



Fee Must Accompany Application

\$820 Paid  Date 11/12/25  
CHK# 2735  
 \$200 PC Consultation Only  
Paid \_\_\_\_\_ Date \_\_\_\_\_

## PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application.

**APPLICANT OR AGENT:**

Home Path Financial Limited Partnership

ATTN: William Gentll

**Address:** 5116 N 126th St  
Buller, WI 53007

**Phone:** 414-312-3345

**FAX:**

**E-Mail:** wgentll@myhomepath.com

**PROPERTY OWNER(S):**

Mohrhusen Family Farm, LLC; et al

Dittmar Realty, Inc. ATTN: Kevin Dittmar

**Address:** PO Box 98  
Menomonee Falls, WI 53052

**Phone:** 414-870-5810

**FAX:**

**E-Mail:** cdunn@drilots.com

**PDD Name & Resolution No.:**

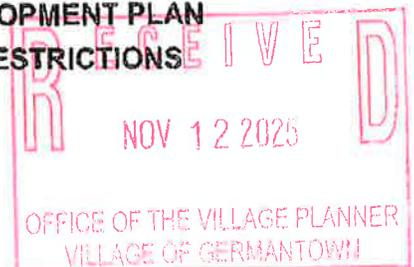
Sulton Farm

**Legal Description of Property or Area (metes and bounds description):**

Attach separate legal description if necessary  
  
See attached Legal Description

Check all that apply:

- REQUEST TO AMEND PDD ZONING
- REQUEST TO AMEND PDD GENERAL DEVELOPMENT PLAN
- REQUEST TO AMEND PDD CONDITIONS & RESTRICTIONS



**Planned Development District (PDD) Amendment Application**  
Page 2 of 3

**List of Proposed Amendment(s) (include Resolution # and Condition #):**

Attach Revised Plan(s) or Separate Pages as Necessary

Please see attached Project Narrative

**Detailed Explanation and Justification for Proposed Amendment(s):**

Attach Revised Plan(s) or Separate Pages as Necessary

The adjustment to the approved Preliminary Plat was due to a request by the County to shift the western access road connection to Lannon Road/CTH Y north approximately 200'. This also satisfies a request by the neighbors to the west of Lannon Road to minimize the impact of traffic, light and noise to their homes. This adjustment caused the lot and neighborhood street arrangement to change. We also sifted the sanitary sewer easement on the southeast corner of the site north 50' to avoid impacting our neighbor at 19602 County Line Road. These changes reduced the density by 2 units (1 duplex building). These changes reduced the density from 273 unit to 271 and increased the open space from 28 to 28.8 acres.

See attached plans for more detail.

Planned Development District (PDD) Amendment Application  
Page 3 of 3

**APPLICATION SUBMITTAL REQUIREMENTS** (to be submitted at time of application):

All Amendment Applications:

- Complete Application Form (Affidavit of Understanding and signatures required)
- Application Fee
- Detailed explanation of and justification for proposed amendment(s)
- Detailed explanation of if and how the proposed amendment(s) will affect other aspects of the development included within the PDD

General Development Plan Amendment Only:

- Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- Revised or New General Development Plan at a scale of 1" = 50' or other suitable scale necessary to accurately present:
  - o Exterior boundary of the land subject of the map amendment
  - o All existing and/or proposed features to be included in the development

**AFFIDAVIT OF UNDERSTANDING**

Please read and indicate that you understand and agree to the following (Initials in box):

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the PDD as requested;

I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

**ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)**

WCS 11/72/25  
Applicant/Agent Date

\_\_\_\_\_  
Applicant/Agent Date

Kevin S Dittmar 11/13/25  
Property Owner Date

\_\_\_\_\_  
Property Owner Date

# Village of



# Germantown

Village of Germantown  
Clerk Treasurer  
N112W17001 MEQUON ROAD  
Germantown, WI 53022  
(262)250-4700  
Welcome

