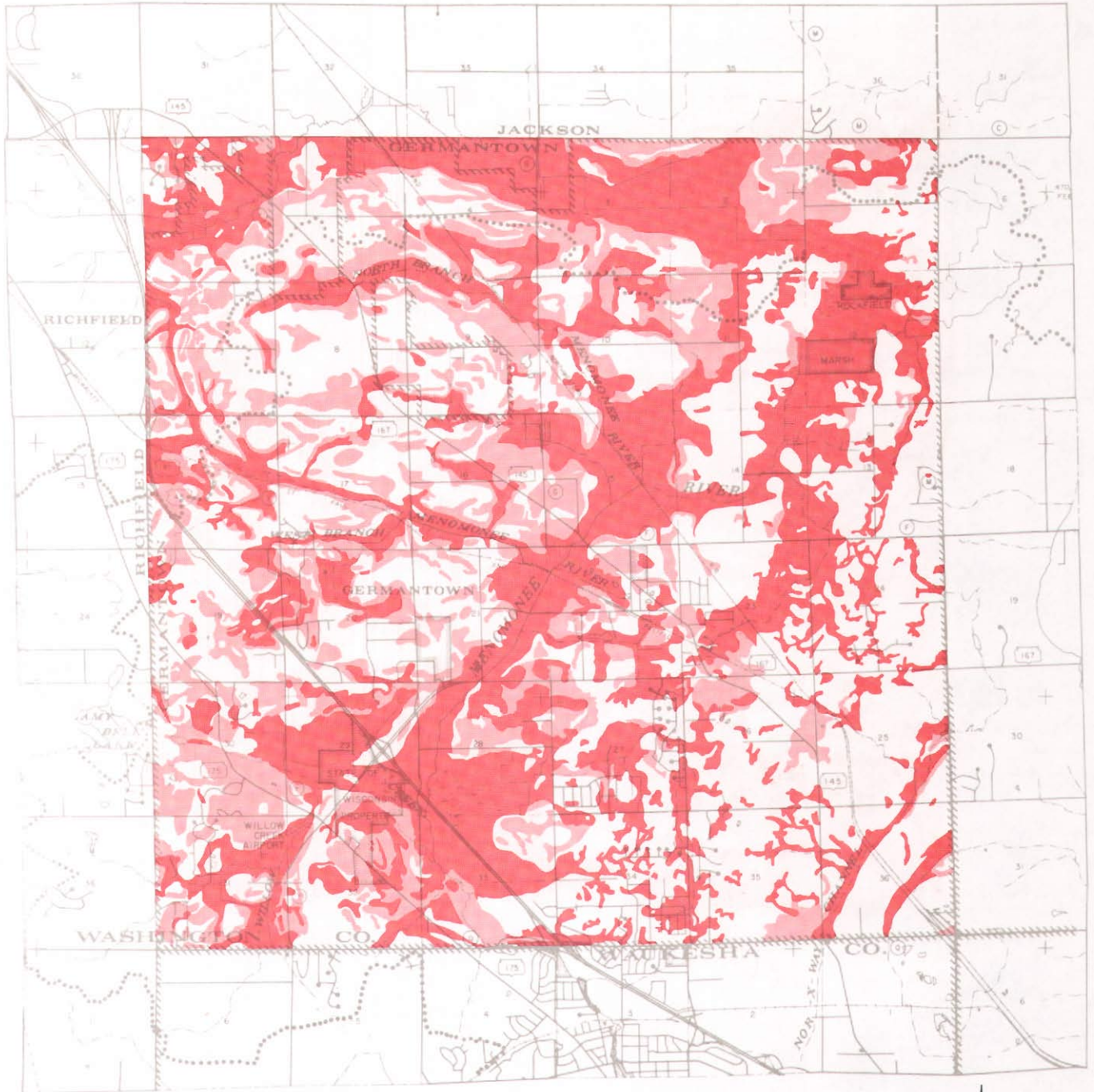
-  SOILS THAT HAVE A SLOW PERMEABILITY RATE
-  SOILS THAT HAVE A FLUCTUATING OR HIGH WATER TABLE OR THAT ARE SUBJECT TO PONDING, OVERWASH, OR RUNOFF HAZARD
-  SWAMPS, MARSHES, ORGANIC MATERIALS, OR SOILS THAT ARE SUBJECT TO FLOODING OR OVERFLOW
-  SOILS THAT ARE UNDERLAIN BY SHALLOW BEDROCK OR IN WHICH FILTER FIELDS ARE SUBJECT TO SILTATION OR IN WHICH THE GROUNDWATER TABLE IS SUBJECT TO CONTAMINATION
-  SOILS HAVING A SLOPE OF 12 PERCENT OR GREATER
-  OTHER SOILS

Source: SEWRPC.






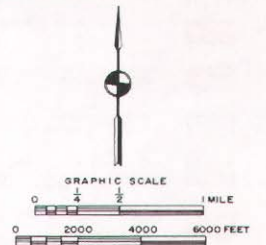
Map 4

SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS ONE ACRE OR MORE
IN SIZE SERVED BY ONSITE SOIL ABSORPTION SEWAGE DISPOSAL SYSTEMS



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-  SOILS HAVING VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ONSITE SEWAGE DISPOSAL SYSTEMS ON LOTS LESS THAN ONE ACRE IN SIZE
-  SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ONSITE SEWAGE DISPOSAL SYSTEMS ON LOTS LESS THAN ONE ACRE IN SIZE
-  OTHER SOILS



Source: SEWRPC.

existing soil conditions would not permit the proper functioning of an onsite soil absorption sewage disposal system. Experience has shown that holding tanks, if not properly operated, are no better than the onsite soil absorption sewage disposal systems they are intended to replace. Because of the serious problems associated with overflowing holding tanks and the excessive costs of constant tank monitoring, the Village Board maintains a policy that no further permits be issued for the installation of holding tanks within the Village except on lots of record and to correct malfunctioning systems.

It is likely that much of the urban growth expected to take place in the planning area during the planning period will occur within the recommended sewer service area set forth in the adopted regional sanitary sewerage system plan. Map 5 depicts soil limitations for residential development with public sanitary sewerage service. This map indicates that approximately 31 percent of the planning area is covered by soils having very severe or severe limitations for such development. The areas shown generally consist of soils that are highly organic and poorly drained, subject to periodic flooding and ponding, and located on steep slopes. Shallow depth to bedrock also affects the ability of an area to be developed economically with public sanitary sewer service because of the added cost usually incurred in laying sewer mains in bedrock.

TOPOGRAPHIC AND WATERSHED FEATURES

Map 6 shows the principal topographic and watershed features of the planning area. These features include the drainage pattern as related to delineated subbasin, subwatershed, and watershed boundaries, and areas having slopes of 12 percent or greater.

The topography of the planning area is characterized by rolling ground moraine similar to, but more subdued than, the kettle and kame topography of the Kettle Moraine located to the north and west of the planning area. Generally, the topographic features of the planning area consist of hills and ridges interspersed with broad undulating plains and poorly drained wetlands. This topography has slopes ranging up to 17 percent, and elevations ranging from a low of 770 feet to a high of 1,020 feet above mean sea level. It should be noted that portions of the eastern and western edges of the planning area contain substantial areas having slopes of 12 percent or greater. These

steep slopes generally impose severe limitations on urban development in that construction of conventional housing developments becomes difficult and costly.

A portion of the Jackson-Germantown agricultural drainage district extends into the northern fringe of the planning area and encompasses an area of approximately 1,872 acres. The boundaries of that portion of the district which extend into the planning area are shown on Map 6. This special-purpose unit of government is responsible for the construction, operation, and maintenance of agricultural drainage improvements. The development of land for urban uses should be carefully considered in this area in relation to existing soil, groundwater, and surface drainage conditions in order to avoid the possible disruption of subsurface drain tile lines and the creation of wet basement foundations and severe drainage problems.

WOODLANDS AND WILDLIFE HABITAT AREAS

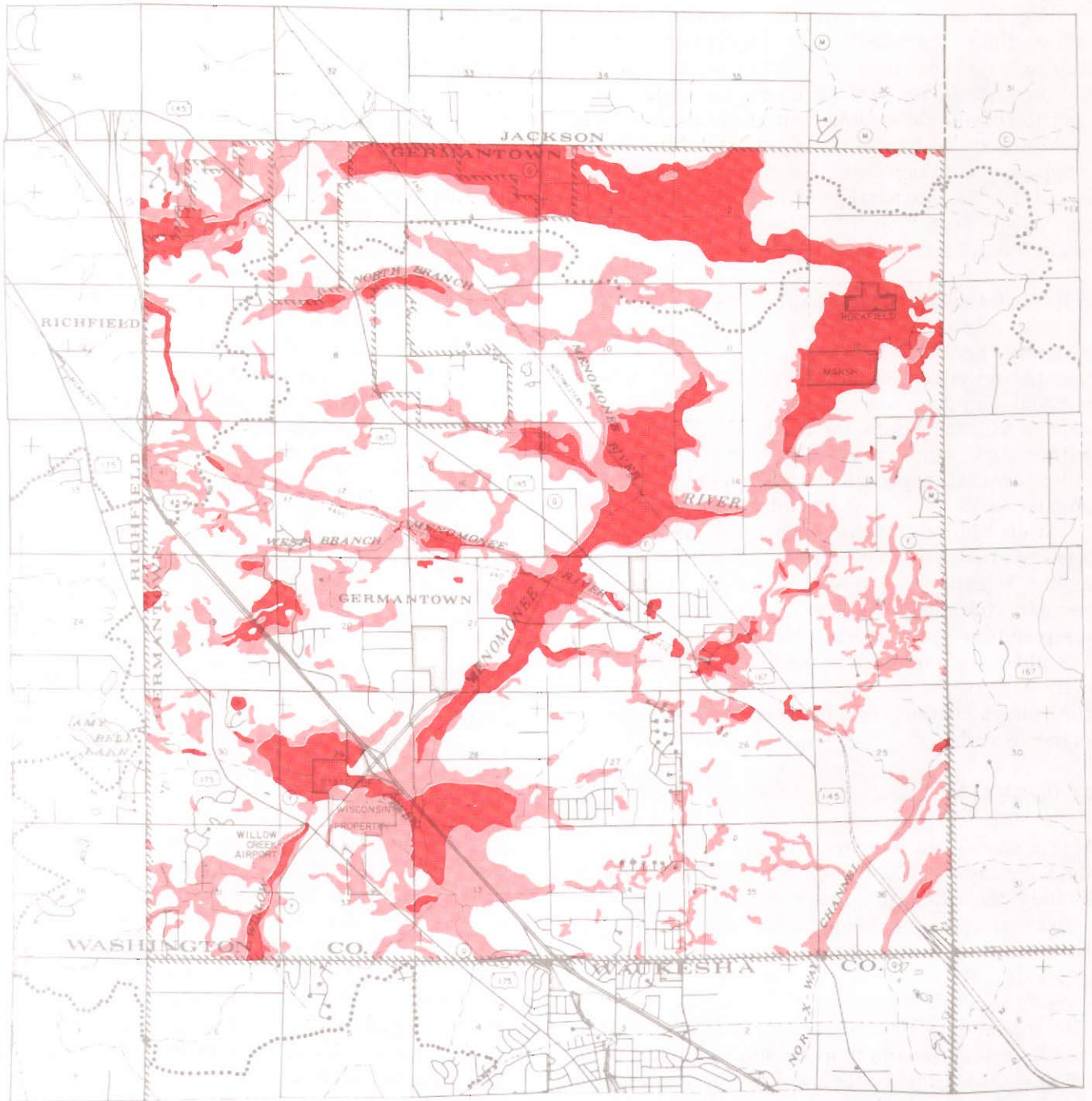
Woodlands

Woodlands existing within the planning area are shown on Map 7. The majority of the woodlands in the area occur in stands ranging from 5 to 25 acres in size and are widely dispersed. Some stands in the southern and northeast portions of the planning exceed 400 acres in size. Woodlands within the area are located primarily on morainal hills and slopes, adjacent to streams, and in wetland areas.




Woodlands in the planning area may be classified into three groups based upon their primary values: aesthetic, commercial, and other woodlands. Aesthetic woodlands are defined as wooded areas of 20 acres or more in size that have their highest potential value in a combination of multiple uses that include recreation, scenic and property value enhancement, watershed protection, and wildlife production. Commercial woodlands are defined as wooded areas of 20 acres or more in size that have their highest potential value in the production of forest products, but may also have aesthetic value. The third category, other woodlands, includes all wood lots having an area of 20 acres or less. These parcels, because of their relatively small size, would not be economically feasible for commercial use and would not be very suitable for major open space sites. However, in some instances these small wooded areas may have substantial aesthetic value if maintained in conjunction with the development of local school and park sites.

Map 5

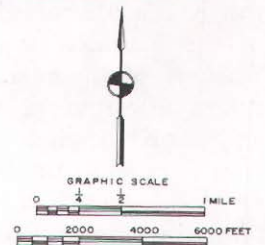
SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC SANITARY SEWERS



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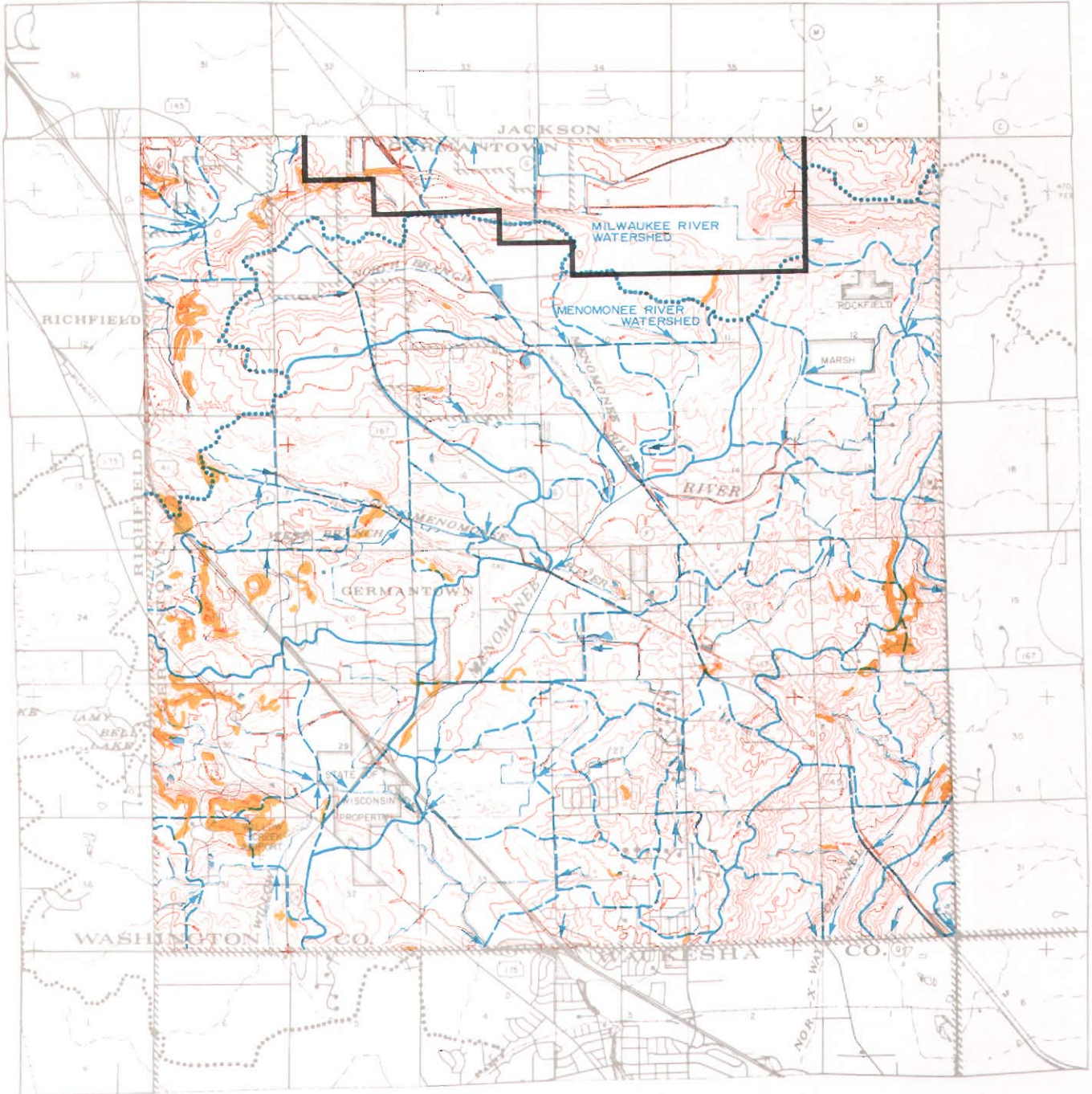
-  SOILS HAVING VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC SANITARY SEWERS
-  SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC SANITARY SEWERS
-  OTHER SOILS

Source: SEWRPC.













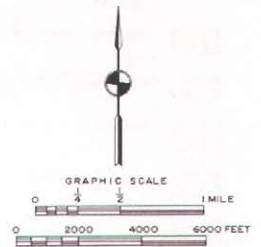
Map 6

PRINCIPAL TOPOGRAPHIC AND WATERSHED FEATURES
IN THE VILLAGE OF GERMANTOWN PLANNING AREA



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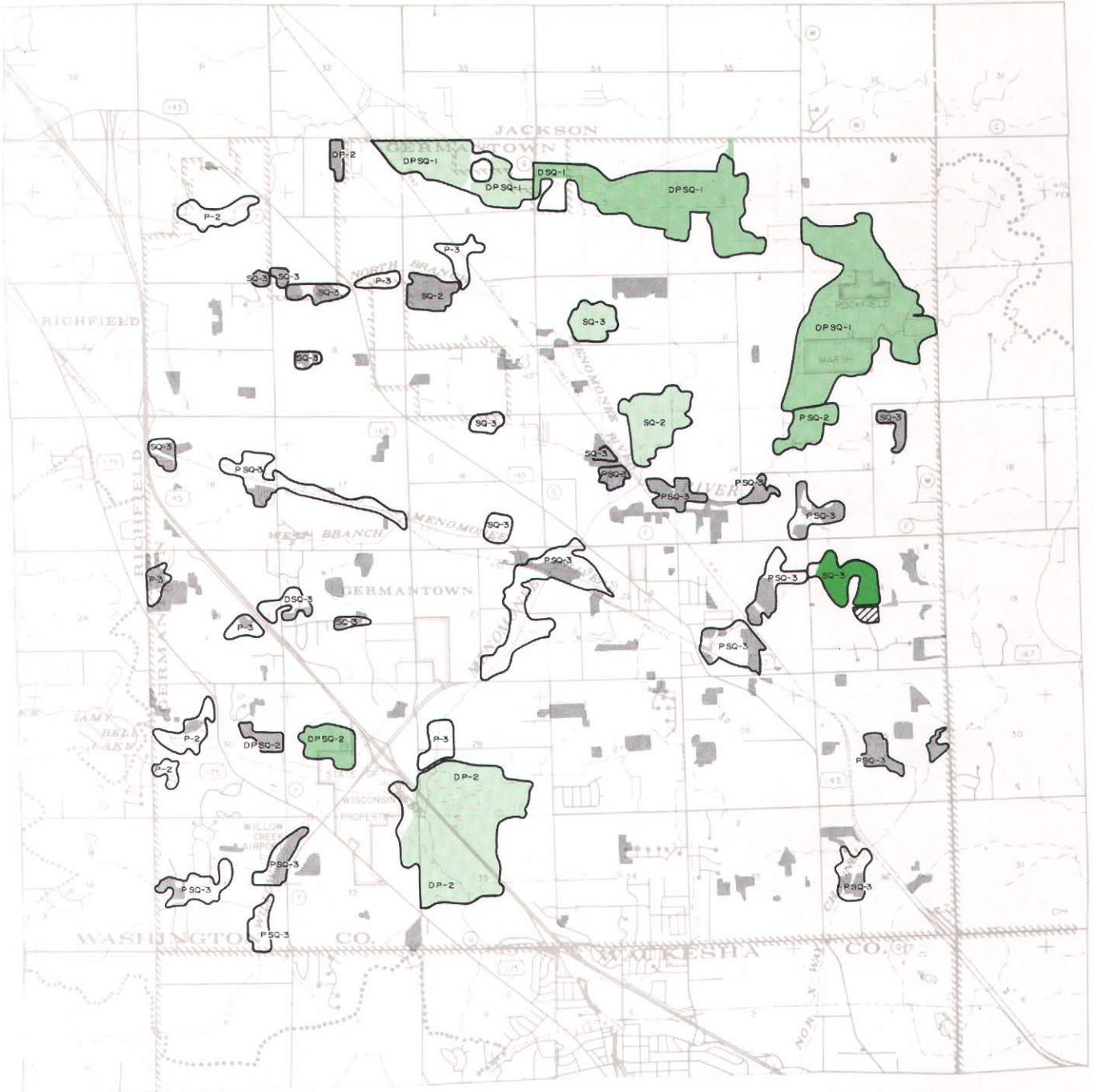
-  CONTOUR INTERVAL -- 10 FEET
-  WATERSHED BOUNDARY
-  SUBWATERSHED BOUNDARY
-  SUBBASIN BOUNDARY
-  PERENNIAL STREAM OR WATERCOURSE
-  INTERMITTENT STREAM OR WATERCOURSE
-  FLOW DIRECTION OF SURFACE RUNOFF, INTERMITTENT STREAM, OR WATERCOURSE
-  WATER
-  AREAS WITH A 12 PERCENT OR GREATER SLOPE
-  JACKSON-GERMANTOWN DRAINAGE DISTRICT



Source: SEWRPC.

Map 7

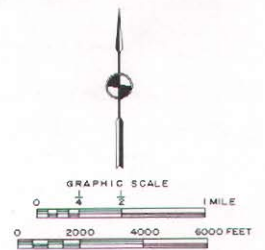
WOODLAND AND WILDLIFE HABITAT AREAS IN THE VILLAGE OF GERMANTOWN PLANNING AREA



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- AESTHETIC FOREST, MEDIUM VALUE
- COMMERCIAL FOREST, HIGH VALUE
- COMMERCIAL FOREST, MEDIUM VALUE
- OTHER WOODLANDS
- LOST TO DEVELOPMENT

- 1 WILDLIFE HABITAT, HIGH VALUE
- 2 WILDLIFE HABITAT, MEDIUM VALUE
- 3 WILDLIFE HABITAT, LOW VALUE
- D DEER
- M MUSKRAT
- P PHEASANT
- SQ SQUIRREL
- W WATERFOWL



Source: SEWRPC.

As shown in Table 11, the total acreage of woodlands in the planning area has decreased slightly between 1963 and 1970. The decrease from 1,220 to 1,115 acres in the other woodlands category can be attributed to the clearing of scattered, small wood lots for agricultural purposes and urban subdivisions. The decrease from 87 to 73 acres in the medium-value aesthetic woodland category represents woodlands lost to urban development in the Village's one medium-value aesthetic stand, located at the eastern edge of the Village south of CTH F. In 1970 aesthetic and commercial woodlands represented 57 percent of all woodlands in the planning area, while other woodlands represented the remaining 43 percent.

The woodlands within the study area are a valuable natural resource that will require increasingly sensitive management and conservation practices as the Village continues to grow. Aside from the aesthetic values and recreational development opportunities wooded areas may provide, they also can assist in maintaining unique natural relation-

ships between plants and animals; reduce storm water runoff; contribute to atmospheric oxygen and water supply; and aid in reducing soil erosion and stream sedimentation.

Wildlife Habitat Areas

During the past 150 years, wildlife habitat areas in the planning area have gradually decreased in quality and quantity because of the steady increase in hunting activity and because of numerous, man-made alterations to the natural environment. These remaining wildlife habitats are an important element of the planning area's natural resource base. Aside from the aesthetic, educational, and recreational values associated with wildlife habitats, such areas play an important role in the local ecology by aiding in the control of harmful insects and other noxious pests. Therefore, a conscious effort should be made to protect remaining wildlife habitats in the planning area from further intrusions by new development. Wildlife habitat areas in the planning area have been categorized as either high-, medium-, or low-value sites. The location

Table 11

WOODLANDS IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1963 AND 1970

Type	Value	1963		1970		Difference 1963-1970	
		Acres	Percent of Total	Acres	Percent of Total	Acres	Percent
Aesthetic ^a	High	--	0.0	--	--	--	--
	Medium	87	3.2	73	2.8	- 14	16.1
	Low	--	0.0	--	--	--	--
Commercial ^a	High	779	28.7	779	30.0	--	--
	Medium	634	23.8	634	24.4	--	--
	Low	--	--	--	--	--	--
Subtotal	--	1,500	55.7	1,486	57.2	- 14	0.9
Other ^b	--	1,220	44.3	1,115	42.8	- 105	8.6
Total	--	2,720	100.0	2,601	100.0	- 119	4.3

^a As delineated by the Wisconsin Conservation Commission for SEWRPC in 1963. It should be noted that only woodlands of 20 acres or more were given a value rating.

^b Less than 20 acres.

Source: Wisconsin Department of Natural Resources and SEWRPC.

and corresponding values of the remaining wildlife habitats in the planning area are shown on Map 7. Generally, these areas correspond to the locations of woodlands, wetlands, and surface water bodies. High-value areas are located in the northern and northeastern portions of the planning area. Medium- and low-value areas are generally dispersed throughout the central and southern portions of the planning area.

As shown in Table 12, 894 acres, or 30.5 percent of the total wildlife habitat areas in the planning area, are considered high-value areas; approximately 906 acres, or 30.9 percent, are considered medium-value areas; and 1,134 acres, or 38.6 percent, are considered low-value areas. In 1970 12.7 percent of the planning area was composed of wildlife habitat areas. This relatively low per-

centage illustrates the dominance of agriculture and rural-urban land uses in the planning area. Between 1963 and 1970, wildlife habitat areas decreased by a total of 34 acres, or 1.1 percent.

LOWLAND FEATURES

Wetlands

A wetland can be defined as a natural area in which the groundwater table lies at or above the surface of the earth or lies so close to the surface that the raising of a cultivated crop is usually impractical. Wetlands are usually covered by organic soils, silts, and marl deposits. Included in the composition of wetlands are numerous types of land- and water-based vegetation, the dominant plant species of which help to further classify these areas. Wetlands may be classified into seven types: pothole,

Table 12

WILDLIFE HABITAT AREAS IN THE VILLAGE OF GERMANTOWN PLANNING AREA BY VALUE: 1963-1970

Value	1963 Gross Acres	1970			Difference 1963-1970	
		Gross Acres	Percent of all Wildlife Habitats	Percent of Total Area ^d	Gross Acres	Percent
High Value ^a	910	894	30.5	3.9	- 16	- 1.8
Medium Value ^b	909	906	30.9	3.9	- 3	- 0.3
Low Value ^c	1,149	1,134	38.6	4.9	- 15	- 1.3
Total	2,968	2,934	100.0	12.7	- 34	- 1.1

^a High-value habitat—The area has a high diversity of species and the territorial requirements of the major species are met, in that minimum population levels are possible. The structure and composition of the vegetation provide for nesting, travel routes, concealment, and modification of weather impact. Also, the area has undergone little or no disturbance and is located in close proximity to other wildlife habitat areas.