11/13/2025 01:16PM PRAVINA P  
001016-0055  
Payment effective date 11/07/2025

## MISCELLANEOUS

PLAT REVIEW FEES

(GENPLT)

2025 GENPLT

1 @ \$820.00

\$820.00

-----  
\$820.00

Subtotal

\$820.00

Total

\$820.00

CHECK

\$820.00

Check Number 2735

Change due

-----  
\$0.00

Thank you for your payment

CUSTOMER COPY

## A. Project Summary

Total Site Area	88.3 acres
Total Residential Units	271
P.E.C.	0.0
169 Single Family & Duplex	71.5 gross acres
102 Attached Homes	16.8 gross acres
Gross Density	3.1 acres
Open Space	28.8 acres
Net overall Res. Density	4.6 du/ac
Net Single Family Density	2.3 du/ac
Net Attch'd Home Density	6.1 du/ac
Public R.O.W.	13.6 acres

## B. Request for Action

Amended Preliminary Plan Approval

The adjustment to the approved Preliminary Plat was due to a request by the County to shift the western access road connection to Lannon Road/CTH Y north approximately 200'. This also satisfies a request by the neighbors to the west of Lannon Road to minimize the impact of traffic, light and noise to their homes. This adjustment caused the lot and neighborhood street arrangement to change. We also sifted the sanitary sewer easement on the southeast corner of the site north 50' to avoid impacting our neighbor at 19602 County Line Road. These changes reduced the density by 2 units (1 duplex building). These changes reduced the density from 273 unit to 271 and increased the open space from 28 to 28.8 acres.

## C. Existing Site Analysis

The proposed neighborhood to be developed is an 'L' shaped 88.3 acre site that is currently in cultivated farmland and is bisected by tree lines and has a 9 acre area that is currently a somewhat degraded woodland located at the northwest corner of Lannon (CTH Y) and Couty Line Road (CTH Q). The site is a large part of the Lannon Gateway Neighborhood in the 2050 Comprehensive Plan which states that

“desirable future land uses within the Lannon Gateway Neighborhood include single family and multifamily residential Future residential development is acceptable at an average density of 2.9 du/ac for single family and 10 du/ac for multifamily”.

There are 3 (zoned Rs-2, Rs-3, and Rs-4) residential parcels that are ‘cut-outs’ from the original parcel that were part of the original farmstead. The lands to the east are zoned I-Institutional, A-1 farmland to the northeast and a large rural residential lot that is A-2 to the northwest the lands to the west are A-1, Rs-4 and Rs-2 scattered site zoning. The Village of Menomonie Falls is to the south and consists of rural residential.

The topography of the site has a ridge that runs through the site from the northwest to the southeast and will require 3 water retention areas. There are no Primary Environmental Corridors on the property.

Lannon and County Line Roads have recently been improved to include center medians and a fully improved intersection. There are opportunities to create access points on County Line Road at Club Circle and Woodside Lane. Access points are available at key locations along Lannon Road based on elevations and the gentle curve of the road.

#### **D. Proposed Zoning and Land Use**

The parcel is currently zoned A-1. The neighborhood was designed to incorporate the rolling terrain, set aside ample buffers from the surrounding roads and land uses, provide a range of house types to attract young families and empty-nesters, and create a thoughtful road pattern that creates an organized circulation pattern for pedestrians and vehicles. To achieve our design goals, we are requesting that we be zoned as Rs-7/PDD for the single-family area and Rm-2/PDD following the preferred land uses laid out in the Lannon Gateway Neighborhood Plan in the 2050 Comprehensive Plan.

The parcel serves as a transition area between the commercial corridor and business park to our east and the rural residential areas to the west.

#### **E. Utility Description**

Please refer to Civil Preliminary Plat Drawings.