^b Medium-value habitat—Maintains all of the criteria described for a high-value habitat, but at a lower level. The species diversity may not be as high as in the high-value areas. The territorial requirements of the major species may not be met, in that minimum population levels are not possible or are just barely met. The structure and composition of the vegetation may not adequately provide for nesting, travel routes, concealment, or modification of weather impact. The area may have undergone disturbance, and may not be located in close proximity to other wildlife habitat areas. Deficiencies in any one or more of these factors may contribute to an area's classification as a medium-value wildlife habitat area.

^c Low-value habitat—The area is of a supplemental or remnant nature. It is usually considerably disturbed. However, it may provide the only available range in the region, supplement areas of a higher quality, or provide corridors linking higher habitat areas.

^d The total area in the Village and Town of Germantown consists of 23,106 acres.

Source: SEWRPC.

fresh meadow, shallow marsh, deep marsh, shrub swamp, timber swamp, and bog. A wetland may consist of a small shallow pond, with limited tree cover and fringe vegetation, or a densely vegetated bog, characterized by water-logged soil and moss and leatherleaf vegetation.

Wetlands in the planning area are shown on Map 8. Wetlands are dispersed throughout the area in the lowland and depressional areas formed by the rolling topography that covers much of the planning area. The majority of wetlands in the planning area are located adjacent to the Menomonee River and its tributaries. Other wetlands are scattered in the southeastern and western portions of the planning area. There were 1,489 acres of wetlands within the planning area in 1977, representing about 6 percent of all lands in the planning area.

Wetlands are generally biologically productive and provide continuous wildlife range and sanctuary for native plants and animals. They also help to maintain surface water quality by functioning as sediment and nutrient traps. Wetland areas can have considerable aesthetic, recreational, and educational value in an urban environment when proper protective measures are taken. Furthermore, wetlands can provide beauty and diversity to urban areas and can function as visual and acoustic barriers to separate characteristics of contrasting land uses.

Floodlands

The floodlands of a river or stream are the wide, gently sloping areas contiguous with, and usually lying on both sides of, a river or stream channel. Most of the time rivers and streams occupy their channels. However, when stream discharges increase beyond the conveyance capacity of the existing channel, the river or stream spreads laterally over the floodlands and a flood event is said to occur.

For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity once on the average of every 100 years. More correctly stated, there is a 1 percent chance that such an event will be reached or exceeded in severity in any given year.

Approximately 30 square miles of the planning area are located within the Menomonee River watershed. The remaining six square miles of the

planning area, located along the northern and northwestern edges of the Village, lie within the Milwaukee River watershed. Comprehensive watershed plans have been completed for both of these watersheds by the Regional Planning Commission. Recommendations from both watershed plans which are applicable to the planning area are contained herein.

The 100-year recurrence interval flood hazard lines delineated in SEWRPC Planning Report No. 26, A Comprehensive Plan for the Menomonee River Watershed, are shown on Map 8. Map 8 also depicts special flood hazard areas as delineated by the Federal Insurance Administration of the U. S. Department of Housing and Urban Development for those areas not covered by a SEWRPC watershed plan. All of the delineated flood hazard areas are located within the Village of Germantown. These areas are generally located along the Menomonee River and its tributaries, extending north to south through the south-central portion of the Village. The floodlands shown on Map 8 cover an area of approximately 3,646 acres, or about 16 percent of the total planning area.

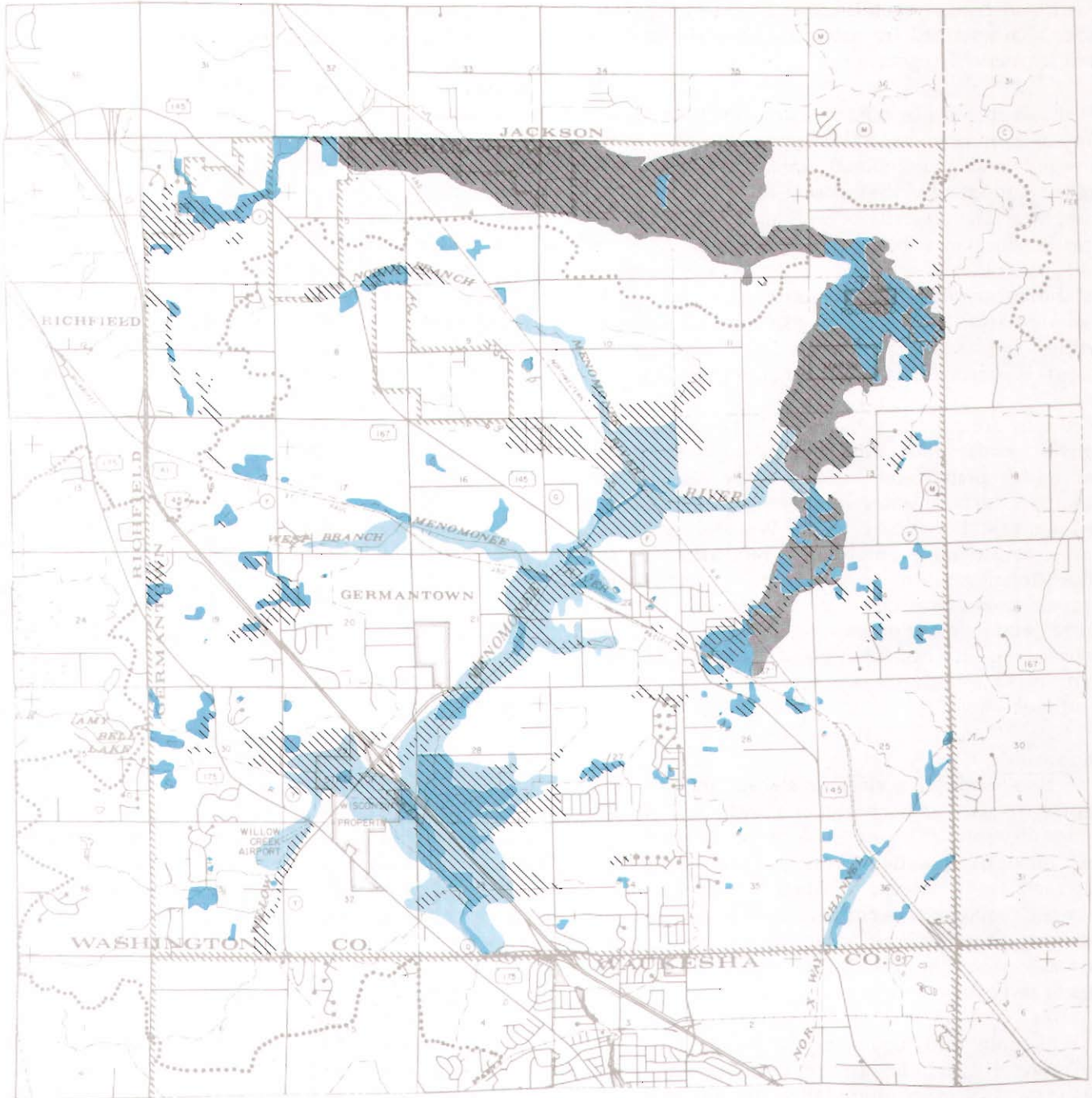
Floodland areas are not well suited to urban development because of flood hazards, high water tables, and inadequate soils. However, floodlands are often ideal locations for certain park and open space facilities. The floodlands located within the planning area have been designated by the Regional Planning Commission as part of the primary environmental corridor associated with the Menomonee River and its tributaries. The Village can take further action to ensure preservation of these environmentally sensitive lands through consistent enforcement of its recently adopted conservancy district zoning regulations and through public land acquisition and recreational site development.

Wet, Poorly Drained, and Organic Soils





Wet, poorly drained, and organic soils are generally composed of black and mottled gray marsh and floodland soils having substantial accumulations of partially decomposed plant residue, particularly mucks and peats. Generally, these soils are always wet, due to the inability of water to penetrate the organic material in the subsoil. Soils of this type tend to have a high shrink-swell potential, low load-bearing capacity, and high water table. If poorly planned urban development is permitted to occur in such areas, cracks in paved surfaces and foundations, differential settlement, wet basements, and damage to sewer and water lines may occur.

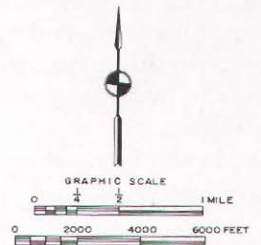
Map 8

LOWLAND FEATURES IN THE VILLAGE OF GERMANTOWN PLANNING AREA



LEGEND

-  SURFACE WATER AND WETLAND AREA
-  WET, POORLY DRAINED, AND ORGANIC SOILS
-  FLOODLAND AREAS AS DEFINED IN SEWRPC PLANNING REPORT NO. 26, VOLUME 2, A COMPREHENSIVE PLAN FOR THE MEMONEE RIVER WATERSHED, ALTERNATIVE PLANS AND RECOMMENDED PLAN
-  HUD-FEDERAL INSURANCE ADMINISTRATION-DESIGNATED FLOODLANDS



Source: SEWRPC.

Map 8 shows the locations of wet, poorly drained, and organic soils in the planning area. The locations of this soil type, as shown on the map, are generally associated with floodland and wetland areas.

Surface Water Resources

Surface water resources, consisting of lakes, ponds, rivers, streams, and other watercourses, form one of the most important elements of the natural resource base in southeastern Wisconsin. These resources make an immeasurable contribution to the economic, social, and physical well being of residents in the Region.

Lakes and Ponds: Lakes are defined herein as water bodies having 50 acres or more of surface area. There are no surface water bodies that can be defined as lakes in the planning area.

Minor lakes and ponds are defined herein as having less than 50 acres of surface area. Surface water bodies of this size are characterized as having only a few riparian owners and only marginal fisheries. Minor lakes and ponds in the planning area are shown on Map 8. There are two water bodies in this classification in the planning area. One is the Rockfield Quarry Pond, located in U. S. Public Land Survey Section 9; this pond has a surface area of 2.6 acres. There are also a group of man-made lakes located in U. S. Public Land Survey Section 22. These lakes were developed as part of the Lake Park Homes development and together constitute approximately 34 acres.

These minor lakes and ponds primarily provide aesthetic value. Although these areas are small, their aesthetic value to the Village is likely to increase as more urban development occurs. Therefore, shoreland development and maintenance practices should be carefully monitored by the Village to ensure that the aesthetic value of such surface water bodies is preserved.

Rivers and Streams: Rivers and streams are defined herein as those watercourses having a perennial flow and those intermittent streams that are significant enough to have been named. There are four watercourses within the planning area that meet this definition. Cedar Creek and its southern tributary cut across the northwestern corner of the planning area and have a combined length within the planning area of 1.2 miles. Goldendale Creek, located in the southwestern corner of the planning

area, is tributary to the Menomonee River and has a length within the planning area of 2.0 miles. Willow Creek is located in the southeastern corner of the planning area, is tributary to the Menomonee River, and has a length within the planning area of 2.3 miles. The Menomonee River and its north and west branches, oriented to the central and south-central portion of the planning area, are the most significant watercourses in the area. The Menomonee River and its tributaries are tributary to the Milwaukee River and have a combined surface length within the planning area of 6.2 miles. These rivers and streams are shown on Map 8.

PUBLIC AND PRIVATE OPEN SPACE

Existing Outdoor Recreation Sites

The size and location of existing outdoor recreation sites provide the basis for evaluating the extent to which existing community recreational needs are being met, and can provide the basis for determining future outdoor recreation site needs. Existing outdoor recreation sites in the planning area have been classified according to their size and function into one of four categories as presented in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000. Type I and Type II parks are large, public, general-use outdoor recreation sites which generally provide opportunities for such activities as camping, golfing, picnicking, and swimming, and which have a large area containing significant natural resource amenities. Type II parks range in area from 100 to 249 acres, and Type I parks are 250 acres or more in size. Type I and Type II parks should typically provide diverse and unique or specialized recreational opportunities which are not available in smaller park sites, and should serve regional and multi-community areas, respectively. Type III and Type IV parks provide opportunities for intensive nonresource-oriented outdoor recreation activities such as baseball, basketball, ice-skating, softball, and tennis, and are provided primarily to meet community- and neighborhood-level recreation needs. Table 13 lists existing outdoor recreation sites by type in the study area. Although not generally perceived as parks, school-owned playgrounds and playfields have been included in this listing because they do provide areas for intensive recreational activities at the neighborhood and community levels. As indicated in Table 13, there are three Type III parks, totaling 96 acres, and eight Type IV parks, totaling 52 acres, in the planning area. There is one

Table 13

EXISTING OUTDOOR RECREATION SITES IN THE VILLAGE OF GERMANTOWN PLANNING AREA

Recreation Site	Type	Acres	
		Public	Nonpublic
Rockfield School	Neighborhood (Type IV)	4	--
Firemans Park	Neighborhood (Type IV)	20	--
Washington High School	Community (Type III)	41	--
MacArthur School	Neighborhood (Type IV)	5	--
County Line School	Neighborhood (Type IV)	2	--
Willow Creek School	Neighborhood (Type IV)	7	--
Goldendale School	Neighborhood (Type IV)	3	--
Kennedy Middle School	Community (Type III)	26	--
Willow Creek Pond	Neighborhood (Type IV)	5	--
Spassland Park	Community (Type III)	29	--
St. Boniface School	Neighborhood (Type IV)		6
Lake Park Homes Golf Course and Recreational Area	Multi-Community (Type II)		222
Bartlein Farm County Parksites	Unclassified	104	--
Rockfield Marsh	Unclassified	212	--
Total	--	458	228

Source: SEWRPC.

Type II park, consisting of a 222-acre semiprivate golf course and recreation center. There are no Type I recreation sites in the planning area. The above-mentioned recreation sites are shown on Map 9. There are two undeveloped and unclassified recreation sites in the planning area, which together constitute a total of 316 acres.

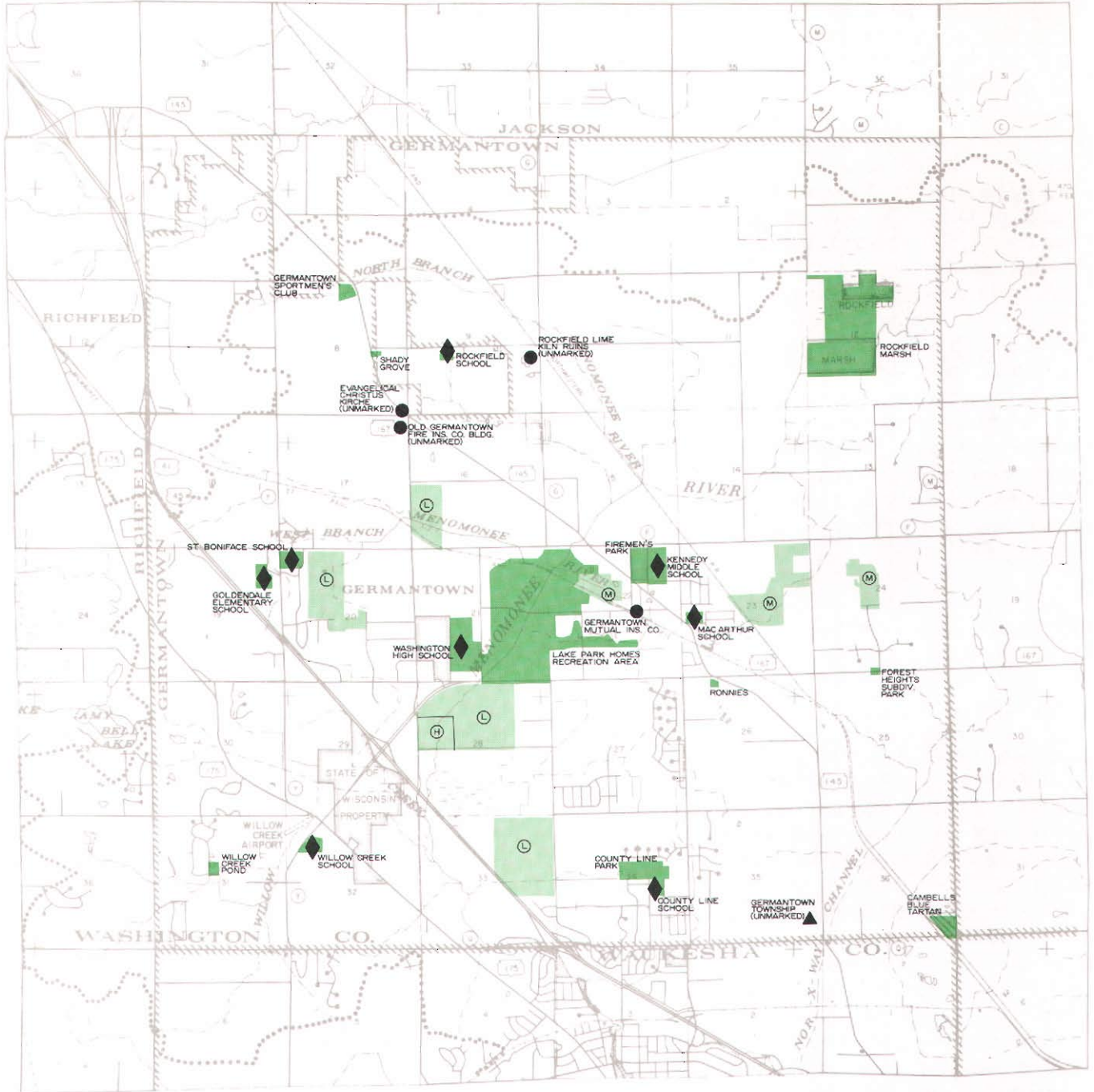
Potential Outdoor Recreation and Related Open Space Sites

The SEWRPC potential park site inventory was originally conducted in 1963 and updated in 1975. The overall objective of this inventory was to identify potential park sites having certain natural resource amenities, which could be utilized to enhance the quality of a recreational experience, in locations and acreages that could adequately meet certain outdoor recreational activity demands. The potential park site inventory, as updated in 1975, identified a total of 94 potential park sites comprising some 17,490 acres in Washington County. Eight of these sites are located within the planning

area, and together have an area of approximately 719 acres. Map 9 delineates these eight sites and indicates whether a given site has a high-, medium-, or low-value park development potential. The value rating for each potential park site was based upon an analysis of the type and quality of natural resource amenities and the natural resource requirements of selected recreational activities. The potential park sites as shown on Map 9 are located in areas containing woodlands and wildlife habitats. Also, these sites are within or adjacent to the primary environmental corridor lands associated with the Menomonee River, which were defined and delineated in the regional land use plan for the year 2000. The potential park sites identified within the planning area have significant natural resource amenities and thus offer some of the best potential for quality outdoor recreational development. Therefore, the Village should work to protect these sites from intensive urban development and incorporate these sites into programs for land acquisition and recreational facility development.

Map 9

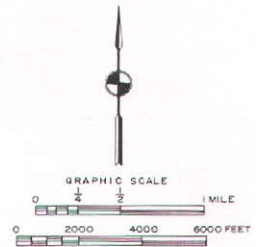
EXISTING PUBLIC AND PRIVATE OPEN SPACE SITES IN THE VILLAGE OF GERMANTOWN PLANNING AREA



LEGEND

- EXISTING OUTDOOR RECREATION SITES
- POTENTIAL OUTDOOR RECREATION AND OPEN SPACE SITES
- HIGH VALUE
- MEDIUM VALUE
- LOW VALUE
- CULTURAL HISTORIC SITE
- STRUCTURAL HISTORIC SITE
- EXISTING SCHOOL SITES

Source: SEWRPC.



Historic Sites and Structures

An inventory of notable historic sites within the Region conducted in 1977 identified a total of six such sites within the planning area. These sites are depicted on Map 9. These historic sites have been broadly classified by type as being either natural, structural, or cultural in nature. The Rockfield Lime Kiln ruins and the Old Germantown Township Hall site are examples of cultural sites. The Old Germantown Mutual Fire Insurance Company building, the Evangelical Christus Kirche, St. John's Church, and the Germantown Mutual Insurance Company building are examples of structural sites. These sites contribute significant remnants of Germantown's past. They reflect the small village character and ethnic culture of Germantown as it existed before the turn of the century, and thus help provide a sense of identity to what has become a rapidly growing urban community. The Village should strive to ensure that these locally valuable sites are preserved. Furthermore, only land uses which are compatible with these sites should be developed on adjacent developable lands.

PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS

Regional Planning Commission studies have shown that the best remaining elements of the natural resource base of southeastern Wisconsin occur in linear patterns, which SEWRPC has termed environmental corridors. There are seven elements of the natural resource base which are considered as the basic elements of environmental corridors. These elements are lakes, rivers, and streams and their associated floodlands; wetlands; woodlands; wildlife habitat areas; rugged terrain consisting of slopes 12 percent or greater; wet, poorly drained, and organic soils; and significant geological formations. There are an additional four man-made, natural resource-related elements which, although not a part of the natural resource base, are determining factors in delineating environmental corridors. These elements are existing outdoor recreation sites, potential outdoor recreation sites, scenic areas and vistas, and historic sites and structures. Primary environmental corridors are defined as those areas which generally encompass three or more of the aforementioned 11 natural resource base elements. Secondary environmental corridors are areas which are contiguous to primary environ-

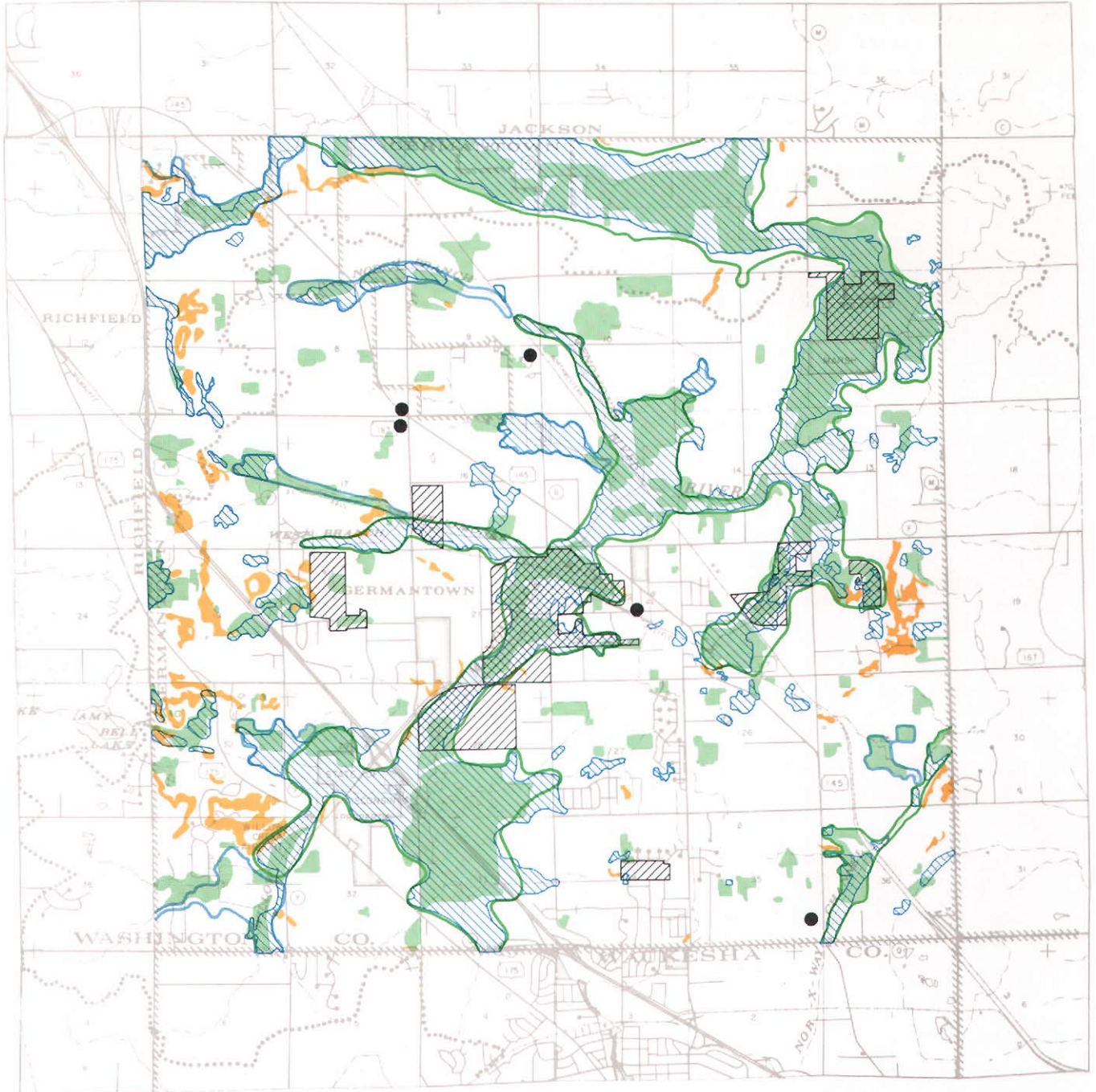
mental corridors, and exhibit less than three of the 11 elements. Significant geological formations and scenic vistas were generally considered in determining environmental corridors for the study area; however, detailed maps depicting these elements are not available.

Map 10 depicts, in composite form, the environmental corridor elements present in the planning area. Aside from presenting a comprehensive view of all environmentally sensitive lands in the planning area, this map provides a basis for determining the nature and extent of primary and secondary environmental corridors at a greater level of detail than that expressed in the year 2000 regional land use plan. The primary and secondary environmental corridors were determined by considering the number of elements in given areas as they appeared in composite form on Map 10 and by reference to Maps 6, 7, 8, and 9.








Approximately 3,943 acres, or 17 percent of the planning area, have been delineated as primary environmental corridor. Approximately 840 acres, or almost 4 percent of the planning area, have been delineated as secondary environmental corridor. Primary environmental corridor lands in the planning area are associated with the Menomonee River and its tributaries. Secondary environmental corridor lands are generally associated with upstream portions of streams which are tributary to the Menomonee River. The protection of primary environmental corridor lands from urban development is a principal objective of the adopted regional land use plan as well as of the land use plan for the Village of Germantown. These lands should be considered inviolate. The preservation of these lands in a natural state or in park and related open space uses will serve to maintain a high level of environmental quality within the Village and in surrounding areas. Secondary environmental corridors should be considered for retention in park and open space use in developing portions of the Village as greenways, drainageways, storm water detention and retention basins, and public and private open spaces. Other environmentally sensitive lands containing one or more corridor elements but not shown as primary or secondary environmental corridors on Map 10 may, in some instances, have sufficient natural resource value to also warrant protection via upland or lowland conservancy zoning.

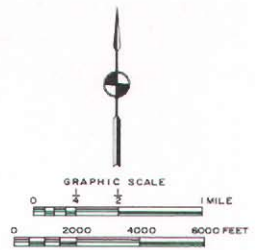
Map 10

**PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR
ELEMENTS IN THE VILLAGE OF GERMANTOWN PLANNING AREA**



LEGEND

-  WETLAND AND LOWLAND FEATURES (INCLUDING WET, POORLY DRAINED, AND ORGANIC SOILS)
-  WOODLAND AND WILDLIFE HABITAT AREAS
-  RUGGED TERRAIN WITH A 12 PERCENT OR GREATER SLOPE
-  EXISTING AND POTENTIAL OUTDOOR RECREATION SITES AND RELATED OPEN SPACE SITES
-  HISTORIC SITE OR STRUCTURE
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR



Source: SEWRPC.

PRIME AGRICULTURAL LAND

Prime agricultural lands are an important component of the natural resource base that should be protected from indiscriminate development. In 1964 prime agricultural lands were delineated by the Commission in cooperation with the county agricultural agents and the U. S. Department of Agriculture, Soil Conservation Service District staff. The extent and spatial distribution of prime agricultural lands in the planning area as originally delineated are shown on Map 11. Approximately 2,232 acres, or about 10 percent of the planning area, was classified as prime agricultural land in that original inventory. These lands were generally located in the southeastern corner of the planning area. However, since this delineation, substantial amounts of prime agricultural land have been converted to residential development. Furthermore, new criteria have recently been established for delineating such prime lands; these criteria provide a basis for the preparation of state-mandated farmland preservation plans. A new redelineation of the prime agricultural lands of the planning area was carried out using the new criteria.

In 1976 the U. S. Department of Agriculture, Soil Conservation Service, set forth a soil classification system for use in the preparation of agricultural capability maps. This soil classification system represents federal policy concerning the protection and preservation of prime farmlands. Map 11 depicts the agricultural capability of soils in the planning area based upon the soil classification system. This map classifies land as either national prime farmland, unique farmland, or farmland of statewide significance. National prime farmland is land best suited for producing food, feed, forage, fiber, and oilseed crops, and also is available for these uses. Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops. Farmlands producing such crops as cranberries, apples, cherries, and mint are considered unique farmland. Farmland of statewide significance is of a lower order than national prime and unique farmland, but is still of statewide importance in the production of food, feed, fiber, forage, and oilseed crops.

As shown on Map 11, the majority of lands in the planning area, approximately 15,020 acres, or 65 percent of the total farmlands, are classified as national prime farmland. Unique farmlands

account for 76 acres, or 0.3 percent, of the planning area. Farmlands of statewide significance account for 5,098 acres, or 22.1 percent, of the planning area.

Map 11 also depicts farm parcels 35 acres or larger in size as recorded in the 1977 Washington County Land Atlas and Plat Book. For the purposes of this study, prime agricultural farmlands have been specifically defined as individual parcels 35 acres or larger in size of which more than 50 percent is classified as either national prime farmland, unique farmland or farmland of statewide significance, and which are included within an aggregate prime farmland area of 500 acres or more.

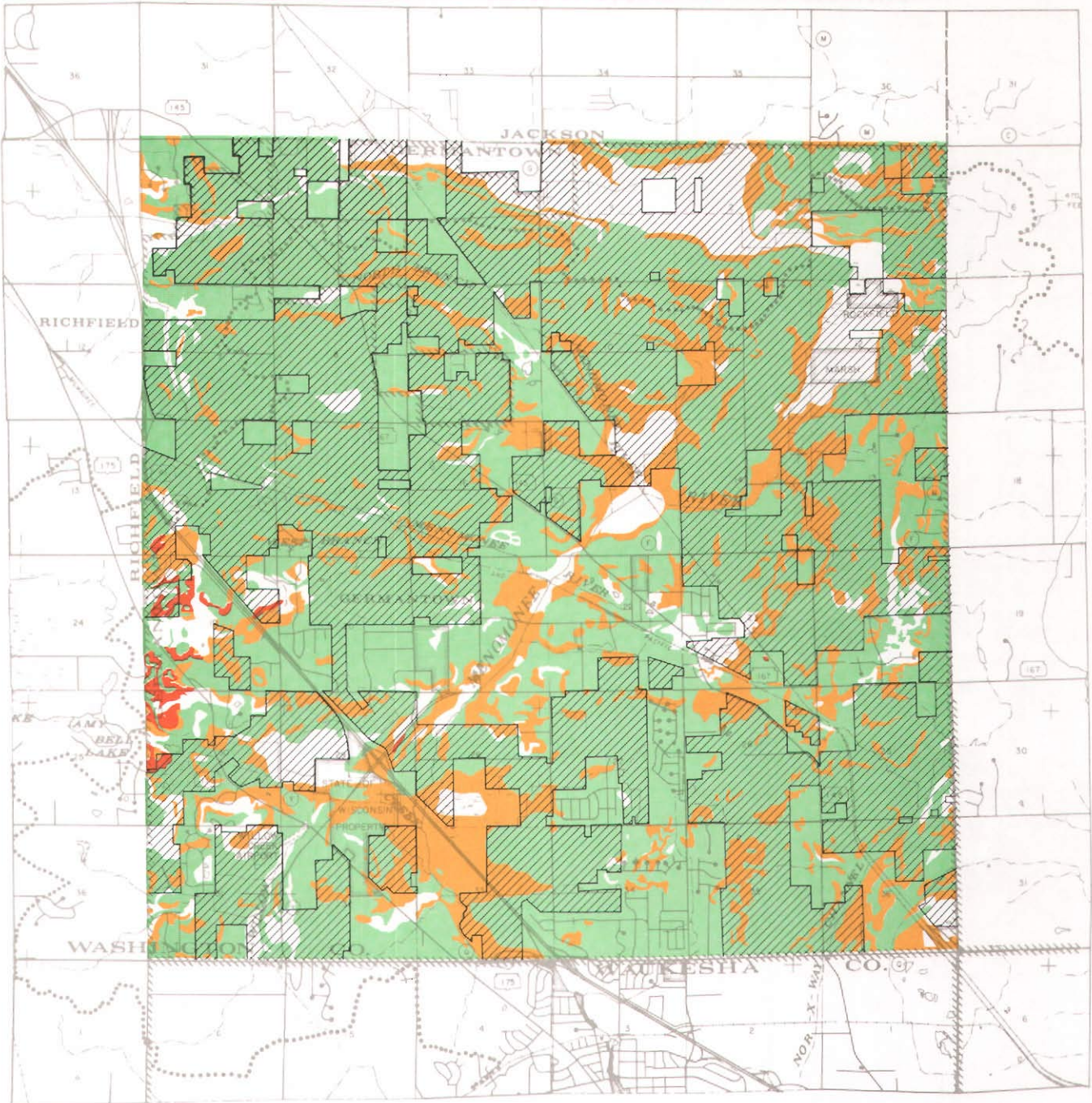
Map 12 shows the prime agricultural lands remaining within the planning area delineated using the aforementioned criteria, together with the environmental corridor lands. The prime agricultural lands are located in the northern half of the planning area and are generally flanked on the north, east, and south by primary environmental corridor lands. Approximately 5,267 acres, or 23 percent of the planning area, has been classified as prime agricultural land. It should be noted that the delineated prime agricultural lands are physically separated from the urban portion of the Village by the Menomonee River and its associated environmental corridor lands.

EXISTING LAND USE






If the Germantown land use plan is to be a sound and realistic guide to the making of decisions concerning the physical development of the planning area, it must be based upon careful consideration of the existing land use pattern as well as upon the physical characteristics of the land itself. In 1977 a special field survey was conducted within the planning area to determine the nature and extent of existing land usage. The data resulting from this survey, when assembled in mapped and tabular form, provide important information concerning the geographic relationships between different land uses and indicate the general character of existing development in the planning area. The existing land uses in the planning area are shown graphically on Map 13, and the amount of land devoted to each type of use is set forth in Table 14.

Map 11

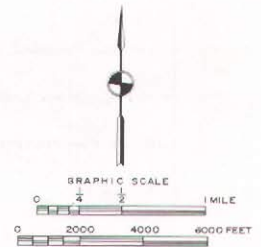
AGRICULTURAL CAPABILITY OF SOILS AND FARM PARCELS 35 ACRES OR LARGER IN SIZE IN THE VILLAGE OF GERMANTOWN PLANNING AREA



LEGEND

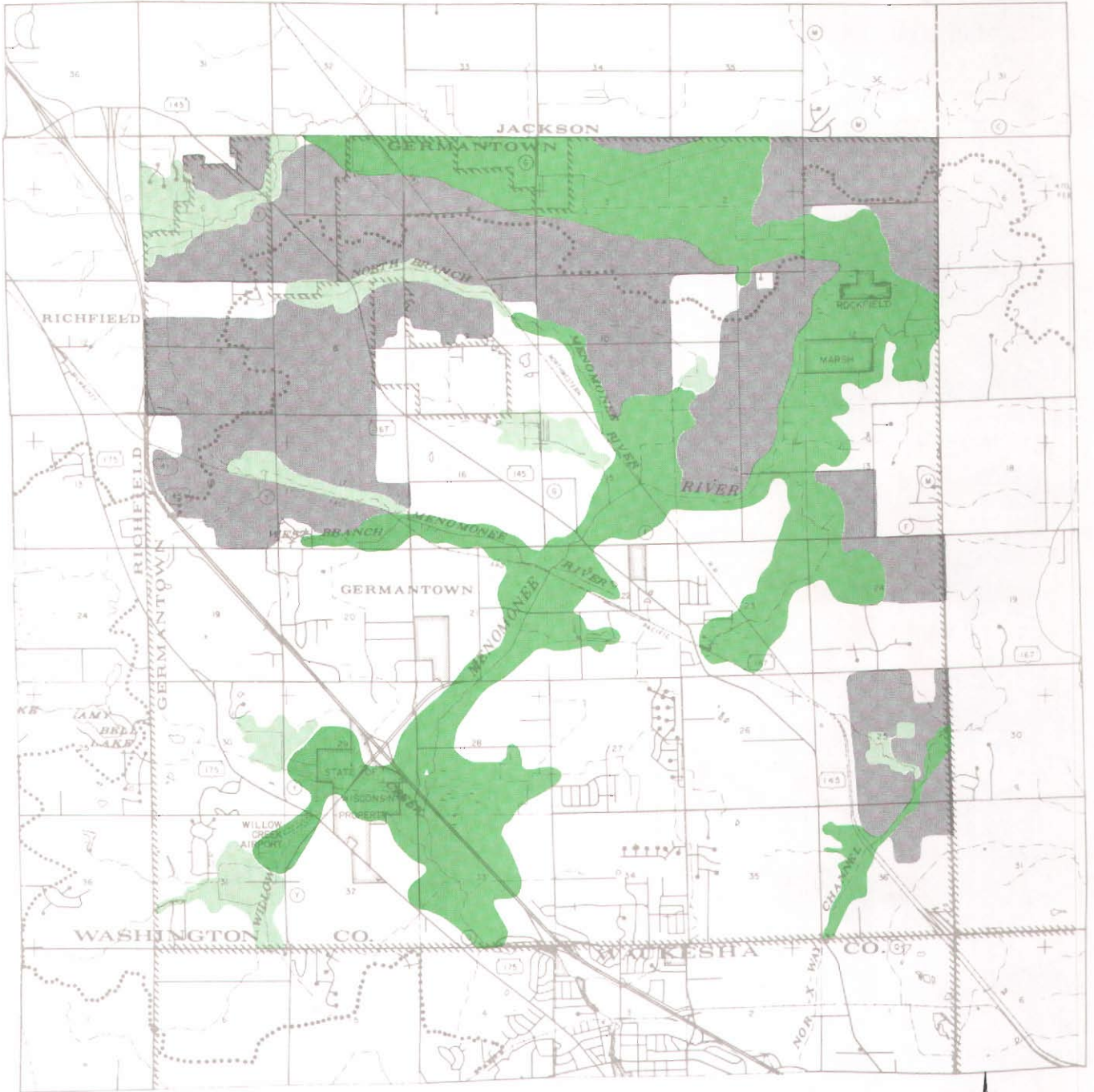
-  NATIONAL PRIME FARMLAND
-  UNIQUE FARMLAND
-  FARMLAND OF STATEWIDE SIGNIFICANCE
-  OTHER LANDS
-  FARM PARCELS 35 ACRES OR LARGER

Source: SEWRPC.







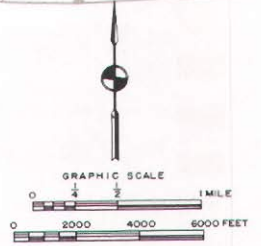
Map 12

**PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR AND
PRIME AGRICULTURAL LANDS IN THE VILLAGE OF GERMANTOWN PLANNING AREA**



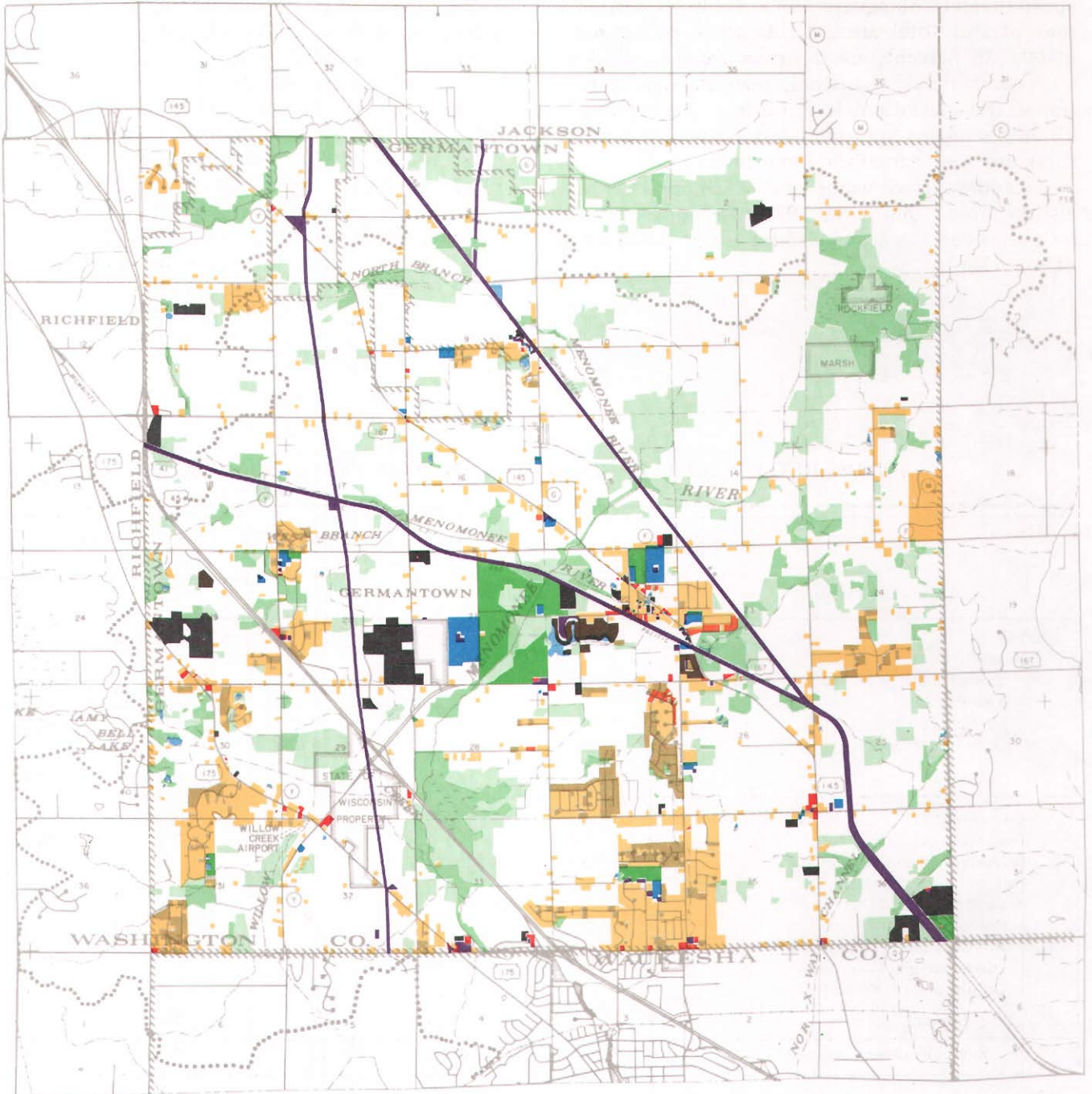
LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  PRIME AGRICULTURAL LANDS
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  OTHER LANDS



Source: SEWRPC.

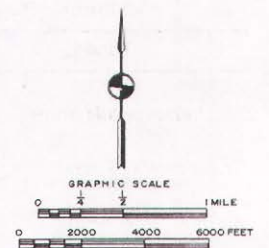
EXISTING LAND USE IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1977



LEGEND

- | | | | |
|---|---|---|-------------------------------------|
|  | SINGLE-FAMILY RESIDENTIAL |  | INDUSTRIAL (INCLUDES QUARRIES) |
|  | TWO-FAMILY RESIDENTIAL |  | PARKS AND RECREATIONAL |
|  | MULTIPLE-FAMILY RESIDENTIAL
(INCLUDES MOBILE HOMES) |  | WETLANDS |
|  | RESIDENTIAL LAND UNDER DEVELOPMENT |  | WOODLANDS |
|  | COMMERCIAL |  | AGRICULTURAL AND RELATED OPEN SPACE |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | WATER |
|  | TRANSPORTATION AND UTILITIES
(INCLUDES OFF-STREET PARKING) | | |

Source: SEWRPC.



The planning area consists of 23,106 acres, or approximately 35 square miles. Table 14 indicates that of this total area, 4,189 acres, or approximately 18 percent, are in urban use (i.e., residential, commercial, industrial, institutional, recreational, transportation, and utilities). The remaining 18,987 acres, or approximately 82 percent, are in rural use (i.e., agricultural and related open lands, woodlands, surface water, and wetlands). It should also be noted that since 1970, the conversion of land to urban use accounted for a loss of 937 acres of rural land.

Residential land use is of particular concern to the Village since most of the developed lands in the Village as well as in the planning area are being used for residential purposes. The nature and extent of residential development is a major determinant of the level of community utilities and community facilities needed to serve local residents. In 1977 residential land use in the planning area accounted for approximately 50 percent of the developed urban area, but less than 8.9 percent of the total area. In 1970 there were 1,477 acres of land developed or under develop-

Table 14

LAND USE IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1970 AND 1977

Land Use Category	Acres		Percent of Total	Difference 1970-1977	
	1970	1977		Acres	Percent
Urban					
Residential					
Single-Family ^a	1,121	1,620	7.0	499	44.5
Two-Family	^b	33	0.1	33	--
Multiple-Family	2	41	0.2	39	1,950.0
Under Development	354	372	1.6	18	5.1
Subtotal	1,477	2,066	8.9	589	39.9
Commercial	29	63	0.3	34	117.2
Industrial	220	396	1.4	176	48.2
Governmental and Institutional	156	186	0.8	30	19.2
Park and Recreational	37	71	0.3	34	91.9
Transportation and Utilities					
Railroads	213	213	0.9	--	--
Freeways and Arterial, Collector, and Minor Streets	921	1,043	4.5	122	13.2
Utilities and Off-Street Parking	129	151	0.7	22	17.1
Subtotal	1,263	1,407	6.1	144	11.4
Subtotal—Urban Land Use	3,182	4,189	17.8	937	29.4
Rural					
Agricultural and Related Open Lands	16,397	15,136	65.6	- 1,261	- 7.7
Woodlands	2,283	2,362	10.2	79	3.5
Water and Wetlands	1,244	1,489	6.4	245	19.7
Subtotal—Rural Land Uses	19,924	18,987	82.2	- 937	- 4.7
Total	23,106	23,106	100.0	--	--

^a Includes mobile homes.

^b Less than 0.5 acre.

Source: SEWRPC.

ment for residential use. By 1977, this figure had increased to 2,066 acres—an increase of 589 acres, or about 40 percent.

An historic summary of platting activity in the study area is provided in Table 15. As indicated, the supply of buildable lots is keeping ahead of the demand for new construction sites. Platted lot sizes within the study area typically range from 12,000 square feet to three acres, with the majority of lots in rural areas being approximately one acre

in size and lots in urban areas being approximately one-fifth to one-third of an acre in size. Since 1946, 1,698 lots have been created in the planning area by land subdivision. As of 1977, 1,046 of these lots were developed and 606 remain undeveloped. It should be noted that the above figures do not include residential lots that have been created by metes and bounds descriptions or by certified survey maps. Lots created by these techniques further increase the amount of land available for residential development in the planning area.

Table 15

HISTORIC LAND SUBDIVISION IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1946-1977

Subdivision Name	Date Recorded	Location		Number of Lots	Net Acres	Average Lot Size (square feet)	Lots Developed	Lots Undeveloped	Dwelling Units per Acre
		Section	Quarter Section						
Firemans Park	4-46	22	NE	15	3.91	11,325	15	0	3.8
Homestead Acres	1-50	9	SW	36	9.92	12,000	7	29	3.6
Pilgrim Heights	4-54	34	SE	112	58.61	21,000	108	4	1.9
Kuhn's Pleasant View	5-54	23	NW	38	10.65	13,200	35	3	3.6
Washington Hills	11-54	33	NE, SE	9	4.42	20,000	9	0	2.0
Golden Meadows	5-56	19	SE	18	9.03	20,900	14	4	2.0
Woodlawn Manor	6-56	20	SW	37	23.42	24,700	32	5	1.5
Neuland	6-56	17	SW	33	21.54	26,000	29	5	1.5
Starlite	6-56	35	NW	65	33.62	20,350	65	0	1.9
Washington Hills No. 2	6-56	33	SE	16	8.21	20,700	12	4	1.9
Hilltop View	9-56	34	SW	40	21.75	21,450	31	9	1.8
Kuhn's Pleasant View Addition No. 1	8-58	23	NW	21	7.79	15,000	21	0	2.7
Kuhn's Pleasant View Addition No. 2	5-59	23	NW	27	9.58	15,000	27	0	2.8
Hickory Hills	10-59	34	SE	14	6.83	20,350	2	5	2.0
Navajo Hill	1-60	34	SW	26	14.91	23,400	23	3	1.7
Menomonee River Estates	1-60	21	NE, SE	245	70.71	13,000	0	245	3.5
Willow Creek Heights	9-61	31	NW	66	49.74	32,880	58	8	1.3
Green Meadows	5-62	23	SW	70	16.09	10,200	70	0	4.4
Glenwood Park	12-62	34	SE	82	30.76	14,976	80	2	2.7
Forest Heights	6-65	24	SW, SE	12	13.91	45,000	11	1	0.8
Forest Heights East	12-65	24	SE	14	15.37	45,000	10	4	0.9
Woodside Acres	2-66	7	NE	22	11.94	23,715	21	1	1.8
Woodlawn Manor Addition No. 1	6-66	20	NW	11	6.66	23,800	8	3	1.6
Catie Vista	8-66	23	SW	17	7.36	19,630	15	2	2.3
Forest Heights North	3-67	24	SW	6	17.56	120,000	4	2	0.3
Forest Heights West	3-67	24	SW	11	22.04	78,000	10	1	0.5
High Park Estates	10-67	30	SW, SE	15	9.58	27,300	14	1	1.6
Happy Hollow Estates	10-67	31	SW	43	28.66	25,610	37	6	1.5
High Park Estates Addition No. 1	4-69	30	SW, SE	39	19.94	21,525	19	20	1.9
Sunset Shadows	10-71	6	NW	16	25.67	69,000	16	0	0.6
Mountbrook	10-73	30	NE	41	27.56	29,346	22	17	1.5
Legend Acres	7-74	27	NE	129	38.51	12,960	92	37	3.3
Old Farm	4-75	27	SW, SE	120	43.40	10,800	105	15	2.7
Park View Hills	6-76	34	NE	84	32.55	11,250	24	60	2.6
Yorktowne Estates	11-76	27	SE	110	39.12	13,000	8	110	2.8
Total	--	--	--	1,660	771.32	26,639 ^a	1,046	606	2.1 ^a

^a Average lot size of all subdivisions listed.

Source: SEWRPC.

Commercial land use in the planning area generally consists of retail and wholesale commercial establishments. In 1977 there were 63 acres of land in commercial land use, representing an increase of 34 acres over the 1970 total of 29 acres. Commercial land use is generally scattered throughout the southern half of the planning area, with the most significant concentration being located in the "Old Village" area north of Mequon Road. The limited acreage in commercial land use and the limited range of the type of commercial establishments represented by this acreage indicate that most of the commercial needs of residents within the planning area are being met by commercial facilities located in the Village of Menomonee Falls and other nearby communities.

In 1977 industrial land uses accounted for approximately 396 acres, or 1.4 percent of the planning area. This figure represents an increase of 176 acres over the 1970 total of 220 acres. Generally, this industrial land use acreage is concentrated in three locations in the Village; namely, the large quarry in Section 19, located east of STH 175; the Germantown Industrial Park, located in the southeast quarter of Section 20; and the compost and landfill operations in the southeast quarter of Section 36. The Germantown Industrial Park is a clean, modern light industrial development and does not have any operational characteristics which might be considered harmful to surrounding development. The quarrying activity in Section 19 and the compost and landfill operations in Section 36 have operational characteristics that could be considered detrimental to certain types of adjacent urban development; however, both operations are located in generally undeveloped, rural portions of the planning area.

Governmental and institutional land uses generally include governmental offices and facilities at all levels, churches and related facilities, and educational facilities. In 1977 such land uses accounted for approximately 186 acres, or 0.8 percent of the total planning area.

In 1977 recreational land uses accounted for 71 acres, or 0.3 percent of the planning area. This acreage represents those lands presently improved with recreational facilities. In addition, 316 acres of the planning area are under public ownership, but not improved for recreational use. These potential recreational areas were not included as recreational land uses in the existing land use inventory.

Transportation and utility land uses include lands devoted to streets, highways, railroad rights-of-way, and major electric power transmission rights-of-way. In 1977 these uses accounted for approximately 6.1 percent of the planning area and approximately 34 percent of all urban development. Streets and highways accounted for 1,043 acres, or 4.5 percent of the planning area in 1977. The street and highway network within the planning area totals 114.52 miles, of which 47.12 miles are designated as arterials and 67.4 miles are designated as nonarterials.

The agricultural and related open lands category includes all croplands, pasture lands, orchards, nurseries, and fowl and fur farms, as well as unused lands at the fringes of developing areas. Farm dwelling sites were classified as residential land use (urban) and assigned a site area of 20,000 square feet, and were thus excluded from the agricultural land use category. All other farm buildings have been included in the agricultural land use category. In 1977 agricultural and related open lands in the planning area totaled 15,136 acres, or approximately 66 percent of all lands in the area. This figure represents a net loss of 1,261 acres in this category since 1970. This decrease is due primarily to the conversion of rural land to urban uses.

Table 14 indicates that the area within the planning area in woodlands, surface water, and wetlands has increased significantly since 1970. In 1977 woodlands in the study area totaled 2,362 acres, representing an increase since 1970 of 79 acres. Surface water and wetlands totaled 1,489 acres in 1977, representing an increase since 1970 of 245 acres.

COMMUNITY UTILITIES

Sanitary Sewer Service

As indicated on Map 14, most of urban development within the planning area is served by a separate sanitary sewer system. About 6,400 people reside in this sewer service area, or 66 percent of the total resident population of the planning area. Sewage treatment is provided at a pair of sewage treatment facilities located on a minor tributary to the Menomonee River at the end of Main Street. This plant has a site area of about five acres. The plant is bounded on all sides by the Lake Park Golf Course. The Lake Park Homes Condominiums are located directly to the southeast.