#### **F. Description of Development**

To provide a range of housing types that will ensure that we have a dynamic neighborhood, we created 4 areas that are connected by pedestrian pathways. open

space and neighborhood streets. 32.6% of the site is set aside as open space and includes the preservation of the 9+ acre woodland, a central active park and buffer and storm water detention areas. There are 2 connections provided to County Line Road and one to Lannon Road to provide efficient access to the neighborhood.

The 4 types of homes:

1. The 44 (44 previously approved) Flagship Homes that are the pinnacle of Stepping Stone Homes portfolio with homes that range in size starting at 1,800 sf for ranch models to over 2,700 sf for 2 story homes – all with 2 and 3 car garages. Many of the Flagship homes back to open space and can provide for walk out basements.
2. The 99 (99 previously approved) Pathway Homes woven into the neighborhood are a mid-range home that provides a wide range of homes for young families and families looking to upsize into a larger home. These homes range in size from 1,450 to 2,450 sf in ranch and 2 story models all with 2 or 3 car garages.
3. The 26 (28 previously approved) paired homes are a one story 2 and 3 bedroom ranch home that can provide a maintenance free option for young families or empty nesters.
4. The 16.8 acre area set aside for the 102 attached homes is planned for townhouse style homes that will be designed to take advantage of the south sloping terrain and be accessed by a private drive with common outdoor space and additional guest parking. Each will have 2 garage spaces, driveways, outdoor space and connections to the open space and neighborhood.

**G. Bulk Table**

Rs-7 Areas include the Flagship lots, the Pathway lots, and the Paired Homes:

A. Setbacks:

	<b>Flagship</b>	<b>Pathway</b>	<b>Duplex (Paired)</b>	<b>Attached</b>
<b>Front</b>	30'	30'	30'	25'
<b>Side</b>	12'	8'	6'	16'
<b>Corner Side</b>	25'	25'	25'	25'
<b>Rear</b>	30'	30'	25'	25' perimeter

## **H. Deed Restrictions**

Ranch homes minimum 1,450 sf

2 story homes minimum 1,750

## **I. Common Open Space and Parkland**

The 28.8 acres of open space surround the site as landscape buffer, stormwater detention and woodland preservation space and is also integrated into the neighborhood by providing green connections and an active park in the center of the neighborhood. The open space will be connected with a nature trail to knit together all corners of the neighborhood and will be maintained by the Homeowners Association.

The central areas within the neighborhood will be maintained lawn and shrub beds and the perimeter landscaped buffers will be maintained tree and shrub beds and lawns and the woodland and detention areas will be designed with native plantings and maintained to ensure a pleasant and efficient storm water system and natural aesthetic.

The 3 entrance areas will provide entrance signage, decorative fencing and landscaped beds with perennials, ornamental trees and shrubs. These areas will be integrated into the buffer areas to provide a perimeter image for the neighborhood and will provide a consistent landscaped edge for the Village at this key gateway location.

Neighborhood trails will be proved as shown on the Site Plan and will be low-impact woodchip and mown paths. Areas at slopes and high traffic areas being limestone screening or asphalt paving.

## **J. Benefits to the Village**

Anticipated increase of approximately \$1.8M in additional tax revenue to the Village of Germantown. The SW corner of the site provides for monumentation as a gateway into Germantown, from the west. Adding a variety of price points for additional needed housing stock within Germantown. Public sanitary sewer and water main extensions through the proposed neighborhood will support future growth/demand within this part of the Village.

LEGAL DESCRIPTION-SUTTON FARM:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST,

110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.

2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.

3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

TAX KEY NO.'S: GTNV 323-995 AND GTNV 323-987 AND GTNV 323-986

# PRELIMINARY PLAT OF SUTTON FARM

That part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section Thirty-two (32), Town Nine (9) North, Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin.

**HORIZONTAL DATUM:**  
This survey is referenced to Wisconsin State Plane Coordinate System Grid, South-Zone (NAD83/2011), in which the West line of the Southwest 1/4, Section 32, Township 9 North, Range 20 East bears North 01°30'51" West.