The first of the two parallel plants, a trickling filter-type plant, was constructed in 1956. The second plant, an extended aeration, activated sludge-type plant, was constructed in 1969. The combined average hydraulic design capacity of the two plants is 1.0 million gallons per day (mgd), with an estimated peak hydraulic design capacity of 3.0 mgd. The population design capacity of these facilities is 10,000 persons. In 1975 the average hydraulic loading on the plant was 0.80 mgd, with an average per capita loading of 174 gallons per day. The treatment processes provided by both the trickling filter and activated sludge plants are classified as secondary level.

The proposed year 2000 incremental sewer service area and related proposed sewer facilities for the Village of Germantown, as recommended in the areawide water quality management plan for southeastern Wisconsin, are also shown on Map 14. The proposed sewer service area consists of those areas of the Village where new urban development should be directed during the planning period. The regional water quality management plan described in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, recommends that Germantown's sanitary sewer system be connected to the Milwaukee Metropolitan Sewerage District system and that the Village's existing sanitary sewage treatment plant be abandoned in 1983. The urbanizing area of the Village of Germantown is currently located within the Milwaukee metropolitan subregional area, a delineated area that is considered capable of being provided with sanitary sewer service by the Milwaukee Metropolitan Sewerage District system by the year 2000. It is recognized that the Milwaukee pollution abatement program facilities plan currently being conducted for the Milwaukee metropolitan subregional area, in cooperation with affected civil divisions inside and outside the Sewerage District, will reopen system-level decisions that have been made in past years, including decisions concerning trunk sewer construction and retention of existing satellite sewage plants. Accordingly, the trunk sewer and treatment plant recommendations set forth in SEWRPC Planning Report No. 30 that are applicable to the Village of Germantown will serve as guidelines for decision-making until the sewerage facilities plan for the District is completed and until those portions of the plan affecting the Village are formally adopted by the Village.

Water Supply

The Village operates its own municipal water supply system. In 1977 this system served an area of about 1.5 square miles, or 4.2 percent of the study area. Approximately 5,500 people, or 56 percent of the total resident population of the study area, reside in the water service area. The water supply system delivered about 290,000 gallons per average day in 1977, or approximately 53 gallons per person per day. The storage capacity of the existing water tank is 0.5 million gallon, which is approximately 210,000 gallons more than a single normal day's use for the present population served. This additional storage capacity is needed to ensure adequate pressure and water in case of fire emergencies. The Village's existing water supply system is shown on Map 15.

COMMUNITY FACILITIES

Schools

The Village and Town of Germantown compromise a majority of the area within the Germantown Joint No. 1 School District. The district boundaries also include portions of the Towns of Jackson, Polk, and Richfield. As indicated in Table 16, there are 10 school buildings in the district: seven in the Village and Town of Germantown, two in the Town of Richfield, and one in the Town of Polk. Schools in the district range in size from two rooms and a student capacity of 90 at the Goldendale School to a student capacity of 900 at Washington High School. The district functions as a kindergarten through twelfth grade system and has a current enrollment of about 3,200 students. The locations of the public schools are shown on Map 9.

As indicated in Table 16, Goldendale elementary school is a marginal facility in that it only has two classrooms and a student capacity of 90. Furthermore, its location is removed from the urbanizing portion of the Village and it is flanked on the west by STH 41, a freeway. This freeway forms a major physical barrier that divides the potential service area of the school in half, thus precluding its future development as a complete (K-5) neighborhood elementary school.

Public Buildings and Related Community Facilities

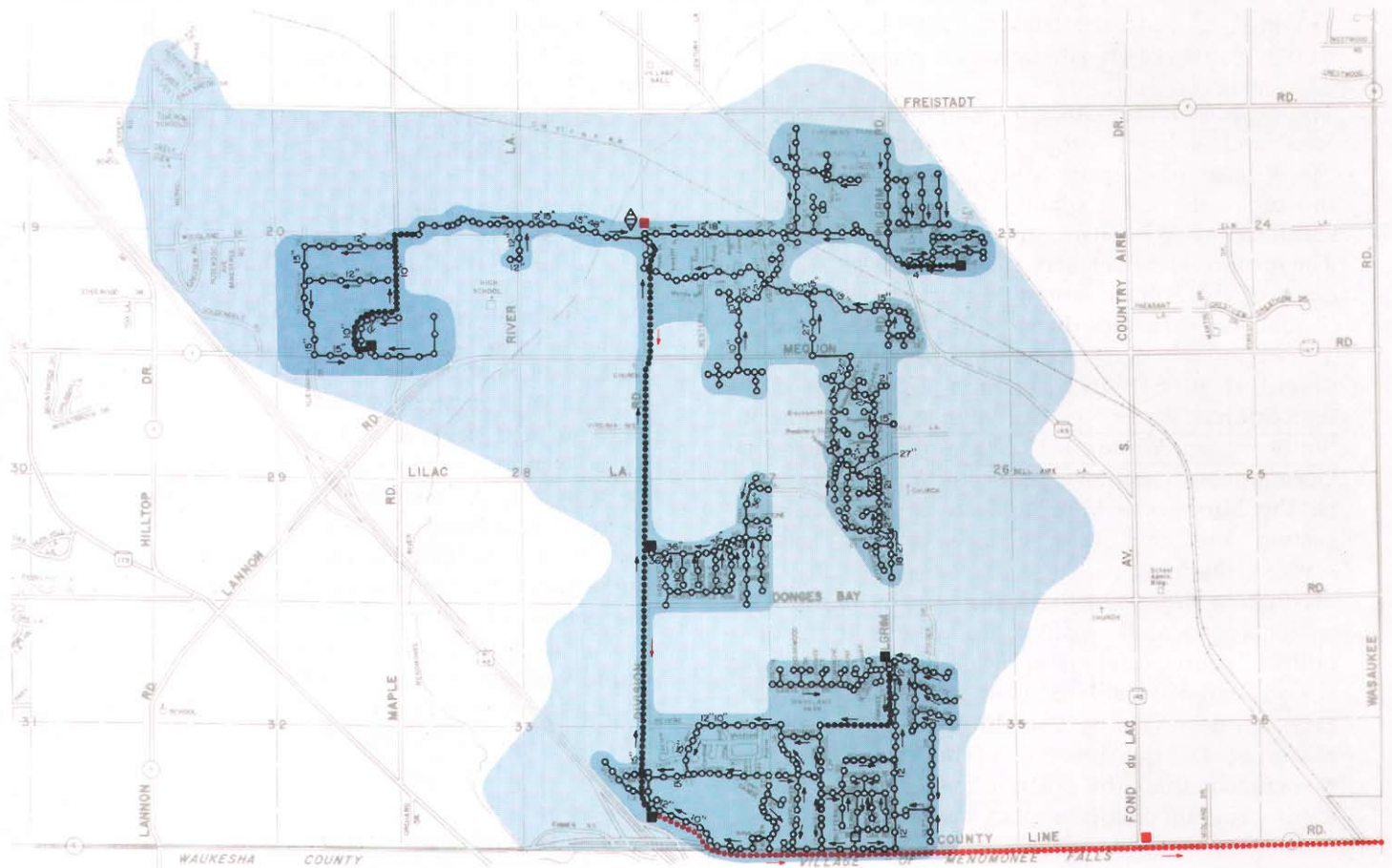
The Village of Germantown is served by one fire station, located on Park Avenue just north of Fond

du Lac Avenue. The station is manned by a volunteer fire-fighting force composed of approximately 40 active members. The fire department has six pieces of fire-fighting equipment consisting of two tank trucks, one grass fire truck, one ladder truck, and two pumpers. In addition, the department has

various kinds of emergency and support equipment and two ambulances. Germantown has reciprocal agreements with all of the fire departments of the adjacent communities whereby additional men and equipment can be called if additional fire-fighting capability is needed in the Village.

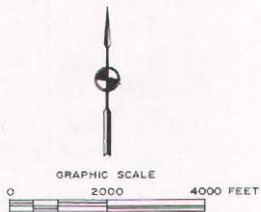
Map 14

1977 AND PLANNED SANITARY SEWER SERVICE FACILITIES IN THE VILLAGE OF GERMANTOWN PLANNING AREA



LEGEND

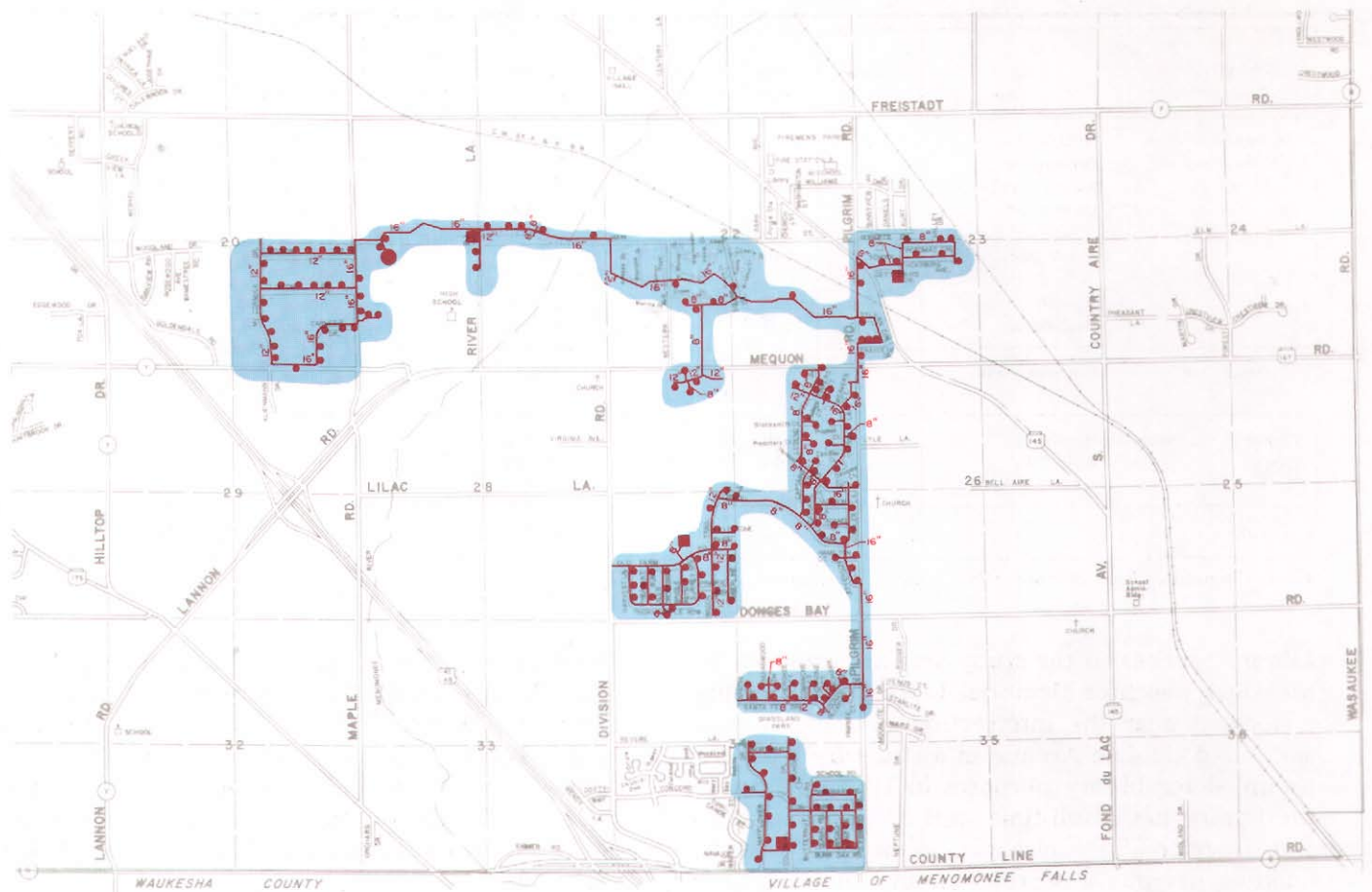
- SANITARY SEWER AND DIRECTION OF FLOW (ALL 8" IN DIAMETER UNLESS OTHERWISE INDICATED)
- MANHOLE
- EXISTING FORCE MAIN AND DIRECTION OF FLOW
- PROPOSED FORCE MAIN AND DIRECTION OF FLOW
- EXISTING SEWAGE TREATMENT FACILITY TO BE ABANDONED
- EXISTING LIFT STATION
- EXISTING PUMPING STATION
- PROPOSED PUMPING STATION
- EXISTING SANITARY SEWER SERVICE AREA - 1977
- PROPOSED INCREMENTAL SANITARY SEWER SERVICE AREA - 2000



Source: SEWRPC.

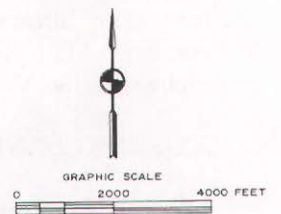
Map 15

EXISTING WATER SUPPLY SERVICE IN THE VILLAGE OF GERMANTOWN PLANNING AREA



LEGEND

- WATER MAIN (ALL 6" UNLESS OTHERWISE INDICATED)
- FIRE HYDRANT
- WATER TOWER
- MUNICIPAL WELL
- PUBLIC WATER SUPPLY SERVICE AREA



Source: SEWRPC.

The adequacy of fire protection is evaluated by the Insurance Services Office of Wisconsin, which conducts analyses of fire department equipment, alarm systems, water supply, prevention programs, building construction, and distance from a fire department station to determine a reasonable basis for fire insurance premiums. In rating a community, total deficiency points in the several areas of evaluation are used to assign a numerical rating of from one to 10, one representing the best protection and 10 representing an essentially unprotected community. Class nine usually indicates a community without effective public water

supply and hydrant protection, while higher categories have such facilities. According to the Insurance Services Office of Wisconsin, the Village of Germantown has a rating of six in those areas which are within 1,000 feet of a hydrant supplied by the municipal water system and of nine in the remaining portions of the Village.

The Village Police Department is located on Church Street just south of Fond du Lac Avenue. The department has 17 full-time officers and six part-time radio dispatcher/clerks. The department has six radio-equipped patrol cars.

Table 16

EXISTING SCHOOL BUILDINGS IN THE GERMANTOWN SCHOOL DISTRICT

School District Civil Division	School	Grade Levels	Year Built	Year Additions Built	Square Footage	Number of Rooms	Enrollment	Capacity	Average Class Size	
Village and Town of Germantown	Rockfield	3,4,5	1957	1966	11,376	6	135	150	22.5	
	Goldendale.	K	1961	--	6,496	2	112	90	28.0	
	Willow Creek	1	1956	1962	5,366	3	72	100	24.0	
	County Line.	K-5	1957	1963	36,525	12	344	350	28.6	
				1966	1966					
	MacArthur.	1-5	1928	1956	24,194	10	225	250	22.5	
				1962	1962					
	Kennedy	6,7,8	1957	1973	82,408	--	742	650	--	
	Washington	9-12	1968	1972	116,187	--	1,181	900	--	
Town of Polk	Highway View. . . .	1-2	1890	1960 1967	8,464	4	77	100	19.3	
Town of Richfield	Hillside	2	1928	1960	4,729	2	48	50	24.0	
	Amy Belle	3,4,5	1951	1966 1972	13,185	9	222	225	24.6	
Total	--	--	--	--	308,930	--	3,158	2,865	--	

Source: Germantown Public School Facilities Study, June 1977; and SEWRPC.

Library services in the study area are provided by the Duerrwaechter Memorial Library. This facility is located near the intersection of Park Avenue and Fond du Lac Avenue in a structure built and occupied for library purposes in 1963. Currently, the library has a full-time staff of two employees and is open 50 hours per week. The existing building has public seating, circulation, and book storage areas totaling approximately 1,800 square feet. The library's book collection totals 17,675 volumes. The legal service area of the library includes the Village and Town of Germantown.

EXISTING LAND USE REGULATIONS

All land development and building activity in the Village of Germantown is regulated by the village zoning, building, and land division ordinances. Land outside the Village, but within the planning area, is regulated by similar ordinances enforced by the Town of Germantown. The Village has extraterritorial plat approval jurisdiction in an area up to one and one-half miles beyond its boundaries.

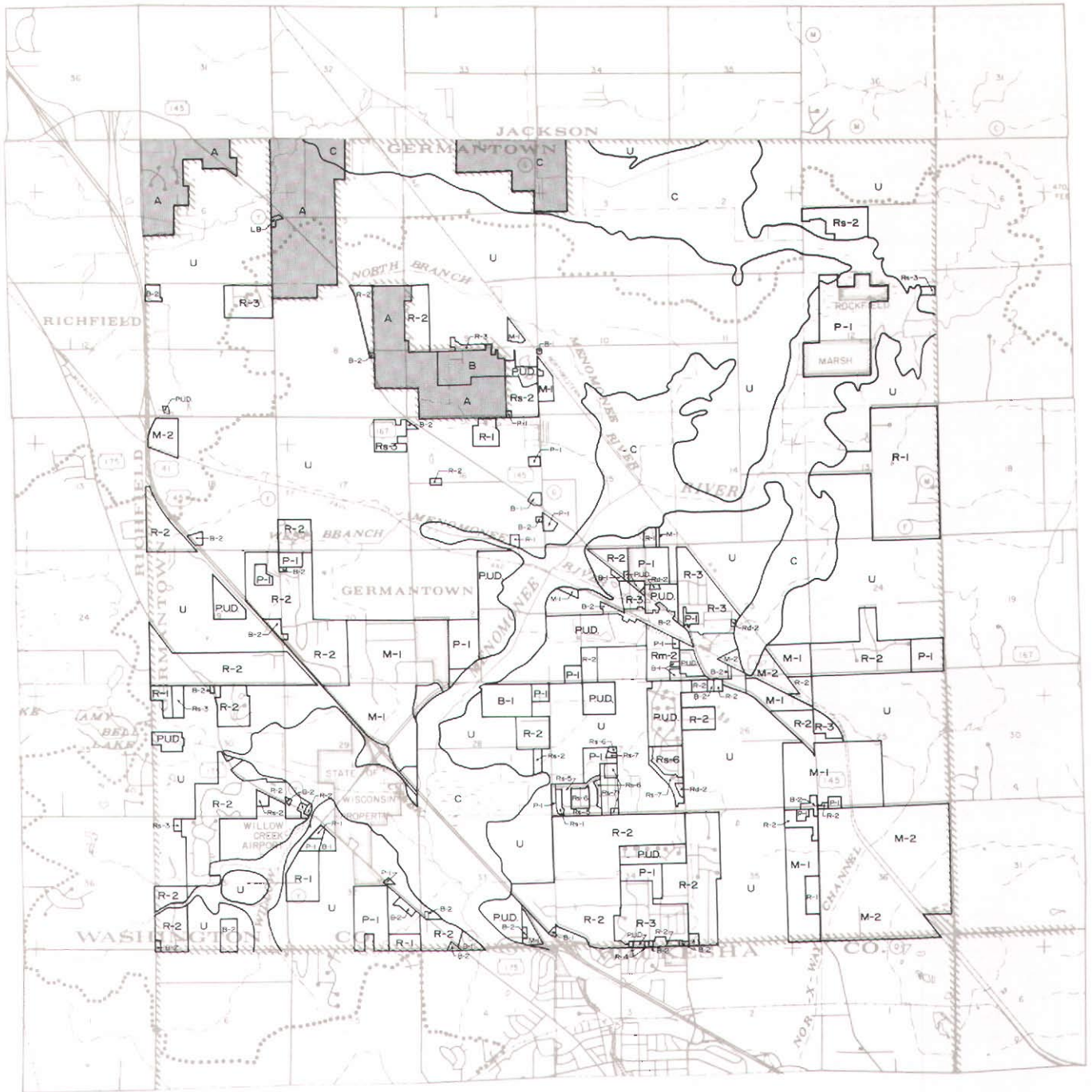
Map 16 shows the existing zoning districts in the Village of Germantown planning area. Table 17 presents a summary of the basic regulations attendant to each zoning district and the number of acres in each such district. Of the 26 zoning districts in the village zoning ordinance, seven had not been applied to the zoning map as of 1977.

These include the Rs-1, Rd-1, R-5, Rm-1, Rm-2, and Rm-3 Residential Districts and the M-3 Quarrying District. Of the seven zoning districts in the Town of Germantown, three had not been applied to the zoning map as of 1977. These include "A" Residence District, the Commercial and Light Manufacturing District, and the Industrial District.



As indicated in Table 17, the existing village zoning ordinance has 17 residential zoning districts. The number of residential zoning districts is unnecessarily long. In some instances, two districts have the same or similar permitted uses and minimum lot area requirements, and thus have the same basic development intent. Specifically, this type of duplication exists between the R-1 and Rs-2 Districts, the R-3 and Rs-5 Districts, and the R-4 and Rd-1 Districts. In the interest of eliminating future confusion in ordinance application and enforcement, the village zoning ordinance should be amended to eliminate these needless duplications.

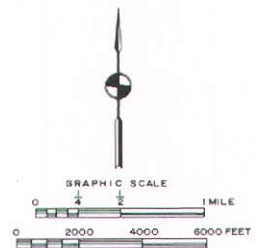
Approximately 558 acres in the Village are zoned for PUD—planned unit development. The intent of "prezoning" lands to PUD is to ensure that the Plan Commission and Village Board will have adequate opportunity to evaluate in detail, proposed development plans for sites particularly important to the extent and character of future development in the Village. The concept of

EXISTING ZONING IN THE VILLAGE OF GERMANTOWN PLANNING AREA



LEGEND

	VILLAGE OF GERMANTOWN ZONING DISTRICTS	R-4	TWO-FAMILY RESIDENTIAL DISTRICT	M-3	QUARRYING
R-1	SINGLE-FAMILY RESIDENTIAL DISTRICT	Rd-1	TWO-FAMILY RESIDENTIAL DISTRICT	C	CONSERVANCY
R-2	SINGLE-FAMILY RESIDENTIAL DISTRICT	Rd-2	TWO-FAMILY RESIDENTIAL DISTRICT	PUD	PLANNED-DEVELOPMENT DISTRICT
R-3	SINGLE-FAMILY RESIDENTIAL DISTRICT	R-5	MULTI-FAMILY RESIDENTIAL DISTRICT	P-1	PUBLIC AND SEMI-PUBLIC DISTRICT
Rs-1	SINGLE-FAMILY RESIDENTIAL DISTRICT	Rm-1	MULTI-FAMILY RESIDENTIAL DISTRICT	U	UNCLASSIFIED
Rs-2	SINGLE-FAMILY RESIDENTIAL DISTRICT	Rm-2	MULTI-FAMILY RESIDENTIAL DISTRICT		TOWN OF GERMANTOWN ZONING DISTRICTS
Rs-3	SINGLE-FAMILY RESIDENTIAL DISTRICT	Rm-3	MULTI-FAMILY RESIDENTIAL DISTRICT	B	RESIDENCE B
Rs-4	SINGLE-FAMILY RESIDENTIAL DISTRICT	B-1	BUSINESS DISTRICT	LB	LOCAL BUSINESS
Rs-5	SINGLE-FAMILY RESIDENTIAL DISTRICT	B-2	BUSINESS DISTRICT	A	AGRICULTURAL
Rs-6	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-1	INDUSTRIAL DISTRICT	C	CONSERVANCY
Rs-7	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-2	INDUSTRIAL DISTRICT		



Source: SEWRPC.

Table 17

EXISTING ZONING DISTRICTS IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1977

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Acres ^a	Percent of Village or Town	Percent of Study Area
Village of Germantown					
Zoning Ordinance					
R-1 Single-Family Residential	2 acres	150	175	0.8	0.7
R-2 Single-Family Residential	16,500 square feet	110	1,829	8.3	7.9
R-3 Single-Family Residential	15,000 square feet	100	305	1.4	1.3
Rs-1 Single-Family Residential	5 acres	300	--	--	--
Rs-2 Single-Family Residential	2 acres	220	101	0.5	0.4
Rs-3 Single-Family Residential	1 acre	150	57	0.3	0.2
Rs-4 Single-Family Residential	20,000 square feet	110	3	--	--
Rs-5 Single-Family Residential	15,000 square feet	100	22	0.1	0.1
Rs-6 Single-Family Residential	12,500 square feet	90	41	0.2	0.2
Rs-7 Single-Family Residential	10,000 square feet	80	27	0.1	0.1
R-4 Two-Family Residential	18,000 square feet	120	4	--	--
Rd-1 Two-Family Residential	18,000 square feet	120	--	--	--
Rd-2 Two-Family Residential	15,000 square feet	100	4	--	--
R-5 Multiple-Family Residential	NM	NM	--	--	--
Rm-1 Multiple-Family Residential	5 acres	120	--	--	--
Rm-2 Multiple-Family Residential	1 acre	150	--	--	--
Rm-3 Multiple-Family Residential	2 acres	180	--	--	--
B-1 Business	NM	NM	96	0.4	0.4
B-2 Business	NM	NM	81	0.3	0.3
M-1 Industrial	NM	NM	851	4.0	3.8
M-2 Industrial	NM	NM	694	3.2	3.0
M-3 Quarrying	NM	NM	--	--	--
P-1 Public and Semipublic	NM	NM	534	2.4	2.3
PUD Planned Development	NM	NM	558	2.5	2.4
Conservancy	NM	NM	3,841	17.5	16.7
Unclassified.	20 acres	NM	12,750	58.0	55.3
Total	--	--	21,973	100.0	95.1
Town of Germantown					
Zoning Ordinance					
Conservancy	NM	NM	256	22.6	1.1
"A" Residence	40,000 square feet	150	--	--	--
"B" Residence	20,000 square feet	110	70	6.3	0.3
Agricultural	20,000 square feet	110	805	71.1	3.5
Local Business	20,000 square feet	110	2	--	--
Commercial and Light Manufacturing	20,000 square feet	110	--	--	--
Industrial	20,000 square feet	110	--	--	--
Total	--	--	1,133	100.0	4.9

NOTE: NM indicates no minimum required.

^a Rounded to the nearest acre.

Source: SEWRPC.

ensuring adequate village review of the design details of a proposed planned unit development is desirable. However, land development under PUD procedures typically involves substantially more design capability, financial resources, and time than many developers have at their disposal. These factors, together with the relative uncertainty as to the extent of development rights PUD zoned lands in the Village actually have, may be discouraging many good developers from proposing developments on the lands zoned PUD, and, therefore, the rezoning of land to PUD may be unnecessarily inhibiting the development potential of the community.

Planned unit development regulations should be retained as a key element of the village zoning ordinance. However, the PUD zoning district should be removed from the village zoning map. The PUD zoning district should only be established through the initiative of property owners who desire to use such zoning in the development of a specific project. Village control in the planning and design of a planned unit development can be assured by amending the Village's PUD regulations to include standards and guidelines that developers must follow in formulating plans for proposed projects.

A comparison of the existing land use acreages in Table 14 with the existing zoning acreages in Table 17 indicates that the Village is overzoned for industrial development. The Village has

1,545 acres zoned for industrial use. However, in 1977 only 396 acres in the Village were being used for industrial purposes. Furthermore, this 1,545 acres of zoned industrial land greatly exceeds the forecast need for industrial land. Table 22 in Chapter IV indicates that the Village will only need 622 acres of industrial land by the year 2000.

The subdivision and improvement of land within the Village is regulated by the Village Subdivision Ordinance. The Ordinance requires a subdivision plat to be filed for all divisions of land which create five or more parcels of land of one and one-half acres in size or less, or which do so by successive divisions within a five-year period. This requirement is consistent with Chapter 236 of the Wisconsin Statutes. The Village has the statutory authority to exercise more restrictive control over land divisions not within the statutory definition of a "subdivision." To exercise such a statutory prerogative would be in the public interest.

The Village of Germantown does not have an adopted Official Map Ordinance for the area within the village limits and its extraterritorial plat approval jurisdictional area. Such an ordinance can be an effective tool in reserving land for future streets, highways, and parkways. A new Official Map Ordinance should be adopted to accommodate existing street and parkway development as well as the appropriate land use and transportation recommendations contained herein.

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Chapter III

OBJECTIVES, PRINCIPLES, AND STANDARDS

INTRODUCTION

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task which must be undertaken before plans can be prepared. In the initial stage of the land use planning process undertaken by the Village, physical development problems and issues were identified and discussed by the Village Plan Commission. Then physical development objectives were formulated based on these identified problems and issues and on those objectives contained in regional plans which were considered applicable to and supportable by the Village. This chapter sets forth the resulting set of village land use development objectives and supporting principles and standards. These relate to the allocation and distribution of land use and the provision of community facilities and supporting services to meet the needs of the existing and probable future resident population of the Village to the year 2000.

BASIC CONCEPTS AND DEFINITIONS

Definitions of the terms "objective," "principle," "standard," "plan," "policy," and "program" have been established by the Regional Planning Commission to provide a common frame of reference in this study. These definitions are needed because the terms are subject to a wide range of interpretation and application and are closely linked to other terms often used in planning work which

are equally subject to a wide range of interpretation and application. These definitions are set forth below:

1. Objective: a goal or end toward the attainment of which plans and policies are directed.
2. Principle: a fundamental, primary, or generally accepted tenet used to support objectives and prepare standards and plans.
3. Standard: a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
4. Plan: a design which seeks to achieve agreed-upon objectives.
5. Policy: a rule or course of action used to ensure plan implementation.
6. Program: a coordinated series of policies and actions to carry out a plan.

Although this chapter deals with only the first three of these terms, an understanding of the interrelationship of these terms and the basic concepts which they represent is essential to an understanding of the land use development objectives, principles, and standards set forth below as a basis for the preparation of a land use plan for the Village of Germantown.

LAND USE DEVELOPMENT OBJECTIVES, PRINCIPLES, AND STANDARDS FOR THE VILLAGE OF GERMANTOWN PLANNING AREA

OBJECTIVE NO. 1

The provision of a balanced allocation of space to various land use categories which meets the social, physical, and economic needs of the residents of the Village of Germantown.

PRINCIPLE

The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.

STANDARDS

1. The land area set aside for accommodating forecast growth in the Village should be based upon the standards presented in Table 18, as follows:

Table 18

LAND USE STANDARDS FOR THE VILLAGE OF GERMANTOWN PLANNING AREA

Land Use Category	Development Standard (gross area)
Residential	92 acres per 1,000 persons
Commercial	6 acres per 100 commercial employees
Industrial	12 acres per 100 industrial employees
Institutional	
Educational Facilities	2 acres per 100 students
Other Institutional	7 acres per 1,000 persons
Regional	
Regional and Multi-Community . .	As recommended in the regional park and open space plan
Community	3.1 acres per 1,000 persons
Neighborhood	3.3 acres per 1,000 persons

Source: SEWRPC.

OBJECTIVE NO. 2

A spatial distribution of the various land uses which will result in the protection and wise use of the natural resources of the Village.

PRINCIPLE

The proper distribution of land uses can assist in maintaining an ecological balance between the activities of man and the natural environment which supports him.

STANDARDS

1. All residential development served by centralized sanitary sewerage facilities or utilizing onsite soil absorption sewage disposal systems should be prohibited on soils which have severe or very severe limitations.
2. All nonagricultural development should be prohibited on prime agricultural land.
3. All development within primary environmental corridors should be discouraged. If permitted, the intensity of development should be limited to a level which does not destroy the environmental value of the corridor.
4. All urban development within floodlands should be prohibited.

OBJECTIVE NO. 3

The location of facilities offering goods and services so as to afford maximum convenience to the neighborhoods and communities served.

PRINCIPLE

The location and extent of commercial facilities, educational facilities, transportation facilities, recreational facilities, and employment opportunities are important determinants of the quality of life in the Village of Germantown. Such facilities should therefore be preserved and expanded as required to meet the needs of the resident population of the Village.

STANDARDS

1. Sites for neighborhood and community facilities should be provided based upon the standards presented in Table 19.

Table 19

**COMMUNITY FACILITY SITE AREA AND SITE ACCESSIBILITY STANDARDS
FOR THE VILLAGE OF GERMANTOWN PLANNING AREA**

Type of Facility	Number of Persons Served	Required Site Area (gross acres)	Maximum One-Way Walking Distance—Medium-Density Neighborhood (miles)	Maximum Travel Time (minutes)	
				Automobile at 25 mph	Public Transit
Commercial Facilities					
Local Retail and Service Center	4,000-8,000	6.5	0.75	3	--
Community Retail and Service Center. . .	10,000-25,000	20-60	1.5	15	20
Community Industrial Facility	300-5,000 employees	20-640	--	15	20
Local Transit Facilities	--	--	0.75	--	--
Educational Facilities					
Elementary School	550 students	11	0.5	--	--
Middle School	900 students	19	1.5	15	20
Senior High School	2,300 students	48	--	20	30
Outdoor Recreational Facilities					
Neighborhood Park	4,000-8,000	16	0.5	--	--
Community Park	10,000-25,000	30-250	--	20	30

Source: SEWRPC.

OBJECTIVE NO. 4

The provision of housing within a suitable physical environment and so sited and designed as to constitute an integral part of the Village's designated neighborhood areas and of the Village as a whole.

PRINCIPLE

Residential areas developed in planned neighborhood units can assist in stabilizing community property values, preserving residential amenities, and promoting efficiency in the provision of public and community service facilities; can best provide a desirable environment for family life; and can provide the population with improved levels of safety and convenience.

STANDARDS

1. Residential neighborhood units should be physically self-contained within clearly defined and relatively permanent isolating boundaries, such as arterial streets and highways, major park and open space reservations, or significant natural features such as rivers, streams, or hills.

2. Residential neighborhood units should contain enough area to provide housing for the population to be served by one elementary school and by one neighborhood park; an internal street system which discourages penetration of the unit by through traffic; and all of the community and commercial facilities necessary to meet the day-to-day living requirements of the family within the immediate vicinity of its dwelling unit. To meet these requirements at varied residential densities, the guidelines found in Table 20 should be approximated:

Table 20

NEIGHBORHOOD PLANNING STANDARDS FOR THE VILLAGE OF GERMANTOWN PLANNING AREA

Land Use Category	Percent of Area		
	Low-Density Development (2 miles square)	Medium-Density Development (1 mile square)	High-Density Development (0.5 mile square)
Residential	80.0	71.0	66.0
Streets and Utilities	16.5	23.0	25.0
Parks and Playgrounds	1.5	2.5	3.5
Public Elementary School	0.5	1.5	2.5
Other Governmental and Institutional	1.0	1.0	1.5
Commercial	0.5	1.0	1.5
Total	100.0	100.0	100.0

Source: SEWRPC.

OBJECTIVE NO. 5

The provision of a variety of housing types for varying age and income groups and for different size households.

PRINCIPLE

While it is likely that the single-family home will continue to be the dominant housing type in the Village of Germantown, the provision of multiple-family apartment housing units in a range of costs and sizes will help satisfy the housing demands of the Village's steadily growing and increasingly diverse population and encourage greater social and economic vitality.

STANDARDS

1. Housing of varying type, size, and cost should be provided in appropriate locations in each of the Village's designated neighborhood areas.

OBJECTIVE NO. 6

The establishment of one village center that provides a focus for community-level urban activity and physically expresses an independent, urban identity and sense of place that is unique to Germantown.

PRINCIPLE

When community-level retail facilities and services, cultural facilities, and other public and quasi-public facilities and services are concentrated in a single, intensive village center, they tend to thrive because people prefer going to one general location to meet a variety of their needs in a single visit. Such a concentration of community facilities and services can also establish a center of village activity that offers convenient and economical as well as pleasing and interesting living experiences and visual excitement to its users.

STANDARDS

1. One compact, central location should be provided in the Village where community-level retail facilities and services, cultural facilities, and other public and quasi-public facilities and services can be developed in combination. Facilities should be planned and designed to meet the basic needs of the existing and probable future population of the Village.

OBJECTIVE NO. 7

The preservation and expansion of community industrial park development in the Village of Germantown.

PRINCIPLE

Industrial growth and expansion in the Village has a positive impact on its economic vitality and on the tax base of the Village.

STANDARDS

1. Community industrial facilities should be located in planned industrial districts which meet the following criteria:

- a. Direct access to the arterial street and highway system.
- b. Direct access to mass transit facilities.
- c. Available adequate water supply.
- d. Available adequate public sanitary sewer service.
- e. Available adequate storm water drainage facilities.
- f. Available adequate power supply.

In addition, community industrial facilities should be located on sites covered by soils identified in the Region as having slight or moderate limitations for industrial development.

OBJECTIVE NO. 8

The preservation of sufficient high-quality open space lands for the protection of the underlying and sustaining natural resource base and enhancement of the social and economic well being and environmental quality of the Region.

PRINCIPLE

Ecological balance and natural beauty are primary determinants of the Village's ability to provide a pleasant and habitable environment for all forms of life and to maintain social and economic well being. The preservation of the most significant aspects of the natural resource base—that is, primary environmental corridors and prime agricultural lands—contributes to the maintenance of the ecological balance, natural beauty, and economic well being of the Village.

A. PRIMARY ENVIRONMENTAL CORRIDORS

Principle

The primary environmental corridors are a composite of the best individual elements of the natural resource base including lakes, rivers, and streams and their associated floodlands; wetlands; woodlands; wildlife habitat areas; rugged terrain consisting of slopes 12 percent or greater; wet, poorly drained, and organic soils; and significant geological formations. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, and wildlife population enhanced, and continued opportunities can be provided for scientific, educational, and recreational pursuits.

Standards

1. All remaining undeveloped lands within the designated primary environmental corridors in the Village should be preserved in essentially natural, open uses.

B. PRIME AGRICULTURAL LANDS

Principle

Prime agricultural lands constitute the most productive farmlands in the Village and, in addition to providing food and fiber, serve to maintain the ecological balance between plants and animals and the natural beauty and unique cultural heritage of the Village, and provide open spaces which give form and structure to urban development.

Standards

1. Parcels 35 acres or larger in size comprised 50 percent or more of national prime farmland, unique farmland, or farmland of statewide significance as designated by the U. S. Department of Agriculture, Soil Conservation Service, and included within prime farmland parcel aggregates of 500 acres or more, should be preserved.

OBJECTIVE NO. 9

The development of a street and highway system in the Village that achieves a hierarchy of road function.

PRINCIPLE

Streets and highways should provide safe and convenient vehicular access to individual properties and fluid traffic movement to, from, and within all portions of the Village. Roadway pavement and right-of-way widths should reflect anticipated traffic volumes and the kind of traffic to be served, and should be properly related to land use development types and densities and individual transportation habits and needs to be served.

STANDARDS

1. All streets in the Village should be placed into one of the following functional classifications:

Land Access Streets—The primary function of land access streets is to conduct traffic to and from individual building sites.

Collector Streets—The primary function of collector streets is to collect traffic from land access streets and convey it to arterial streets and/or activity centers.

Arterial Streets—The primary function of arterial streets is to provide for the expeditious movement of through traffic into, out of, and within the community.

2. Streets in the Village should be provided in accordance with the following design cross-sections, Figures 1 through 8, related to functional category:

OBJECTIVE NO. 10

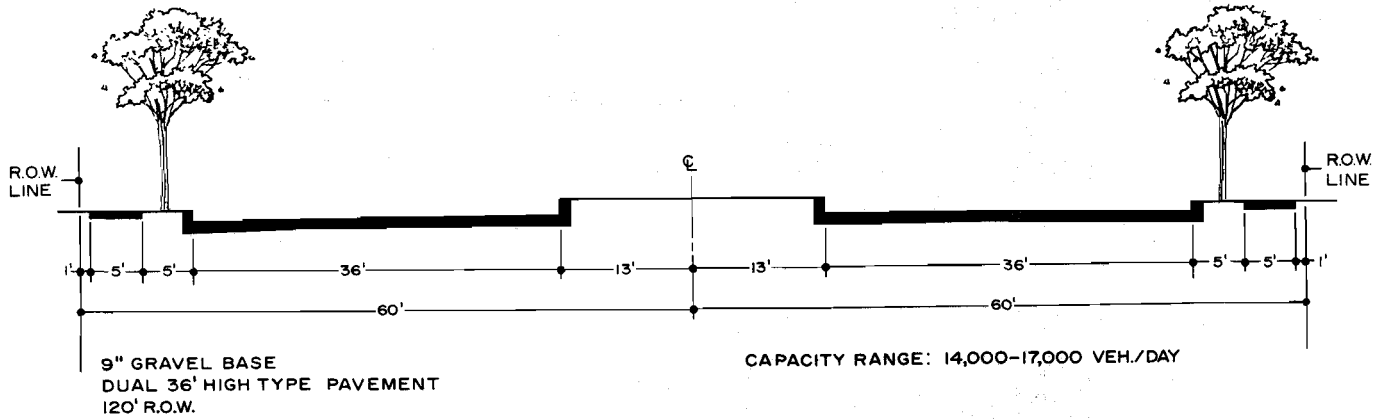
A street and highway system with a high aesthetic quality whose major facilities will possess the proper visual relation to the landscape and cityscape.

PRINCIPLE

Beauty in the physical environment is conducive to the physical and mental health and well being of people; and, as major features of the landscape and cityscape, transportation facilities have a significant impact on the attractiveness of the total environment.

Figure 1

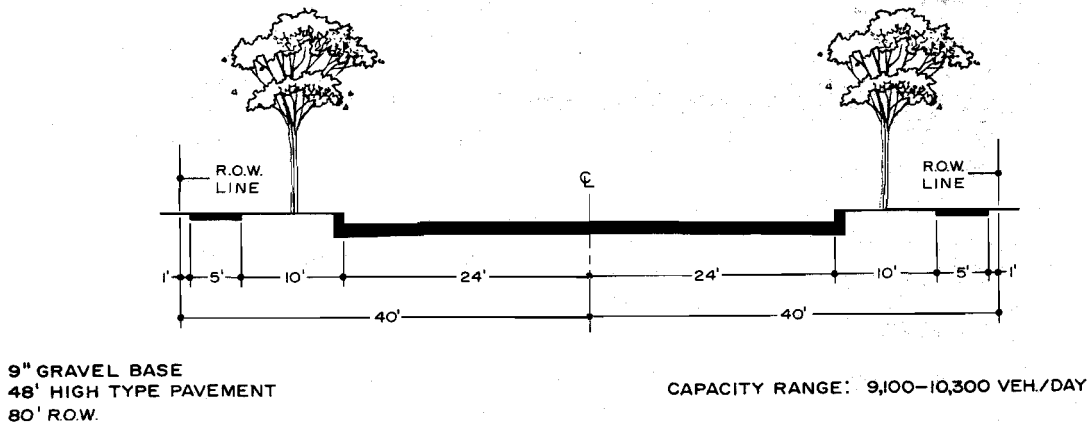
TYPICAL CROSS-SECTION "A": DESIRABLE FOUR-LANE ARTERIAL (URBAN)



Source: SEWRPC.

Figure 2

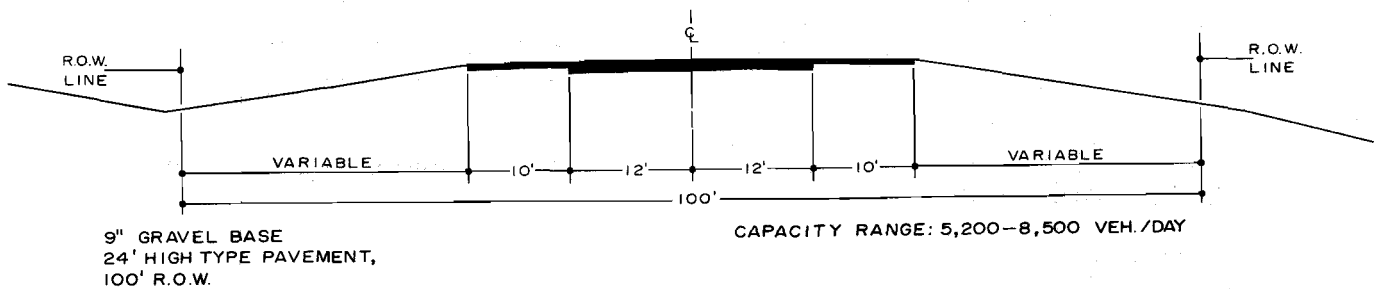
TYPICAL CROSS-SECTION "B": DESIRABLE TWO-LANE ARTERIAL (URBAN)



Source: SEWRPC.

Figure 3

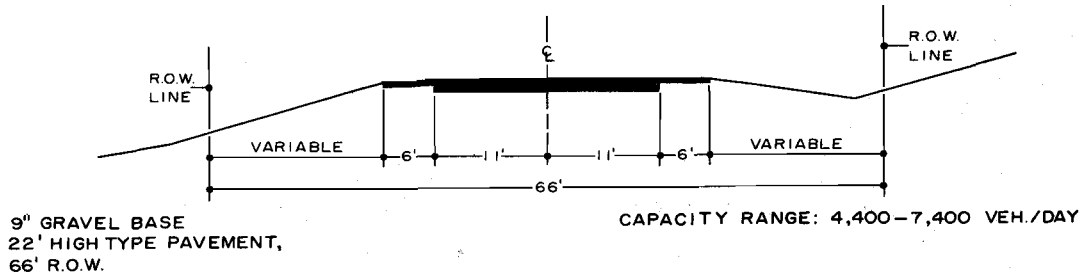
TYPICAL CROSS-SECTION "C": DESIRABLE TWO-LANE ARTERIAL (RURAL)



Source: SEWRPC.

Figure 4

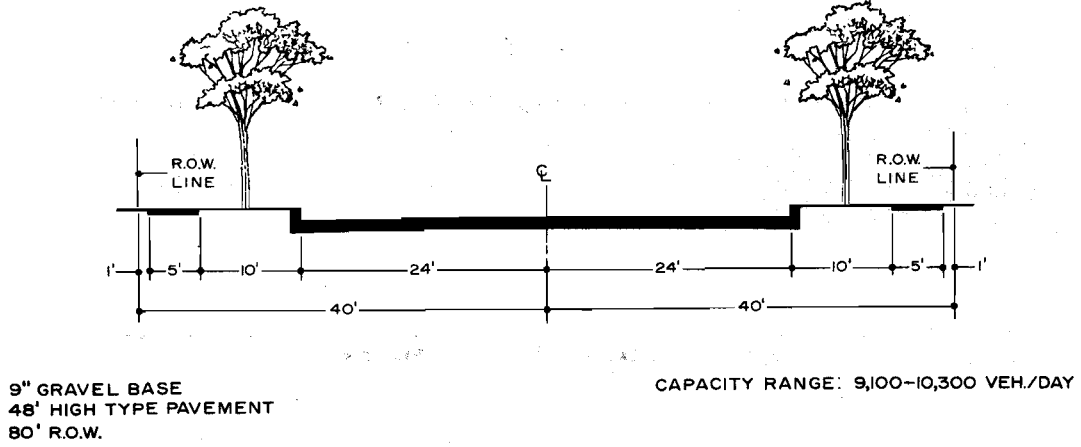
TYPICAL CROSS-SECTION "D": MINIMUM TWO-LANE ARTERIAL (RURAL)



Source: SEWRPC.

Figure 5

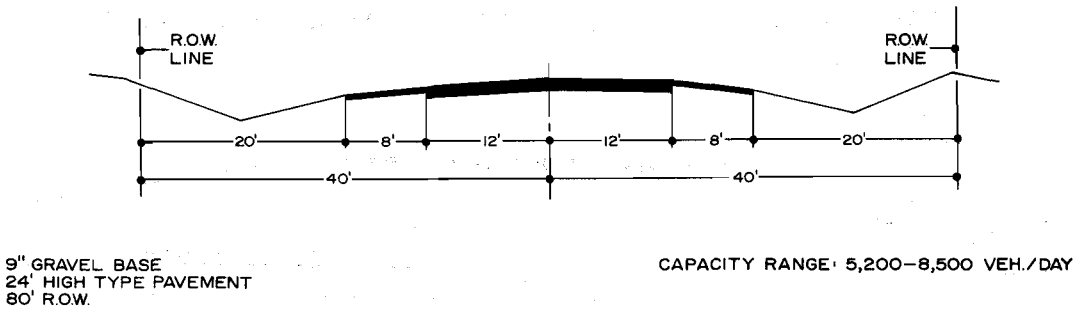
TYPICAL CROSS-SECTION "E": COLLECTOR STREET (URBAN)



Source: SEWRPC.

Figure 6

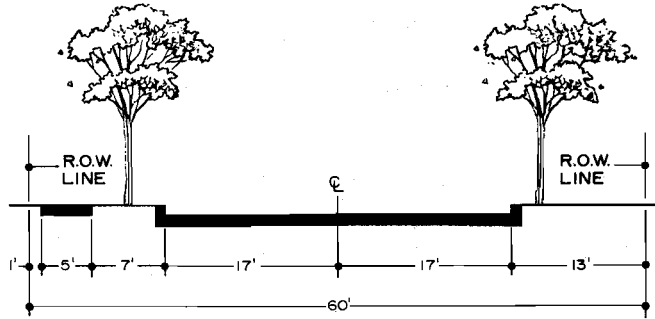
TYPICAL CROSS-SECTION "F": COLLECTOR STREET (RURAL)



Source: SEWRPC.

Figure 7

TYPICAL CROSS-SECTION "G": MINOR STREET (URBAN)

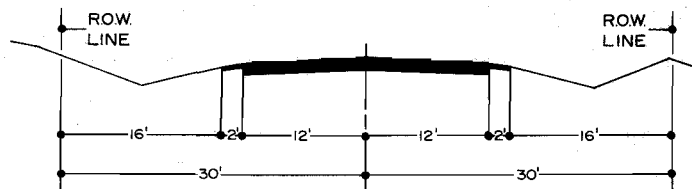


9" GRAVEL BASE
34' HIGH TYPE PAVEMENT
60' R.O.W.

Source: SEWRPC.

Figure 8

TYPICAL CROSS-SECTION "H": MINOR STREET (RURAL)



9" GRAVEL BASE
24' HIGH TYPE PAVEMENT
60' R.O.W.

Source: SEWRPC.

STANDARDS

1. Street and highway facility construction plans should be developed using sound geometric, structural, and landscape design standards which consider the aesthetic quality of the transportation facilities and the areas through which they pass.
2. Street and highway facilities should be located to avoid destruction of visually pleasing buildings, structures, and natural features and to avoid interference with vistas to such features.

OBJECTIVE NO. 11

Urban development in the Village that is properly related to community utilities in order to assure economical provision of such utilities.

PRINCIPLE

Sewer and water facilities and the urban development they serve and support are mutually interdependent in that the type and extent of urban development determines the demand for community utilities; and these utilities, in turn, form the basic framework for development.

STANDARDS

1. All land in the Village developed or proposed to be developed for urban residential use should be located in areas serviceable by an existing or proposed public water supply system.

2. All land in the Village developed or proposed to be developed for urban residential use should be located in areas serviceable by an existing or proposed public sanitary sewerage system and preferably within the gravity drainage area tributary to such systems.

OBJECTIVE NO. 12

The provision of facilities, manpower, and equipment necessary to maintain high-quality fire and police protection throughout the Village.

PRINCIPLE

The adequacy of fire and police protection in the Village is dependent upon the relationship between the size and distribution of the Village population and the location of facilities and level of manpower and equipment available to service that population.

STANDARDS

1. The Village should employ 1.75-2.00 full-time police officers per 1,000 population.
2. Fire stations and equipment should be distributed based upon the standards set forth in Table 21, as follows:

Table 21

FIRE COMPANY DISTRIBUTION STANDARDS FOR THE VILLAGE OF GERMANTOWN PLANNING AREA

District and Required Fire Flow	Optimum Service Radius (miles) ^a	
	From Engine, Hose, or Engine-Ladder Company	From Ladder Company
High-Value District (commercial, industrial, institutional) Where required flow is 9,000 gallons per minute (gpm) or more	0.75	1.00
Where required fire flow is 5,000 to 8,999 gpm	1.00	1.25
Where required fire flow is less than 4,500 gpm	1.50	2.00
Residential District Where required fire flow is more than 2,000 gpm or where there are buildings in the district three or more stories in height, including tenement houses, apartments, or hotels.	1.50	2.00
Same as above, but where the life hazard is above normal.	1.00	1.25
For buildings having an average separation of less than 100 feet (and a fire flow requirement of 2,000 gpm or less)	2.00	3.00
For buildings having an average separation of 100 feet or more (and a fire flow requirement of 2,000 gpm or less)	4.00	4.00

^a These distances should be considered as direct street travel distances. Also, these distances should be reduced if a severe hazard to life exists; if streets are narrow or in poor condition; if traffic, one-way streets, topography, or other unusual locational conditions hinder response; or if other circumstances peculiar to the particular district or municipality indicate that such a reduction is needed.

Source: SEWRPC.

Chapter IV

DEFINITION OF NEEDS

INTRODUCTION

The objectives, principles, and standards set forth in Chapter III express the physical development goals of the Village, the supporting rationale behind each goal, and the standards to be used as a basis for generating and evaluating land use plan alternatives. The standards perform a particularly important function in the plan formulation process in that they are used to identify future needs. Two types of standards have been adopted by the Village: comparative and absolute. Comparative standards can be applied only through a comparison of alternative plan proposals. Absolute standards can be applied individually to each alternate plan proposal since they are expressed in terms of maximum, minimum, or desirable values.

As part of the land use planning process, the standards listed in Chapter III were applied to the year 2000 forecast population level and other pertinent anticipated future conditions to compile a list of basic land use and community utility and facility needs to be met in the land use plan design. In addition, certain other general and specific needs and recommendations contained in regional plans prepared by SEWRPC were incorporated into the land use plan for Germantown. The land use and community facility and utility needs for the Village used in the plan design are described in the following paragraphs.

LAND USE NEEDS

The land use needs of the Village's probable future resident population were determined by applying two basic types of standards: per capita standards and accessibility standards. Per capita standards, expressed as the number of acres of a given land use category per hundred or per thousand population, were applied to determine the total number of acres needed to satisfy each basic land use need of the resident population. Accessibility standards, expressed in terms of maximum service areas for certain sites and facilities, were applied

to assure that proposed sites and facilities were spatially distributed in a manner convenient to the population.

Table 22 summarizes future urban land needs in the planning area through the year 2000. The table is based on the land use standards set forth under land use development Objective No. 1 for residential, commercial, industrial, institutional, and recreational development. Land needs for each urban land use category were determined by applying the appropriate land use development standard to the 1977 to 2000 forecast population increment. The table indicates that about 2,750 acres of land in the planning area will need to be converted to urban use by the year 2000. It should be noted that about 1,880 acres of this total will be needed to accommodate anticipated new residential growth. As is reflected in Table 22, new residential growth will also generate significant additional urban land acreage needs in the other urban land use categories. The land use needs shown in the table are expressed in gross acres for each given land use category, which by definition includes all supporting public street rights-of-way.

Table 22 indicates that an additional 56 acres of commercial land will be needed by the year 2000. Three types of commercial facilities should be provided: local, community, and regional. Each of these facilities has a different size and service area. Also, each of these facilities is different in terms of the number and kind of commercial services provided. Local commercial development includes activities primarily associated with the sale of convenience goods and services, and should be contained within and oriented to residential neighborhood units. Community retail commercial development includes activities associated with the sale of convenience and shopper goods and should be oriented to serving the community as a whole. Regional commercial development includes activities associated with the sale of shopper goods and should be oriented to serving a multiple-community trade area.

Table 22

FUTURE URBAN LAND NEEDS IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1977-2000

Urban Land Use Category	1977 Gross Acres	Percent	Development Standard	Urban Land Use Need (acres)			Total Increment	2000	
				1977-1980	1980-1990	1990-2000		Gross Acres	Percent
Residential	2,400	70	92 gross acres per 1,000 persons	156	754	966	1,876	4,276	70
Commercial	78	2	6 gross acres per 100 commercial employees	12	22	22	56	134	2
Industrial	440	13	12 gross acres per 100 industrial employees	34	96	96	226	666	11
Institutional									
Educational Facilities .	103	3	2 acres per 100 students	22	23	32	77	180	3
Other Institutional . . .	104	3	7 acres per 1,000 persons	12	57	74	143	247	4
Recreational									
Regional and Multiple-Community .	222	7	As recommended in the regional park and open space plan	--	120	120	240	462	7
Community ^a	--	--	3.1 gross acres per 1,000 persons	5	25	33	63	63	1
Neighborhood ^b	54	2	3.3 gross acres per 1,000 persons	6	27	36	69	123	2
Total	3,401 ^b	100	--	247	1,124	1,379	2,749	6,150	100

^a The Kennedy Middle School and Washington Senior High School, which have a combined area of 67 acres, can be considered as community recreational sites but are included here within the educational facilities category.

^b Public and private elementary schools in the study area, which have a combined area of 27 acres, can be considered as neighborhood recreational sites but are included here within the educational facilities category.

Source: SEWRPC.

Table 22 also indicates the need for additional commercial and industrial land over the planning period. It is estimated that existing commercial and industrial employment in the Village totals 380 and 470 persons, respectively, for a combined total of approximately 900 persons—a level representing about 10 percent of the total population of the Village. Assuming that the ratio of the number of persons employed in the Village to the total population of the Village will increase at a rate of 1 percent per decade, by the year 2000 commercial and industrial employment in the Village can be expected to total about 3,670 persons—a level representing about 12 percent of the forecast resident population of the Village. Accordingly, an additional 2,820 persons will be employed within the Village in commercial and industrial jobs by the end of the planning period. Further assuming that one-third of this additional employment will consist of commercial jobs while two-thirds will consist of industrial jobs, the additional commercial and industrial employment in the Village will consist of 940 and 1,880 jobs, respectively, by the end of the planning period.

Application of the commercial development standard as shown in Table 22 to the forecast increase in commercial employment of 940 persons indi-

cates that about 56 acres of additional commercial land will be needed over the planning period. Application of the site size and accessibility standards for commercial facilities, as set forth under Objective No. 3, indicates that three to four local retail centers and one community retail center will likely be required by the year 2000. Because Northridge Shopping Center, a regional commercial facility, is located approximately three miles from the southeastern corner of the Village, a regional facility will not be required. New local retail centers should be located in delineated neighborhood areas that are not currently served by such facilities and that are expected to grow substantially during the planning period. A new community retail center should be developed in a centralized location in the Village. This facility should meet the standards set forth under Objective No. 6.

Application of the industrial development standard as shown in Table 22 to the forecast increase in industrial employment of 1,880 persons indicates that about 226 acres of additional industrial land will be needed over the planning period. There are two sites in the planning area that are well suited for the location of this additional industrial activity. One area is in the vicinity of the German-

town Industrial Park, at the intersection of Mequon Road and Maple Road. Expansion to the north and east of the existing industrial park would be particularly desirable since such expansion would maintain the compact character of the existing industrial park. Also, additional industrial development in this area would have good access to outlying areas via existing arterial facilities, including USH 41. The second area consists of those lands lying adjacent to rights-of-way of the Chicago, Milwaukee, St. Paul & Pacific and Chicago & North Western Railroads in portions of Sections 25, 26, and 36 in the southeast corner of the Village.

TRANSPORTATION NEEDS

The arterial street and highway facilities required to serve the probable future traffic demands of the planning area, as recommended in the adopted regional transportation system plan, are shown on Map 17. State trunk highways are shown in red, county trunk highways in blue, and local trunk highways in green. This plan generally maintains the existing arterial street pattern in the area, with the exception of a proposed new arterial street in Section 28 that would connect River Lane and Division Road. The plan also indicates the recommended number of traffic lanes needed by each arterial street segment in the planning area to carry the anticipated arterial traffic volumes through the year 2000. Specific street right-of-way and road improvement requirements have been identified for the planning area by applying the typical cross-section standards, as set forth under Objective No. 9, to the anticipated traffic lane needs for each arterial street segment.

The adopted regional transportation plan also recommends the establishment of a park-and-pool lot at the southwest corner of the intersection of USH 45 and Lannon Road, and a bus transit station at the intersection of Mequon and Pilgrim Roads. It should be noted that it is recommended that the Pilgrim Road grade crossing over the Chicago, Milwaukee, St. Paul & Pacific Railroad that was removed in 1929 be replaced so that the level of fire protection and general traffic circulation in the area of the Village north of Mequon Road can be improved.

COMMUNITY FACILITY NEEDS

Education

Table 23 provides population estimates by age group for the Germantown Joint School District

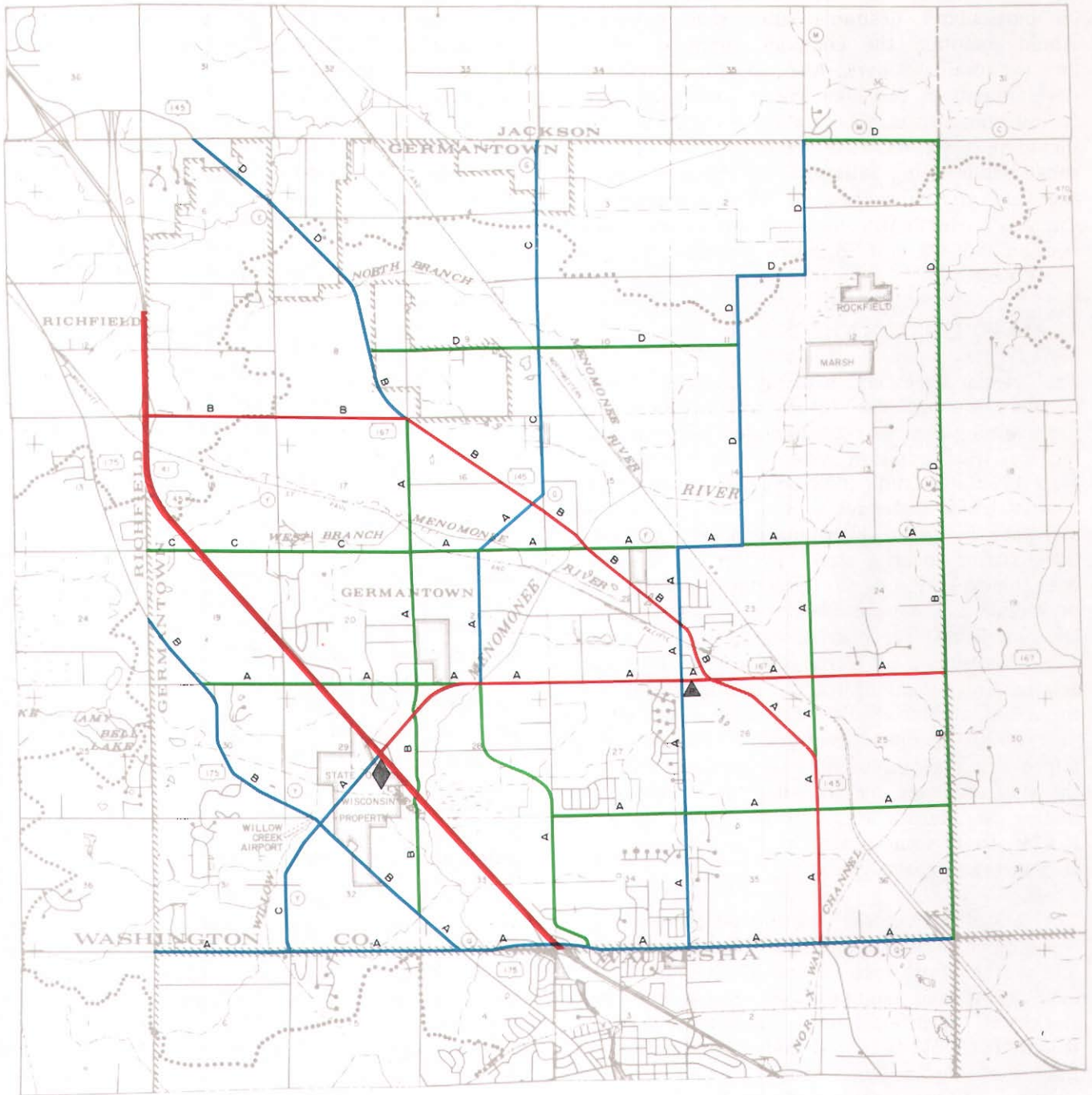
No. 1 and for the civil divisions within the district. As indicated in the table, the school district's total school-age population is anticipated to increase from its present level of approximately 3,300 students to 9,200 students by the year 2000. Specifically, the year 2000 school-age population as forecast would consist of 5,039 elementary school students (K-5), 1,645 middle school students (6-8), and 2,554 high school students (9-12). The table also indicates that the areas of the school district in the Towns of Jackson, Polk, and Richfield should experience relatively modest population growth during the planning period if the regional land use plan is implemented, while the Village and Town of Germantown are expected to experience most of the population growth within the school district. In the year 2000, the student population within the Village and Town of Germantown would consist of 4,406 elementary school students (K-5), 1,438 middle school students (6-8), and 2,234 high school students (9-12), or a total enrollment of 8,078 students.

Table 24 provides population distribution estimates by age group for delineated neighborhood units in the Village of Germantown through the year 2000. It should be noted that the Village is currently in the process of preparing detailed development plans for each of these delineated neighborhood units. The principle supporting this neighborhood planning effort is that the development of residential areas in compact, neighborhood units can assist in stabilizing community property values, preserving residential amenities, and promoting efficiency in the provision of public and community service facilities, and can best provide a desirable environment for family life.

The delineated neighborhood units generally encompass the proposed sanitary sewer service area for the Village. It is intended that these neighborhoods receive most of the forecast population growth in the planning area. Therefore, population forecasts in Table 24 indicate that the urban area of the Village would generate 3,500 elementary school students (K-5), 1,140 middle school students (6-8), and 1,760 high school students (9-12), or a total student population within delineated neighborhood areas of 6,400 by the year 2000.

Comparison of the student capacity of existing school buildings in the district, as shown in Table 16, with the forecast student population for the district, as shown in Table 23, indicates that the student capacity of schools in the district would have to be increased by approximately 6,400 students by the year 2000. The educational

RECOMMENDED TRANSPORTATION SYSTEM FOR THE VILLAGE OF GERMANTOWN PLANNING AREA



LEGEND

JURISDICTIONAL CLASSIFICATION

- STATE TRUNK-FREEWAY
- STATE TRUNK-NONFREEWAY
- COUNTY TRUNK
- LOCAL TRUNK
- ▲ TRANSIT STATION WITH PARKING
- ◆ PARK AND POOL LOT

RECOMMENDED CROSS SECTION CLASSIFICATIONS:2000

TYPICAL CROSS-SECTION	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTH
A DESIRABLE FOUR-LANE ARTERIAL (URBAN)	120 FEET	DUAL 36 FEET
B DESIRABLE TWO-LANE ARTERIAL (URBAN)	80 FEET	48 FEET
C DESIRABLE TWO-LANE ARTERIAL (RURAL)	100 FEET	24 FEET
D MINIMUM TWO-LANE ARTERIAL (RURAL)	66 FEET	22 FEET

Source: SEWRPC.

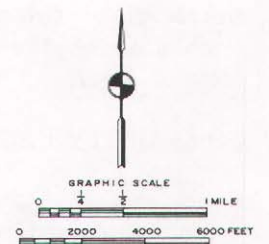


Table 23

ESTIMATED SCHOOL-AGE POPULATION BY AGE GROUP IN GERMANTOWN JOINT SCHOOL DISTRICT NO. 1: 1970-2000

School District Civil Division	Year	Age Group						Total School-Age Population	Percent of Total School-Age Population
		5-10 (grades K-5)		11-13 (middle school)		14-17 (high school)			
		Number	Percent of Total	Number	Percent of Total	Number	Percent of Total		
Town and Village of Germantown	1970	1,274	38.0	578	17.2	627	18.7	2,479	73.9
	1980	2,234	40.8	932	17.0	1,123	20.5	4,289	78.4
	1990	3,412	44.8	1,293	14.0	1,739	22.8	6,444	84.5
	2000	4,406	47.7	1,438	15.6	2,234	24.2	8,078	87.4
Town of Jackson	1970	93	2.8	44	1.3	40	1.2	177	5.3
	1980	110	2.0	48	0.9	50	0.9	208	3.8
	1990	104	1.4	40	0.5	48	0.6	192	2.5
	2000	96	1.0	32	0.3	48	0.5	176	1.9
Town of Polk	1970	38	1.1	18	0.5	21	0.6	77	2.3
	1980	50	0.9	20	0.4	28	0.5	98	1.8
	1990	50	0.6	19	0.2	27	0.3	96	1.2
	2000	53	0.6	17	0.1	27	0.3	97	1.0
Town of Richfield	1970	316	9.4	149	4.4	155	4.6	620	18.4
	1980	455	8.3	195	3.6	226	4.1	876	26.1
	1990	473	6.2	179	2.3	238	3.1	890	11.7
	2000	484	5.2	158	1.7	245	2.6	887	9.6
Total	1970	1,721	51.3	789	23.5	843	25.1	3,353	--
	1980	2,849	52.1	1,195	21.8	1,427	26.1	5,471	--
	1990	4,039	53.0	1,531	20.0	2,052	26.9	7,622	--
	2000	5,039	54.5	1,645	17.8	2,554	27.6	9,238	--

Source: SEWRPC.

Table 24

POPULATION DISTRIBUTION ESTIMATES BY AGE GROUP FOR DELINEATED NEIGHBORHOOD UNITS IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1970 AND 2000

Neighborhood Unit	Year	Population per Age Group					Total
		Under 5 (preschool)	5-10 (grades K-5)	11-13 (middle school)	14-17 (high school)	18 and Over (adult population)	
Village Center	1970 ^a	158	252	115	125	817	1,467
	2000 ^b	480	780	250	390	3,500	5,400
Jefferson Park	1970 ^a	19	30	13	15	95	172
	2000 ^b	640	1,040	340	530	4,660	7,210
Belle Aire	1970 ^a	18	30	13	15	95	171
	2000 ^b	220	360	120	180	1,600	2,480
Revere Hills	1970 ^a	133	211	96	104	684	1,228
	2000 ^b	540	880	290	440	3,940	6,090
Donges Bay	1970 ^a	70	112	51	55	362	650
	2000 ^b	270	440	140	220	1,970	3,040
Total	1970 ^a	398	635	288	314	2,053	3,688
	2000 ^b	2,150	3,500	1,140	1,760	15,670	24,220

^a U. S. Bureau of the Census.

^b Forecast.

Source: SEWRPC.

facilities standards under Objective No. 3 indicate that this major increase in the district's student population will require expansion of existing schools and new school construction. If it is assumed in considering elementary school needs in the planning area that Rockfield, Willow Creek, County Line, and MacArthur Schools will ultimately serve only the areas within the limits of the Village and Town of Germantown, and that each of these schools will be expanded to a 550-student capacity by the year 2000, an additional elementary school with a capacity of 2,206 students will still be required to serve the Town and Village. Also, middle school and high school capacities will have to be increased by 1,087 and 1,654 students, respectively, assuming that middle and high school students are received from the entire school district. If it is assumed that Kennedy Middle School will expand to an enrollment of 900 students by the year 2000, capacity for an additional 745 students will be required. If it is assumed that Washington High School will expand to an enrollment of 2,500 students, the school will be operating at an absolute maximum enrollment level. Therefore, if existing facilities are expanded as set forth above, four additional three-section elementary (K-5) schools and one additional middle (6-8) school will be required in the Village by the end of the planning period according to the standards under Objective No. 3.¹ Also, it is likely that an additional high school will be needed shortly after the end of the planning period. It should be noted that for the purposes of the above analysis, it was assumed that the Goldendale School would be abandoned during the planning period.

¹ *In 1978 nonpublic school enrollment in the Germantown school district consisted of 350 students. It should be noted that due to the unpredictable nature of nonpublic school enrollments, specific nonpublic school enrollment forecasts are not provided herein. However, if it is assumed that 10 to 15 percent of the forecast elementary school-age population in the Village will be enrolled in nonpublic schools by the end of the planning period, an increase of about 200 to 300 nonpublic elementary school students would occur during the planning period. Since this nonpublic elementary school enrollment would be a relatively small increase in relation to the forecast increase in the total elementary school-age population in the Village, four additional public elementary schools would still be required in the planning area by the end of the planning period.*

Recreation

SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, contains specific recommendations concerning the preservation of primary environmental corridor and prime agricultural lands and the provision of resource-oriented and nonresource-oriented recreation sites and facilities in the Village of Germantown. Recommendations in the park and open space plan include the development of four neighborhood park sites in the south-central portion of the Village, and the development of one multicomunity park site near the intersection of Freistadt and Goldendale Roads. This plan also recommends the establishment of an 18-hole public golf course, a ski hill, and a system of biking and hiking trails in the primary environmental corridor in the southern half of the Village. Furthermore, the plan recommends that all undeveloped primary environmental corridor lands in the Village be preserved through acquisition by Washington County and/or the Village, and that prime agricultural lands be preserved through the use of appropriate land use regulations.

County Line Park, located in the center of Section 34, was classified as a community-level park site in the regional park and open space plan. While this recreational site meets the acreage standards for a community park, its location in the Revere Hills neighborhood, immediately adjacent to County Line Elementary School, indicates that this site has a neighborhood-level orientation and function. Therefore, for the purposes of this study, County Line Park is considered to be a neighborhood park. Consequently, in addition to the above recommendations, the application of the standards under Objective No. 3 indicates the need for one new community park site in the south-central portion of the Village.

Public Buildings and Related Facilities

Fire station distribution is a major determinant of the quality of fire protection in a rapidly growing community like Germantown. As previously indicated, the village population can be expected to reach 30,600 persons by the year 2000. Furthermore, it is likely that most of this population will reside in the south-central portion of the Village. The American Insurance Association has developed standards to determine the adequacy of community water systems for fire-fighting purposes, based on population size. According to these

standards, a community of 30,000 persons needs a fire flow of 5,000 gallons per minute (gpm).

Application of the fire company distribution standards for residential districts, as set forth under Objective No. 12, indicates that the optimum service radius expressed in over-the-road miles from an engine ladder company is 1.5 miles. The optimum service radius of the existing fire station in Germantown is depicted on Map 18, and, as shown, does not cover existing residential areas in the southern portion of the Village. It also does not cover additional residential development that is anticipated in this area during the planning period. As indicated, the urban area lying outside of the optimum service radius shown on Map 18 is of sufficient size to warrant establishment of an additional fire station in the area.

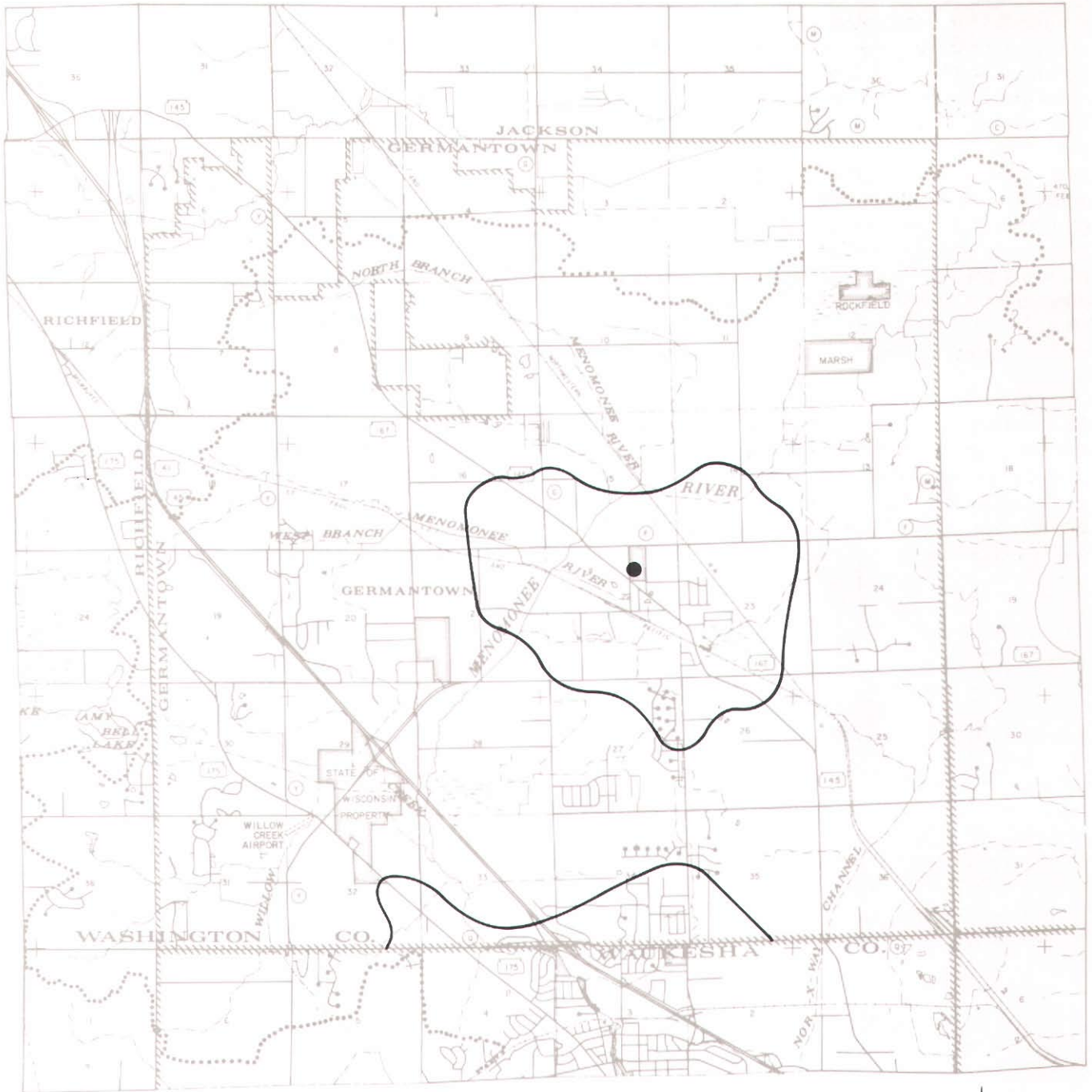
The police department should be maintained as the single police facility in the Village during the planning period. Also, application of the standards under Objective No. 12 indicate that the Village will need a total of between 50 and 60 full-time police officers by the year 2000.

SANITARY SEWER FACILITY NEEDS

SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, provides an analysis of sanitary sewerage systems in the Region and makes recommendations concerning the development of future sewage treatment and related trunk sewer facilities. The plan specifically recommends that the Village's existing sewage treatment plant be abandoned subsequent to the installation of a series of force mains and pumping stations, which would connect the Village's sanitary sewer system with the proposed Milwaukee metropolitan sewerage system trunk sewer, to be installed to the extreme southeasterly corner of the Village. The plan also suggests that ultimately a gravity flow connection for Germantown be provided through the Village of Menomonee Falls. However, as explained in Chapter II, this recommendation may be changed pending completion of the Milwaukee pollution abatement program facilities plan. Regardless of how the Village is provided with additional sanitary sewer service capacity during the planning period, new facilities should have the capability to serve the Village's 1990 and 2000 forecast populations of 20,100 and 30,600, respectively.

Map 18

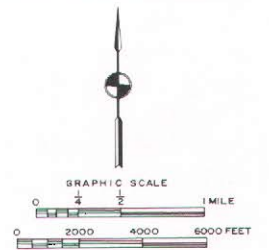
OPTIMUM SERVICE RADIUS OF THE EXISTING FIRE STATION
IN THE VILLAGE OF GERMANTOWN PLANNING AREA



LEGEND

- EXISTING FIRE STATION LOCATION
- OPTIMUM 1.5 MILE SERVICE RADIUS IN OVER-THE-ROAD MILES

Source: SEWRPC.



Chapter V

INITIALLY RECOMMENDED LAND USE PLAN

This chapter describes the initially recommended land use plan for the Village of Germantown. The plan provides the Village with a design for the attainment of the land use development objectives set forth in Chapter III. The plan, as presented, is intended to constitute a major element of a comprehensive plan for the physical development of the Village. The initially recommended plan represents a refinement of the adopted regional land use plan, as required to meet local as well as areawide land use development objectives.

The regional land use plan and the local land use plan, while recognizing the effects and importance of the urban land market in shaping land use patterns within the Region, seek to influence the operation of that market in three ways in order to achieve a more healthful and attractive, as well as efficient, settlement pattern. First, the land use plan for the Village recommends that development trends be altered by encouraging intensive urban development only in those areas which are covered by soils suitable for such development, which are not subject to special hazards such as flooding, and which can be readily served by essential municipal facilities, including centralized public sanitary sewerage, water supply, and mass transit. Second, the plan recommends that existing development trends be altered by discouraging intensive and incompatible urban development in the primary environmental corridors of the planning area. Third, the plan recommends that existing development trends be altered by retaining in agricultural use the most productive farmland units within the planning area.

The initially recommended plan contained herein represents only one possible pattern of land use to accommodate the future physical, social, and economic needs of the Village. The process of formulating the recommended plan basically consisted of comparing and evaluating alternative land use patterns and supporting community facility and utility proposals against the land use development objectives, principles, and standards previously described.

The plan proposes to accommodate the anticipated growth in population and employment in the Village through the conversion of approximately 3,000 acres of land from rural to urban use by the year 2000. Those portions of the planning area not described in the following sections are rural lands, which are recommended to be retained in essentially agricultural use during the planning period.

The future land use pattern proposed by the initially recommended plan is quantitatively summarized in Table 25 and graphically illustrated on Map 19. The map indicates both those areas within the Village in which urban development now exists and in which such development can be permitted in accordance with the land use development objectives, principles, and standards. Also, Map 19 shows five delineated neighborhood units for the Village, three of which are proposed to be fully developed by the year 2000.

Neighborhood Unit Concept

The Regional Planning Commission recommends the preparation of detailed neighborhood unit development plans 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. A neighborhood is that area of a community most closely associated with the daily activities of family life, such as elementary education and convenience shopping. Local neighborhoods depend on the larger community for basic employment, major shopping, transportation, higher education, and cultural activities. A group of neighborhoods which function as a unit may be defined as a community. By utilizing neighborhood units and combining them into communities, residential areas may be planned that provide a physical environment that is healthy, safe, convenient, and attractive.

The major objective of the neighborhood is to accommodate safe and healthy family home life and the activities associated with it. The neighborhood should be of sufficient size to maintain and protect its own environment with a population

Table 25

EXISTING AND INITIALLY PROPOSED LAND USE IN THE VILLAGE OF GERMANTOWN PLANNING AREA: 1977-2000

Land Use Category	Existing Land Use 1977		Plan Increment 1977-2000		Planned Land Use 2000	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Urban						
Residential	2,066	8.9	1,907	8.3	3,973	17.2
Commercial	63	0.3	87	0.3	150	0.7
Industrial	326	1.4	240	1.0	566	2.5
Institutional						
Educational Facilities	94	0.4	64	0.3	158	0.7
Other Institutional	95	0.4	31	0.1	126	0.5
Recreational						
Regional and Multiple-Community	222	0.9	246	1.1	468	2.0
Community	--	--	40	0.2	40	0.1
Neighborhood	54	0.2	43	0.2	97	0.4
Transportation						
Utilities and Railroads	213	0.9	--	--	213	0.9
Streets and Highways	1,043	4.5	220	1.0	1,263	5.5
Urban Subtotal	4,176	18.0	2,878	12.5	7,054	30.6
Rural						
Agricultural and Related						
Open Lands	15,079	65.3	-2,733	-11.8	12,346	53.3
Woodlands	2,362	10.2	-84	-0.4	2,278	9.9
Water and Wetlands	1,489	6.4	-61	-0.3	1,428	6.2
Rural Subtotal	18,930	82.0	-2,878	-12.5	16,052	69.4
Total	23,106	100.0	--	--	23,106	100.0

Source: SEWRPC.

large enough to support an elementary school of reasonable size within walking distance. The school should be located adjacent to a neighborhood park, and the school and park together should function as the neighborhood center. The neighborhood should be provided with utilities and essential facilities for a safe and healthy environment. Shopping facilities should be conveniently located. Adequate parks and recreation facilities should be provided, occupying a minimum of about 5 percent of the area in a typical medium-density neighborhood. The boundaries of a neighborhood should be definite and recognizable features, such as railroads, major streets, natural barriers, or marked changes in land use. Streets carrying heavy traffic volumes should be routed around a neighborhood.

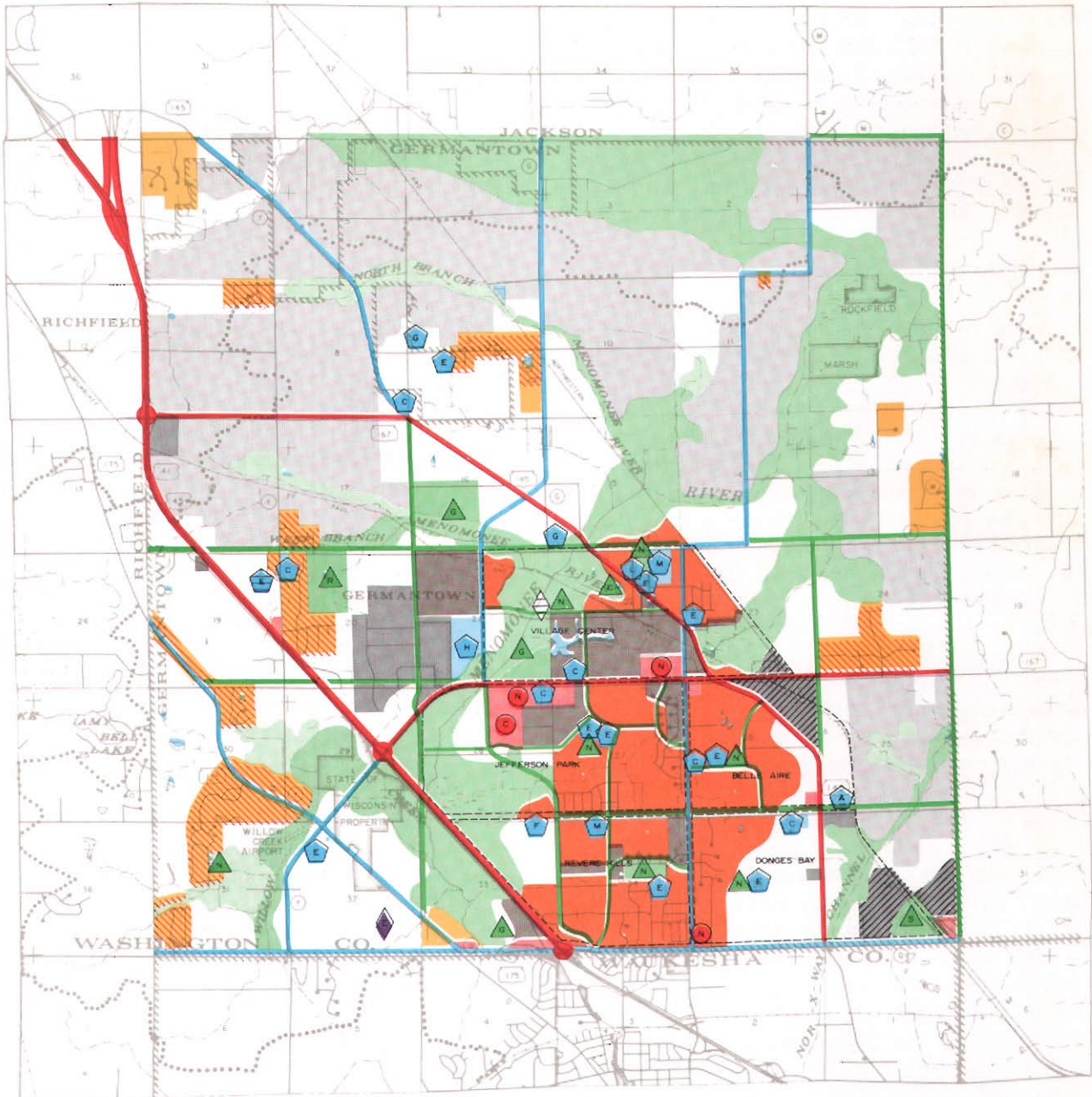
The Village has recognized the need to prepare precise neighborhood development plans in the interest of accomplishing orderly residential development. At the direction of the Village

Board, SEWRPC is in the process of preparing neighborhood development plans for each of the five delineated neighborhood areas. One such plan, that for the Jefferson Park neighborhood, has been completed as of this date and is presented in SEWRPC Community Assistance Planning Report No. 17, A Plan for the Jefferson Park Neighborhood.



























Residential Development

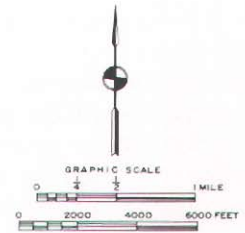
The conversion of approximately 1,907 gross acres of land to residential use is recommended in the plan. As shown on Map 19, the majority of new residential development should be encouraged to occur at medium densities. By concentrating urban residential development as shown on the map, the efficient provision of necessary community facilities and utilities can be accomplished. Specifically, development in those areas shown would be able to be directly served by the proposed gravity trunk sanitary sewer to be located along County Line Road.

INITIALLY RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF GERMANTOWN PLANNING AREA: 2000



LEGEND

- | | | | | | |
|---|--|---|---|---|--|
|  | SUBURBAN RESIDENTIAL
(0.2-0.8 DWELLING UNITS PER NET RESIDENTIAL ACRE) |  | ELEMENTARY SCHOOL
(TO BE ABANDONED) |  | SECONDARY CORRIDOR AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS |
|  | LOW-DENSITY URBAN
(0.7-2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE) |  | ELECTRIC POWER GENERATING PLANT |  | OTHER AGRICULTURAL AND RURAL LANDS |
|  | MEDIUM-DENSITY URBAN
(2.3-6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE) |  | SEWAGE TREATMENT PLANT
(TO BE ABANDONED) |  | WATER |
|  | HIGH-DENSITY URBAN
(7.0-17.9 DWELLING UNITS PER NET RESIDENTIAL ACRE) |  | LIGHT INDUSTRY, WAREHOUSING AND RESEARCH | HIGHWAY CLASSIFICATION | |
|  | COMMERCIAL |  | HEAVY INDUSTRY |  | FREEWAY |
|  | NEIGHBORHOOD RETAIL AND SERVICE CENTER |  | RECREATIONAL
R COUNTY PARKS
N NEIGHBORHOOD PARKS
G GOLF
C COMMUNITY PARKS
S SRI HILL |  | STATE TRUNK NONFREEWAY |
|  | COMMUNITY RETAIL AND SERVICE CENTER |  | PRIMARY ENVIRONMENTAL CORRIDOR |  | COUNTY TRUNK HIGHWAY |
|  | GOVERNMENTAL AND INSTITUTIONAL
A SCHOOL, ADMINISTRATIVE OFFICES
C CHURCH
E ELEMENTARY SCHOOL
M MIDDLE SCHOOL
H HIGH SCHOOL
G VILLAGE OR TOWN HALL
F FIRE STATION
L LIBRARY |  | PRIME AGRICULTURAL LAND |  | LOCAL TRUNK HIGHWAY |
| | | | |  | URBAN COLLECTOR STREETS |
| | | | |  | HIGHWAY-ARTERIAL INTERCHANGE |
| | | | | NEIGHBORHOOD UNIT BOUNDARY AND NAME | |
| | | | |  | BELLE LAIRE |



Source: SEWRPC.

The residential areas shown in the yellow tones on the plan consist of two types: suburban residential (0.2-0.6 dwelling unit per net acre) and low-density urban (0.7-2.2 dwelling units per net acre). These areas consist of existing suburban and low-density residential land under development and small vacant parcels which are adjacent to or partially surrounded by such development. It is the intent of the plan to discourage extensive, new suburban and low-density development in the Village. It should be noted that even though the plan discourages such development, suburban residential density development may, under certain conditions, be a compatible use of agricultural and primary and secondary environmental corridor lands.

Currently, there is a limited amount of capacity in the public sanitary sewer system to accommodate additional urban residential development. This available capacity must be shared with the sanitary sewer service needs of other types of development such as commercial and industrial. This condition should limit new residential development until either the installation of the proposed trunk sanitary sewer along County Line Road and its connection with the Milwaukee Metropolitan Sewerage District system, or the expansion of the Village's sewerage treatment facilities is accomplished. Once these sewer improvements are made, pressures toward urban development of the southern half of the Village may be expected to intensify. It will be particularly important that new development be channeled into the urban area shown on the plan during the resulting period of rapid growth. Furthermore, the provision of sanitary sewer facilities and other community facilities and services could best be accomplished in this area if development activity is concentrated in one or two specific neighborhoods. Given the extent of development that has already occurred in the Village Center, Jefferson Park, and Revere Hills neighborhoods, full development of these neighborhoods should be accomplished before extending major development activities into the Belle Aire and Donges Bay neighborhoods.

Commercial Development

The initially recommended plan provides for one community retail center and three neighborhood retail centers, based upon the commercial facilities needs identified in Chapter IV. As shown in Table 25, these proposed centers consist of an additional 87 acres of commercial land—about 32 acres more than what is actually needed during

the planning period (see Table 22). This additional acreage was allocated to the proposed site for the Village's new community retail center, located at the southeast corner of the intersection of Mequon Road and realigned Division Road. This relatively large community retail site is intended to be developed as the Village's new principal center of commercial activity or "downtown area." This center is envisioned as a large mixed-use development which would include, in addition to community retail stores, convenience stores and services, offices, indoor recreational facilities, and perhaps multiple-family housing. It was determined that a development containing such a diverse range of land uses would require a larger site than what is typically provided for a community retail center. The provision for a new community-level retail center is based upon the retail facility and service needs of the forecast population and the impracticality of trying to meet these needs through expansion of the small, congested, "old village" commercial area. Also the three additional neighborhood retail commercial sites shown on the plan are spatially distributed within the proposed high- and medium-density residential areas in the south-central portion of the Village. All three sites are intended to serve the convenience shopping needs of local residents, and therefore are located to be readily accessible from surrounding residential areas.

Industrial Development

The plan provides for an additional 240 acres of industrial development during the planning period. This additional industrial land is concentrated in three locations. The first location consists of lands adjacent to the east and west of the Germantown Industrial Park. The second location is in the vicinity of the intersection of Mequon Road and County Aire Drive. The third location consists of land adjacent to the Chicago, Milwaukee, St. Paul & Pacific Railroad in the southeastern portion of Section 36.

Transportation System Development

The arterial street and highway system shown on the plan provides arterial street and highway access to all delineated neighborhood areas and rural areas utilizing the existing street and highway network. Generally, this is an efficient arterial street system and is compatible with the recommended land use pattern. Specific improvements to the existing street and highway system should be accomplished as set forth in Chapter IV. The plan also recommends the development of a park-and-pool lot on the southwest corner of the intersec-

tion of USH 45 and Lannon Road and development of a bus transit station at the intersection of Mequon and Pilgrim Roads. It is also recommended that a grade crossing be built over the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way where it crosses Pilgrim Road. The financing and phasing of construction of these road and facility improvements should be determined as part of an ongoing capital improvements program for the Village.

Recreational and Educational Development

The plan indicates that the Village Center, Jefferson Park, and Revere Hills neighborhoods should be fully developed, and that about one-half of the Belle Aire and Donges Bay neighborhoods should be developed by the year 2000. In accordance with the neighborhood recreation facility needs identified in Chapter IV, four new neighborhood parks are proposed, one located in each of the delineated neighborhoods with the exception of the Revere Hills neighborhood, which already has a park. Also, the four proposed elementary school sites in the Jefferson Park, Belle Aire, and Donges Bay neighborhoods and the proposed middle school site in the Revere Hills neighborhood satisfy identified school site needs. It should be noted that the park and elementary school sites are located centrally within each neighborhood.

As shown on Map 19, two of the four elementary school sites are proposed to be located in the Jefferson Park neighborhood. As indicated in Table 24, this neighborhood will have an elementary school student population of 1,040 by the year 2000, thus generating the need for the two schools. The plan proposes that these schools be located on "back-to-back" sites, generally within the center of the neighborhood. In this way, both school sites will afford students in the neighborhood safe and convenient access, while maintaining one centralized location for neighborhood-level recreational activities.

The proposed neighborhood park and elementary school sites shown within the urban area on the plan should be considered as local urban facilities, designed to ultimately provide the intensive recreational and educational facilities needed within each neighborhood. The locations of these facilities are based on the assumption that most of the new residential growth in the Village will occur

in the delineated urban area. To effectively meet neighborhood park and elementary school facility needs in this area, local village, park, and school officials should coordinate their individual site acquisition and facility development efforts, particularly in instances where the opportunity exists to locate schools and parks next to each other. Furthermore, because of their neighborhood orientation, such facilities should be provided "in phase" with new residential development as it occurs within a neighborhood.

Additional recreation sites shown on the plan consist of a proposed public golf course off the northwest corner of the intersection of Freistadt Road and River Lane, a proposed ski hill on the site of the village sanitary landfill, located off the northwest corner of the intersection of County Line and Wasaukee Roads, and a new community park on primary environmental corridor lands located off the northwest corner of the intersection of Main Street and Park Avenue. The plan also indicates a location for a new county park on the south side of Freistadt Road in Section 20.

Public Buildings

The study of public buildings and related facility needs set forth in Chapter IV indicates that a new fire station facility will be needed in the southern portion of the Village during the planning period. The plan recommends that this new facility be located southwest of the intersection of Donges Bay and Division Roads. A fire station at this location could provide adequate fire protection for the proposed medium-density residential areas in the southern portion of the Village and the proposed commercial and high-density residential areas flanking Mequon Road.

Prime Agricultural and Environmental Corridor Lands

The prime agricultural lands identified in Chapter II are shown in light green on Map 19. The Village should establish a policy of permanently maintaining these prime farmland areas in agricultural use. Other agricultural lands, shown in white on the map, also have agricultural value. Therefore, the Village should also establish a policy of maintaining these lands in agricultural use in so far as practicable.

The primary and secondary environmental corridors are shown in dark green and medium green, respectively, on Map 19. Primary environmental corridors should be maintained in their natural state or developed as outdoor recreation areas. Secondary environmental corridors should be considered for open space use. It should be recognized, however, that the secondary corridors do not contain the natural resource values found

in the primary environmental corridors. Open space preservation is a principal objective underlying the delineation of primary and secondary environmental corridors. However, estate development on lots five acres or larger in size can be considered as rural development, and can, therefore, be permitted in environmental corridors on a limited basis.

Chapter VI

POST-PUBLIC INFORMATIONAL MEETING LAND USE PLAN CONSIDERATIONS

INTRODUCTION

The staff of the Southeastern Wisconsin Regional Planning Commission presented a preliminary draft of this land use plan report, together with the initially recommended land use plan design for the year 2000, at a public informational meeting and informal public hearing held by the Village Plan Commission on December 6, 1979. The citizens present at this meeting generally expressed approval of the initial recommended land use plan, as presented. Upon further careful deliberation and in consideration of the comments made at the informational meeting and hearing, the Village Plan Commission approved the land use plan report and land use plan design, as presented in their preliminary form, and directed the Regional Planning Commission staff to prepare the report and plan in final form for Plan Commission adoption. Pursuant to that directive, the Regional Planning Commission staff undertook publication of the land use plan report.

INDUSTRIAL DEVELOPMENT CHANGE PROPOSAL

During the week of December 23, 1979, the Village of Germantown was approached by a major industrial firm desiring to locate a manufacturing operation in the Village of Germantown. At that time, a representative of the industrial firm indicated that the firm was interested in locating the proposed facility on property consisting of about 155 acres along the north side of Donges Bay Road, approximately 1,320 feet east of STH 145 in the south one-half of U. S. Public Land Survey Section 25. At its regular meeting on January 3, 1980, the Village Plan Commission directed the staff of the Regional Planning Commission to review the proposed industrial use. A conceptual development plan which showed development of the western 50 acres of the subject property for office, fabrication, assembly, painting, storage, and loading operations was presented to the Village by

the industrial firm. This conceptual plan depicted a concentration of proposed industrial facilities in an area along the western edge of the subject property, adjacent to the Chicago & North Western Railway tracks, and indicated that the proposed facilities would require rail service.

SEWRPC Community Planning Staff Memorandum No. 80-1, prepared by the Commission staff and presented to the Village Plan Commission on January 24, 1980, provided comments and recommendations concerning the proposed industrial development. The memorandum described the pertinent existing man-made and natural features of the subject property and the surrounding area. As indicated in that memorandum, the existing use and zoning of properties abutting Donges Bay Road between STH 145 and Wausaukee Road were primarily agricultural. It was pointed out that woodland and wetland areas were scattered throughout the southeastern corner of the Village, with the most significant wetland area being those lands located along the banks of the northern reach of the Nor-X-Way drainage channel, which cuts across the central portion of Section 25. It was also noted that small areas of residential, business, industrial, and institutional land use and zoning were located in the vicinity of the intersection of STH 145 and Donges Bay Road. Soil conditions on the subject property and in the vicinity of the subject property were also reviewed and were found not to preclude the construction of industrial facilities.

The memorandum also reviewed the relationship between the industrial development proposal and the recommended year 2000 sanitary sewer service area for the Village as delineated in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, and as shown in the initial recommended land use plan for the Village of Germantown. Both the regional water quality management plan and

the initial recommended land use plan for the Village indicated that the proposed industrial development was located approximately one mile to the east of areas currently served by municipal sanitary sewers, and approximately three-quarters of a mile to the east and outside the easterly limits of the delineated year 2000 sanitary sewer service area, shown in both of the aforementioned plans.

The easterly limits of the sanitary sewer service area, as delineated in the regional water quality management plan and the initial recommended land use plan for the Village, generally follow a subbasin boundary that defines the approximate limits of gravity drainage sanitary sewer service in the southeastern portion of the Village. The memorandum therefore concluded that the proposed industrial development was not consistent with the water quality management plan or the initial recommended land use plan for the Village.

The memorandum described the locations for industrial land use expansion, as recommended in the initially recommended land use plan for the Village. These locations consist of the lands located immediately to the north of the Germantown Industrial Park in Section 20, and the lands bounded by Mequon Road, South Country Aire Drive, and STH 145 in Section 26. These recommended industrial sites are located in proximity to other existing and proposed urban land uses, and as such would encourage compact urban development in the south-central portion of the Village. Also, these sites would facilitate the economical provision of urban utilities and services. The area recommended for expansion of the industrial park was considered an appropriate location for new industrial development because it is directly accessible to the STH 41 freeway. The recommended industrial area north of STH 145 is traversed by the Chicago, Milwaukee, St. Paul & Pacific Railroad and the Chicago & North Western Railway, and thus offers potential for the location of rail-oriented industrial uses. In addition, both of these recommended industrial areas are properly located in relation to the Village's existing sanitary sewer system.

The memorandum recommended that the Village discuss with the subject industrial firm the possibility of developing the proposed facilities on the industrial sites recommended in the initial land use plan for the Village, or on other possible sites in the Village that could accommodate the development requirements of the firm in a manner

consistent with the land use development objectives of the Village. It was further recommended that, should the Plan Commission determine that the industrial site proposed by the industry may be a suitable location for industrial development, the impacts of such development on the overall development of the Village be comprehensively evaluated.

This matter was deliberated at the Village Plan Commission's meeting on January 24, 1980, and at a subsequent meeting held on February 21, 1980. The merits of the proposed location of the industrial development as presented by the industrial firm, as opposed to the merits of the areas recommended for industrial expansion in the initial recommended land use plan for the Village, were considered at length. During these deliberations, the Plan Commission recognized that when it had decided upon the locations for industrial expansion shown on the initial recommended land use plan, it had not anticipated the location in the Village of any large-scale, single-user, industrial operations. Instead, the Plan Commission had anticipated the continuation within the Village of the current industrial development trend of relatively small industrial enterprises being developed on lots ranging from one to five acres in size within an industrial park setting. The Plan Commission still considered the industrial expansion shown on the initial recommended land use plan as a valid approach to accommodating future industrial development, in particular because it would encourage compact urban development in the south-central portion of the Village and encourage the economical provision of primarily gravity drainage sanitary sewer service to new development. However, in reviewing existing man-made and natural resource base conditions in the southeast corner of the Village, specifically in Sections 25 and 36, the Plan Commission felt that a substantial rationale existed for directing industrial development into the southeastern corner of the Village.

In this regard, the Plan Commission pointed out that existing industrial land uses are located on scattered sites within Section 36, thus establishing a precedent for industrial development in this area; that Sections 25 and 36 are traversed by the Chicago, Milwaukee, St. Paul & Pacific Railroad and the Chicago & North Western Railway, thus providing a major opportunity for rail-oriented industrial development; that existing soils in the area, exclusive of a relatively small area of poor

soils in the lowland areas along the banks of the Nor-X-Way drainage channel, are suitable for industrial land use; that the existing arterial road network in the southeastern corner of the Village could be developed into an efficient arterial urban street system to facilitate movement of industrial-oriented traffic; that the southeastern corner of the Village is geographically isolated from existing and planned urban residential development; and that the extent of relatively new industrial land development in portions of the Village of Menomonee Falls immediately south of the area indicates that a viable industrial land development market exists in the area. However, it was also recognized that the proposed industrial development would require the installation of a force main sanitary sewer. Based on consideration of these and other factors, the Plan Commission concluded that it would continue to investigate the possibility of encouraging additional industrial development in the southeast corner of the Village.

Shortly after the Plan Commission meeting of January 24, 1980, the owners of the subject 155-acre parcel officially petitioned the Village for a zoning change from an A-1 Agricultural District to an M-6 Industrial District. At its regular meeting held on February 21, 1980, the Village of Germantown Plan Commission directed the Regional Planning Commission staff to review this rezoning petition. SEWRPC Community Planning Staff Memorandum No. 80-2, which was presented to the Village Plan Commission on March 6, 1980, set forth the following findings and recommendations:

1. Since the initial recommended land use plan for the Village does not recommend industrial development in the southeastern corner of the Village, any consideration for major industrial development in this area should be viewed from the standpoint of whether an alternative land use development plan is adopted for the area that would encourage more urban development than that envisioned in the initial recommended land use plan. Furthermore, such an alternative land use development plan should be consistent with the land use development objectives and the land use and community facility requirements that were used in formulating the initial recommended land use plan. In other words, the possibility of industrial development on the subject site should only be considered within the context of a viable

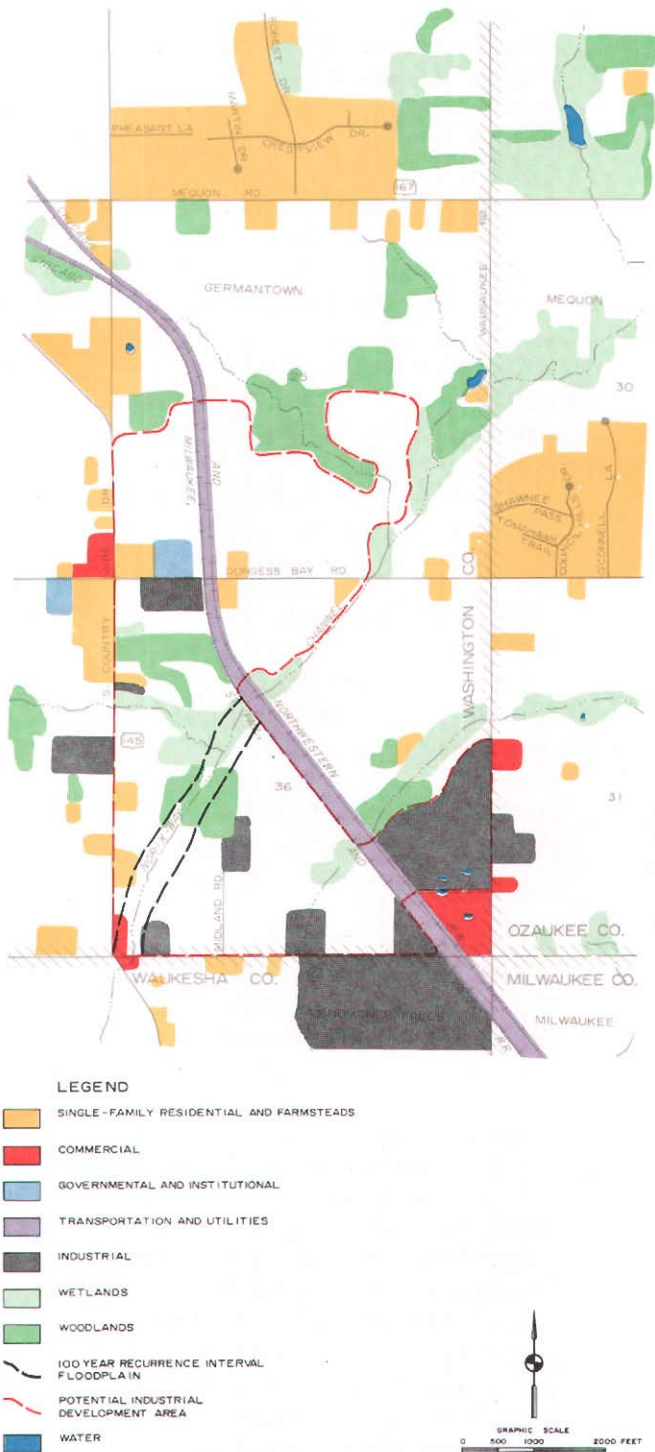
land use plan for the southeast corner of the Village and not solely on the basis of the advantages or disadvantages of the specific industrial development proposal.

2. A detailed inventory of the man-made and natural features of the southeast corner of the Village revealed that there is an area, shown on Map 20, bounded by a combination of man-made and natural resource features which could provide logical limits to future industrial development. As shown on Map 20, a compact area of continuous industrial development could be established in an area bounded by STH 145 on the west; lands comprised of a combination of woodlands and wetlands located within a band oriented north to south within the central portion of Section 25 on the north; primary environmental corridor lands together with the Chicago, Milwaukee, St. Paul & Pacific Railroad and the Chicago & North Western Railway rights-of-way and existing adjacent industrial-type land uses on the east; and CTH Q on the south. Full industrial development of this area would incorporate existing industrial-type land uses and would provide additional amounts of industrial development land consistent with the industrial land use requirements previously set forth in this report, while encouraging the preservation of areas containing valuable elements of the natural resource base.

3. An alternative land use plan design for the Village could be formulated which incorporates the potential industrial development area and which is consistent with the land use development objectives and the land use and community facility requirements used in formulating the initial recommended land use plan. As indicated on Map 21, the two principal locations for industrial land use expansion set forth in the initial recommended land use plan—the property located immediately to the north of the Germantown Industrial Park in Section 20 and the properties bounded by Mequon Road, South Country Aire Drive, and STH 145 in Section 26—are not recommended for industrial land use expansion in the alternative recommended land use plan. Instead, that plan shifts the 240 acres of additional industrial land use development shown in the initial recommended land use plan to Sections 25

Map 20

**POTENTIAL INDUSTRIAL DEVELOPMENT AREA
IN THE VILLAGE OF GERMANTOWN**



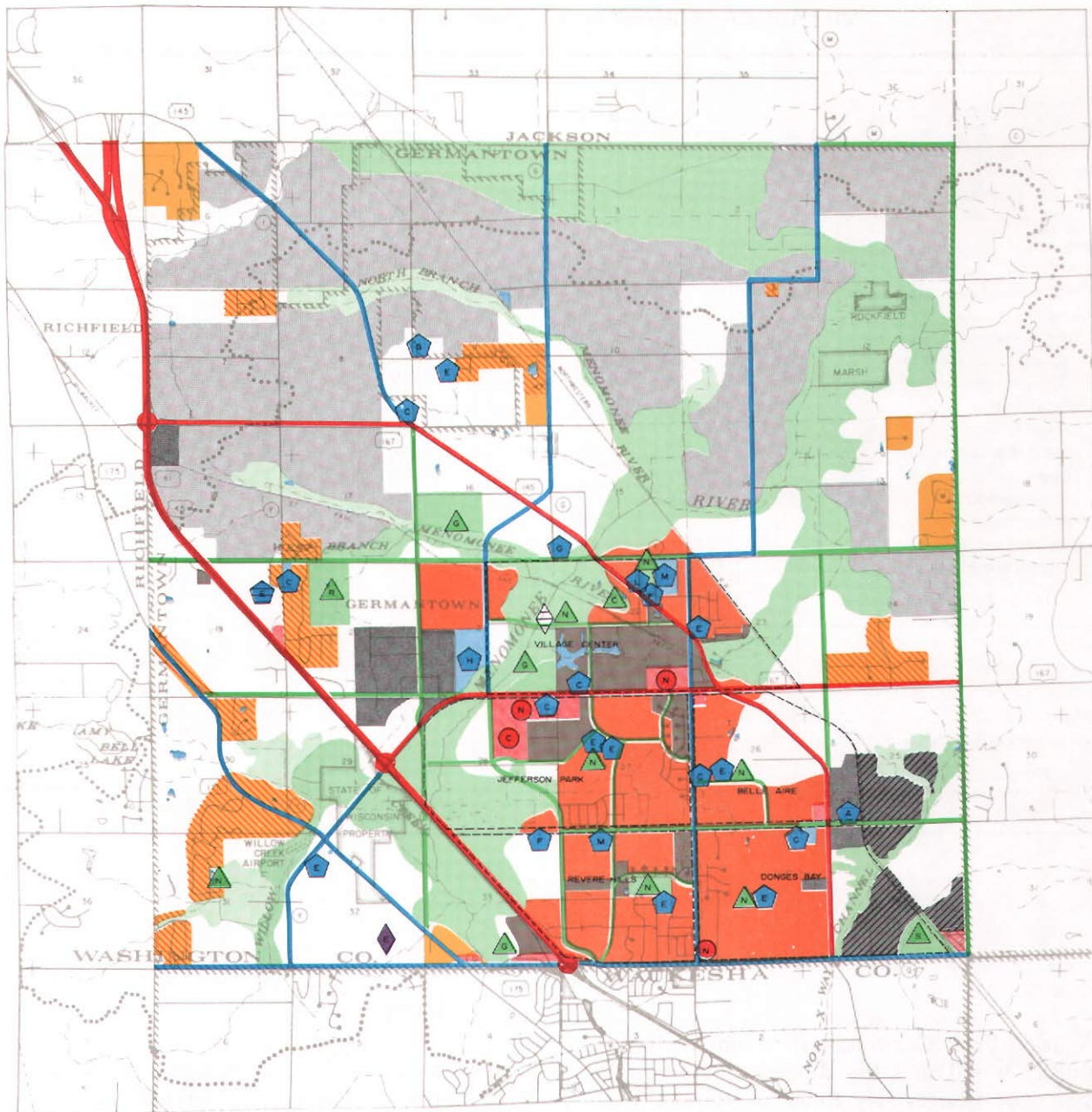
Source: SEWRPC.

and 36 in the southeast corner of the Village. Also, the alternative recommended land use plan shifts residential density comprising approximately 960 dwelling units from the high-density residential area shown in the northwest one-quarter of Section 21 in the initial recommended land use plan to Section 35 as medium-density residential development comprising about 310 acres. The alternative plan also shifts about 83 acres of medium-density residential development shown on the initial plan in the Belle Aire Neighborhood to Section 35.

As shown on Map 21, the alternative recommended land use plan design would encourage the location of continuous urban development between existing residential land uses in the south-central portion of the Village and the southern portion of the Village's eastern corporate limits. This land use plan design, in defining the limits of residential, commercial, and industrial land use in the southeast corner of the Village, also provides a well-ordered framework for substantial residential and industrial expansion in the area in a manner that will achieve land use compatibility between residential and industrial development while directing the location of such urban development in a manner that will enable the economic provision of community utilities and services. As shown on Map 21, about 295 acres of additional industrial land could be established in Sections 25 and 36 and an additional 393 acres of medium-density residential development could be established over and above that already in Section 35. Table 26 provides a quantitative summary of the land use acreages proposed in the alternative recommended land use plan.

In a subsequent meeting of the Village Plan Commission held on April 17, 1980, and in a public hearing held by the Village Board on April 21, 1980, the land use policy issues, findings, and recommendations as presented by the Commission staff and the prior conclusions reached by the Village Plan Commission concerning industrial land use of the subject property and certain property in the surrounding area were discussed in detail. In addition, other issues such as the provision of municipal sanitary sewer and water service to the subject site and the surrounding area and the fiscal impact of such development on the Village's financial resources and on local school district state aid formulas were discussed. At the April 17 meeting,

ALTERNATIVE RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF GERMANTOWN PLANNING AREA: 2000

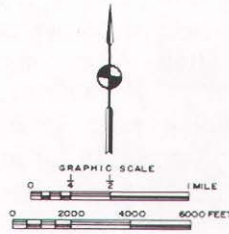


LEGEND

- SUBURBAN RESIDENTIAL (0.2-0.6 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- LOW-DENSITY URBAN (0.7-2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM-DENSITY URBAN (2.3-5.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- HIGH-DENSITY URBAN (7.0-17.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- COMMERCIAL
- NEIGHBORHOOD RETAIL AND SERVICE CENTER
- COMMUNITY RETAIL AND SERVICE CENTER
- GOVERNMENTAL AND INSTITUTIONAL
A SCHOOL, ADMINISTRATIVE OFFICES
C CHURCH
E ELEMENTARY SCHOOL
M MIDDLE SCHOOL
H HIGH SCHOOL
V VILLAGE OR TOWN HALL
F FIRE STATION
L LIBRARY

- ELEMENTARY SCHOOL (TO BE ABANDONED)
- ELECTRIC POWER GENERATING PLANT
- SEWAGE TREATMENT PLANT (TO BE ABANDONED)
- LIGHT INDUSTRY, WAREHOUSING AND RESEARCH
- HEAVY INDUSTRY
- RECREATIONAL
R COUNTY PARKS
N NEIGHBORHOOD PARKS
G GOLF
C COMMUNITY PARKS
S SKI HILL
- PRIMARY ENVIRONMENTAL CORRIDOR
- PRIME AGRICULTURAL LAND

- SECONDARY CORRIDOR AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS
 - OTHER AGRICULTURAL AND RURAL LANDS
 - WATER
- HIGHWAY CLASSIFICATION
- FREEWAY
 - STATE TRUNK NONFREEWAY
 - COUNTY TRUNK HIGHWAY
 - LOCAL TRUNK HIGHWAY
 - URBAN COLLECTOR STREETS
 - HIGHWAY-ARTERIAL INTERCHANGE
- NEIGHBORHOOD UNIT BOUNDARY AND NAME
- BELLE AIRE



Source: SEWRPC.

Table 26

**EXISTING AND ALTERNATIVE PROPOSED LAND USE IN THE
VILLAGE OF GERMANTOWN PLANNING AREA: 1977-2000**

Land Use Category	Existing Land Use 1977		Plan Increment 1977-2000		Planned Land Use 2000	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Urban						
Residential	2,066	8.9	2,155	9.3	4,221	18.3
Commercial	63	0.3	87	0.3	150	0.7
Industrial	326	1.4	265	1.1	591	2.6
Institutional						
Educational Facilities	94	0.4	64	0.3	158	0.7
Other Institutional	95	0.4	31	0.1	126	0.5
Recreational						
Regional and						
Multiple-Community	222	0.9	246	1.1	468	2.0
Community	--	--	40	0.2	40	0.1
Neighborhood	54	0.2	43	0.2	97	0.4
Transportation						
Utilities and Railroads	213	0.9	--	--	213	0.9
Streets and Highways	1,043	4.5	312	1.4	1,355	5.9
Urban Subtotal	4,176	18.0	3,243	14.0	7,419	32.1
Rural						
Agricultural and Related						
Open Lands	15,079	65.3	- 3,098	- 13.3	11,981	51.8
Woodlands	2,362	10.2	- 84	- 0.4	2,278	9.9
Water and Wetlands	1,489	6.4	- 61	- 0.3	1,428	6.2
Rural Subtotal	18,930	82.0	- 3,243	- 14.0	15,687	67.9
Total	23,106	100.0	--	--	23,106	100.0

Source: SEWRPC.

the Village Plan Commission recommended to the Village Board that the subject area along the north side of Donges Bay Road be rezoned to an M-6 Industrial District to accommodate the industrial development proposed to be located in that area. The Plan Commission also reached a consensus that the alternative recommended land use plan, as presented by the Regional Planning Commission staff, would provide an appropriate framework for guiding land use development in the southeastern corner of the Village and the Village as a whole. After considerable debate at the Village Board public hearing, the Village Board adopted a zoning map amendment which rezoned the subject property for industrial use.

CONCLUSION

The land use plan considerations discussed at the post public informational meeting indicated that the land use development policy of the Village regarding the southeast corner of the Village was substantially different from that set forth in the initial recommended land use plan. Village officials were prompted to reevaluate the industrial land use aspects of the plan because of proposed industrial development on Donges Bay Road. This situation fostered a local awareness of the industrial land use development issues facing the Village and encouraged Village officials to carefully reexamine in detail the Village's long-range industrial land use development policy.

With the exception of the allocation of land for industrial development in the southwest portion of the Village to accommodate more diversified industrial development within the Village, the final land use plan is identical to the initially recommended plan. The public review process, marked by generally favorable comments on the initially recommended plan, warranted no significant changes to that plan. Accordingly, the final plan set forth herein is recommended for adoption

by the Village Plan Commission and Village Board as a sound guide to the making of land use development and redevelopment decisions within the Village. The plan should be periodically reevaluated in order to determine its continued validity under changing conditions. Its constant use by responsible public officials as a point of departure in decision-making will, however, do much to ensure its continued viability.

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Chapter VII

PLAN IMPLEMENTATION

The initially recommended plan described in Chapter V of this report and the final recommended plan set forth in Chapter VI of this report each provide designs for the attainment of the land use development objectives set forth in Chapter III. In a practical sense, however, a plan is not complete until the means of implementation are identified. After formal adoption of the land use plan by the Village Plan Commission and Village Board (see Appendices A and B for suggested adopting resolutions), realization of the plan will require faithful dedication on the part of the village officials concerned with its implementation. Thus, the adoption of the plan is only the beginning of a series of required actions necessary to achieve the objectives expressed in this report. Adjustments to the plan should be made as required by changing conditions. One of the major tasks of plan implementation is a periodic reevaluation and reexamination of the plan to ensure that it is properly reflective of the conditions prevailing at any given point in time.

Attainment of the final recommended land use plan, as illustrated on Map 21, will require some changes in the development policies of the Village. Since the maintenance of the present character of the Village is dependent to a considerable extent upon preserving and protecting the natural resource base, including prime agricultural soils, new urban development should be encouraged to locate in the recommended urban land use areas depicted on the plan rather than in scattered locations throughout the Village. Also, development requiring the use of the best remaining agricultural lands, the draining and filling of wetlands, and the grading of hilly, wooded areas should be avoided. Development policies and practices which respect the limitations of the natural environment and which encourage compact, orderly urban development in specified areas will preserve the overall quality of the environment in the Village and minimize costs associated with the provision of urban facilities and services.

Perhaps the most significant measure that can be taken toward implementation of the land use plan is the updating of the Village's zoning and land division regulations. The zoning district boundaries as delineated on the zoning map for the Village and the zoning ordinance text should be amended to reflect the recommended land use plan. A summary of the zoning districts recommended to be included in a new zoning ordinance text for the Village is set forth in Table 26. The Village should also consider revising its subdivision control ordinance to ensure review and approval by the Village Plan Commission of all land divisions within the Village and its extraterritorial plat approval jurisdictional area.

In addition to revising the Village's zoning and subdivision regulations, the Village Board and the Plan Commission should adopt an official map ordinance. The plan recommends arterial highway locations and widths that would be required by the year 2000 and ultimately. The official map ordinance should reflect these recommended arterial highway locations and widths together with those areas recommended as future park sites.

The precise neighborhood unit development plans currently being prepared for the Village will serve as important tools in implementing the recommended land use plan. The first such plan to be completed for the Village is the Jefferson Park neighborhood plan. Neighborhood plans provide specific locations for neighborhood parks and schools and detailed street layout and subdivision designs. The intent of these detailed plans is to assure economical and practical land use development while avoiding the creation of expensive traffic, sewerage, drainage, and water supply problems.

Table 27

SUMMARY OF RECOMMENDED ZONING DISTRICTS FOR THE VILLAGE OF GERMANTOWN PLANNING AREA

Zoning District	Permitted Uses		Conditional Uses	Maximum Dwelling Units per Net Acre ^a	Minimum Lot Requirements		Minimum Yard Requirements			Individual Dwelling Unit Requirements					Minimum Off-Street Parking Space	Minimum Required Utility Service	
					Area	Width at Front Building Setback (feet)	Front Building Setback (feet) ^b	Side Yard (feet)	Rear Yard (feet)	Minimum Total Floor Area (square feet)							Maximum Principal Building Height (feet)
	No Bedroom	One Bedroom								Two Bedroom	Three Bedroom	Four or More Bedrooms					
A-1	General agriculture	Farm dwelling, farm buildings	Agricultural related and second farm dwelling	0.029	35.0 acres	600	60	25	50	--	1,200	1,200	1,300	1,400	40	--	Electricity
A-2	General and special agriculture		Agriculture processing	0.10	10.0 acres	300	60	25	50	--	1,200	1,200	1,300	1,400	40	--	Electricity
Rs-1	Single-family dwellings	Home occupations and keeping of certain pets	Raising of poultry, animals, and fish	0.20	5.0 acres	300	45	30	35	--	1,200	1,300	1,500	1,700	35	--	Electricity
Rs-2	Single-family dwellings	Home occupations	Keeping of certain pets	0.50	2.0 acres	220	45	25	35	--	1,200	1,300	1,500	1,700	35	--	Electricity
Rs-3	Single-family dwellings	Home occupations	PUD's	1.00	1.0 acre	150	45	20	35	--	1,200	1,300	1,500	1,700	35	--	Public sanitary sewer, water supply, electricity
Rs-4	Single-family dwellings	Home occupations	PUD's	2.18	20,000 square feet	110	40	20	35	--	1,200	1,300	1,500	1,700	35	--	Public sanitary sewer, water supply, electricity
Rs-5	Single-family dwellings	Home occupations	PUD's	2.90	15,000 square feet	100	35	15	35	--	1,200	1,300	1,400	1,500	35	--	Public sanitary sewer, water supply, electricity
Rs-6	Single-family dwellings	Home occupations	PUD's	3.48	12,500 square feet	90	30	12	35	--	1,200	1,300	1,400	1,500	35	--	Public sanitary sewer, water supply, electricity
Rs-7	Single-family dwellings	Home occupations	PUD's	4.36	10,000 square feet	80	30	10	25	--	1,100	1,200	1,300	1,400	35	--	Public sanitary sewer, water supply, electricity
Rd-1	Two-family dwellings	Home occupations	PUD's	4.84	18,000 square feet	120	30	10	30	--	900	1,120	1,120	1,220	35	500 square feet per unit	Public sanitary sewer, water supply, electricity
Rd-2	Two-family dwellings	Home occupations	PUD's	5.81	15,000 square feet	100	30	10	30	--	900	1,120	1,120	1,220	35	500 square feet per unit	Public sanitary sewer, water supply, electricity
Rm-1	Multiple-family dwellings	Home occupations	PUD's	6.00	0.5 acre	120	35	25	35	400	650	800	1,000	1,000	35	500 square feet per unit	Public sanitary sewer, water supply, electricity
Rm-2	Multiple-family dwellings	--	PUD's and mobile home parks	10.00	0.5 acre	120	35	25	35	400	650	800	1,000	1,000	45	500 square feet per unit	Public sanitary sewer, water supply, electricity
Rm-3	Multiple-family dwellings	--	PUD's and elderly housing	14.00	0.8 acre	150	35	25	35	350	525	650	750	850	45	500 square feet per unit	Public sanitary sewer, water supply, electricity

Table 27 (continued)

Zoning District	Permitted Uses		Conditional Uses	Minimum Lot Requirements		Building Requirements			Minimum Yard Requirements			Minimum Off-street Parking Space	Minimum Required Utility Service
				Area	Width at Building Setback Line ^b (feet)	Maximum Height (feet)	Maximum Coverage of Lot (percent)	Size	Front Yard Building Setback (feet)	Side Yard (feet)	Rear Yard (feet)		
	Principal	Accessory											
B-1	Neighborhood shopping center uses	Garages, off-street parking and loading, and certain signs	Similar uses, indoor health and recreation centers, service stations	2.0 acres	200	35	25	450-9,000 square feet per store	100	40	40	3 square feet per each square foot of retail floor space	Public sanitary sewer, water supply, electricity
B-2	B-1 uses plus community shopping center uses	Garages, off-street parking and loading, and certain signs	Similar uses, residential quarters for owners or caretaker, service stations, hotels or motels	10.0 acres	500	45	25	Minimum 450 square feet	100	40	40	3 square feet per each square foot of retail floor space	Public sanitary sewer, water supply, electricity
B-3	B-1 and B-2 uses	Similar to principal uses, garages, parking and loading, and certain signs	Residential quarters for owner or caretaker plus basically all other uses	5,000 square feet	30	45	60	Minimum 300 square feet	None	--	25	--	Electricity
B-4	Professional and similar offices	Garages, off-street parking and loading, and certain signs	Experimental laboratories and rental apartments	10,000 square feet	90	35	40	--	--	--	25	1 square foot per each square foot of retail floor space	Public sanitary sewer, water supply, electricity
B-5	Highway-oriented uses	Garages, off-street parking and loading, and certain signs	None	30,000 square feet	120	35	30	--	40	--	25	2 square feet per each square foot of retail floor space	Electricity
M-1	Wholesale and general storage uses	Garages, off-street parking and loading, and certain signs	Special storage uses	30,000 square feet	120	45	60/80	--	30	10	25	--	Electricity
M-2	Limited industrial uses	--	Storage of explosive or flammable uses related to principal use	40,000 square feet	140	35	50	--	30	25	25	1 space per employee	Electricity
M-3	M-2 uses plus other manufacturing	Storage areas and offices related to uses, auxiliary power generators, garages, off-street parking and loading, and certain signs	Storage, manufacture, or fabrication of explosive and flammable substances, landfill and solid waste disposal and recovery	50,000 square feet	150	45	50	--	30	25	25	1 space per 2 employees	Public sanitary sewer, water supply, electricity
M-4	None	None	Industrial park uses	--	--	35	40	--	--	--	--	--	Public sanitary sewer, water supply, electricity
M-5	None	None	Extractive uses	As required by use	80	75	5	--	--	--	--	--	Electricity

Table 27 (continued)

Zoning District	Permitted Uses		Conditional Uses	Minimum Lot Requirements		Maximum Building Requirements		Minimum Yard Requirements			Minimum Off-Street Parking Space	Minimum Required Utility Service
				Area	Width at Building Setback Line ^b (feet)	Height (feet)	Coverage of Lot (percent)	Front Yard Building Setback (feet)	Side Yard (feet)	Rear Yard (feet)		
	Principal	Accessory										
I-1	Governmental and institutional uses in urban areas	Garages, service buildings, and residential quarters for clergy or caretakers	--	7,200 square feet	60	35	70	--	--	25	--	Public sanitary sewer, water supply, electricity
I-2	Governmental and institutional uses in rural areas	Garages, service buildings, and residential quarters for clergy or caretakers	--	2.0 acres	220	35	22	75	25	25	--	Electricity
P-1	General park and recreation uses	Structures necessary for use and operation of use, and off-street parking	--	Sufficient for use	80	35	10	40	40	40	Sufficient for use	Electricity
C-1	Lowland conservancy uses	Fish hatchery structures, park shelters, bridges, and walks	None	None	None	25	1	None	None	None	Sufficient for use	--
C-2	Upland conservancy uses	--	--	5.0 acres	300	35		45	30	35	Sufficient for use	--
F-1	--	--	--	7,200 square feet	60	25	1	45	30	35	--	--

^a Includes only individual lot area, and does not include public streets or highways.

^b Imaginary line generally paralleling the public land access right-of-way.

Source: SEWRPC.

Capital improvements programming can also serve as an important tool in implementing the recommended land use plan. Typically, a capital improvements program outlines a six-year program for the timing and financing of priority capital improvement projects identified in the recommended land use plan. Capital improvements are scheduled into the program based upon the projected financial capability of the community. Such a program is formulated from a detailed analysis of municipal revenues, debt service obligations, financing procedures, and external funding potentials. Once formulated, the program should be reevaluated and extended on an annual basis. In most instances, capital improvement programs schedule roadway, bridge, park, sewerage, water supply, and other public improvement projects. Subsequent to adoption of the land use plan, it is recommended that the Village prepare a six-year capital improvements program.

Community land use and neighborhood plans, together with zoning, land division, and official map ordinances, provide the basic plan implementation tools necessary to accomplish orderly growth and development. However, if these plans and ordinances are not properly utilized on a consistent basis to evaluate proposed zoning changes, land divisions, and other physical development proposals, the Village may face future problems associated with inadequate and uneconomical provision of community utilities and facilities, land use conflicts, and destruction of valuable natural resources. Consistent application of village plans and ordinances assures that individual physical development activities will be channeled toward accomplishing the stated physical development objectives of the plan. SEWRPC staff members are available on a continuing basis to provide assistance concerning any planning matters facing the Village.

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APPENDICES

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Appendix A

A SUGGESTED VILLAGE PLAN COMMISSION RESOLUTION
FOR ADOPTING THE VILLAGE OF GERMANTOWN LAND USE PLAN

WHEREAS, the Village of Germantown, pursuant to the provisions of Sections 61.35 and 62.23(1) of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the Village of Germantown; and

WHEREAS, the Village of Germantown requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan and an arterial street system plan for the Village, which include:

1. Collection, compilation, processing, and analyses of various types of demographic, economic, natural resource, land use, transportation and other materials pertaining to the Village.
2. A forecast of growth and change.
3. A land use and arterial street system plan map.
4. Suggested revisions to village ordinances for the implementation of the selected plan; and

WHEREAS, the aforementioned inventories, analyses, objectives, forecasts, land use plans, and implementing ordinance revisions are set forth in a published report entitled SEWRPC Community Assistance Planning Report No. 36, A Land Use Plan for the Village of Germantown: 2000, Washington County, Wisconsin; and

WHEREAS, the Village Plan Commission considers the plan to be a valuable guide to the future development of the Village.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the Village of Germantown Plan Commission on the ____ day of _____, 19__, hereby adopts SEWRPC Community Assistance Planning Report No. 36 and specifically adopts the alternative Village land use plan as depicted on Map 21 of that report as a guide for the future development of the Village of Germantown.

BE IT FURTHER RESOLVED that the Secretary of the Village of Germantown Plan Commission transmit a certified copy of this resolution to the Village Board of the Village of Germantown.

_____, Chairman
Village of Germantown Plan Commission

ATTESTATION:

_____, Secretary
Village of Germantown Plan Commission

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APPENDIX B

**A SUGGESTED VILLAGE BOARD RESOLUTION FOR ADOPTING
THE VILLAGE OF GERMANTOWN LAND USE PLAN**

WHEREAS, the Village of Germantown, pursuant to the provisions of Section 61.35 and 62.23(1) of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, the Village Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission, a plan for the physical development of the Village of Germantown and its environs, said plan embodied in SEWRPC Community Assistance Planning Report No. 36, A Land Use Plan for the Village of Germantown: 2000, Washington County, Wisconsin; and

WHEREAS, the Village Plan Commission did on the ____ of _____, 19 __, adopt SEWRPC Community Assistance Planning Report No. 36, and has submitted a certified copy of that resolution to the Village Board of the Village of Germantown; and

WHEREAS, the Village Board of the Village of Germantown concurs with the Village Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No. 36.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown on the ____ day of _____, 19 __, hereby adopts SEWRPC Community Assistance Planning Report No. 36 and specifically adopts the alternative Village land use plan as depicted on Map 21 of that report as a guide for the future development of the Village of Germantown; and

BE IT FURTHER RESOLVED that the Village Plan Commission shall annually review the village land use plan and shall recommend extensions, changes, or additions to the plan which the Commission considers necessary. Should the Plan Commission find that no changes are necessary, this finding shall be reported to the Village Board.

_____, President
Village of Germantown Board

ATTESTATION:

_____, Clerk
Village of Germantown