**VERTICAL DATUM:**  
Vertical Datum is based on North American Vertical Datum of 1988. (2020 Adjustment).

**FLOODPLAIN NOTE:**  
According to the flood insurance rate map of the County of Washington, Community Panel No. 55131C0358E & 55131C0359D, effective date of November 20, 2013, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

**AGENCIES HAVING AUTHORITY OF OBJECT:**

- State of Wisconsin, Department of Administration.
- Washington County.

**APPROVING AUTHORITY:**

- Village of Germantown.

**DEVELOPMENT SUMMARY:**

1. Tax Key Number 323995, 323986 & 323987.
2. Subdivision contains 88.30 Acres.
3. Subdivision contains 159 Lots and 5 Outlots.
4. Proposed Zoning = (PD) Planned Development District.
5. All lots to be served with Sanitary Sewer & Watermain.
6. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
7. Stormwater Management Facilities are located on Outlot 3 and 4 of this Subdivision. The owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
8. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 thru 5 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
9. Lot 159 to be used for Future Well Site.

**Notes**

- Street A, B, C, D, E, G, H, K & L to be dedicated to the Public.
- Access easement note per Doc. No. 377634: (Public access points must be at least 400' from any public access point to C.T.H. "Q", 300' from any private access point to C.T.H. "Q" include a dedication of vision triangles which have a 150' leg, as measured along the centerline of C.T.H. "Q" and a 100' leg as measured along the centerline of intersection public access point and include the restriction of access across said triangles.
- (A) 12' Electric Easement per Doc. 856645

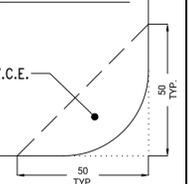
**WETLANDS:**

Wetlands are delineation by Hey & Associates, Inc conducted October 2024.

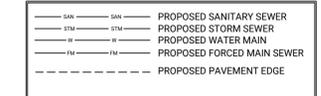
**VISION CORNER EASEMENT: (V.C.E.)**

Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

**VISION CORNER EASEMENT DETAIL**



**PROPOSED IMPROVEMENTS**



Curve Table							
Curve #	Arc	Radius	Delta	Chord	CHB	TAN IN	TAN OUT
C1	367.38	1058.00	019° 53' 44"	365.54	N10°17'44"W	N00°20'52"W	N20°14'36"W
C2	307.93	942.00	018° 43' 45"	306.56	N10°52'43"W	N00°30'51"W	N20°14'36"W

I hereby certify that this preliminary plat is a correct representation of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Germantown.

Date of Plat or Map:

March 25, 2025

Rev: May 30, 2025

Rev: July 30, 2025

Rev: August 27, 2025

Rev: November 7, 2025

Field Date: March 5, 2025



Andrew J. Miazga, PLS (S-2826)

**VILLAGE OF GERMANTOWN**

**SUTTON FARM**

SCALE: 0 100 200  
PROJECT ID: 0025H025.00

DATE: NOVEMBER/7/2025  
PREPARED BY: FXA  
CHECKED BY: AJM  
SHEET 1 OF 1



**SITE DATA SUMMARY**

Gross Site Area	88.3 acres
Gross DU/ Acre	3.1 du/acre
Total Density	271 Units
Rowhomes	102
Paired Ranch Villas	26
Pathway Ltd. Homes	62
Pathway + Homes	37
Flagship Homes	44
Proposed ROW	13.9 Ac. 15.7%
Open Space	27.3 AC 30.9%
Total Net Site Area	47.1 Ac.
Net DU/ Acre	5.8 du/ac

**SETBACKS**

Front: Single Family & Paired	30'
Front: Row Home	25'
Side: Flagship	12'
Side: Pathway	8'
Side: Paired	8'
Side: At Corner	25'
Rear: Flagship/Pathway	30'
Rear: Paired	25'
Rear: Row Home	20'

**"FLAGSHIP"**

77-108, 123-134	MIN. 12,000 S.F.
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**"PATHWAY +"**

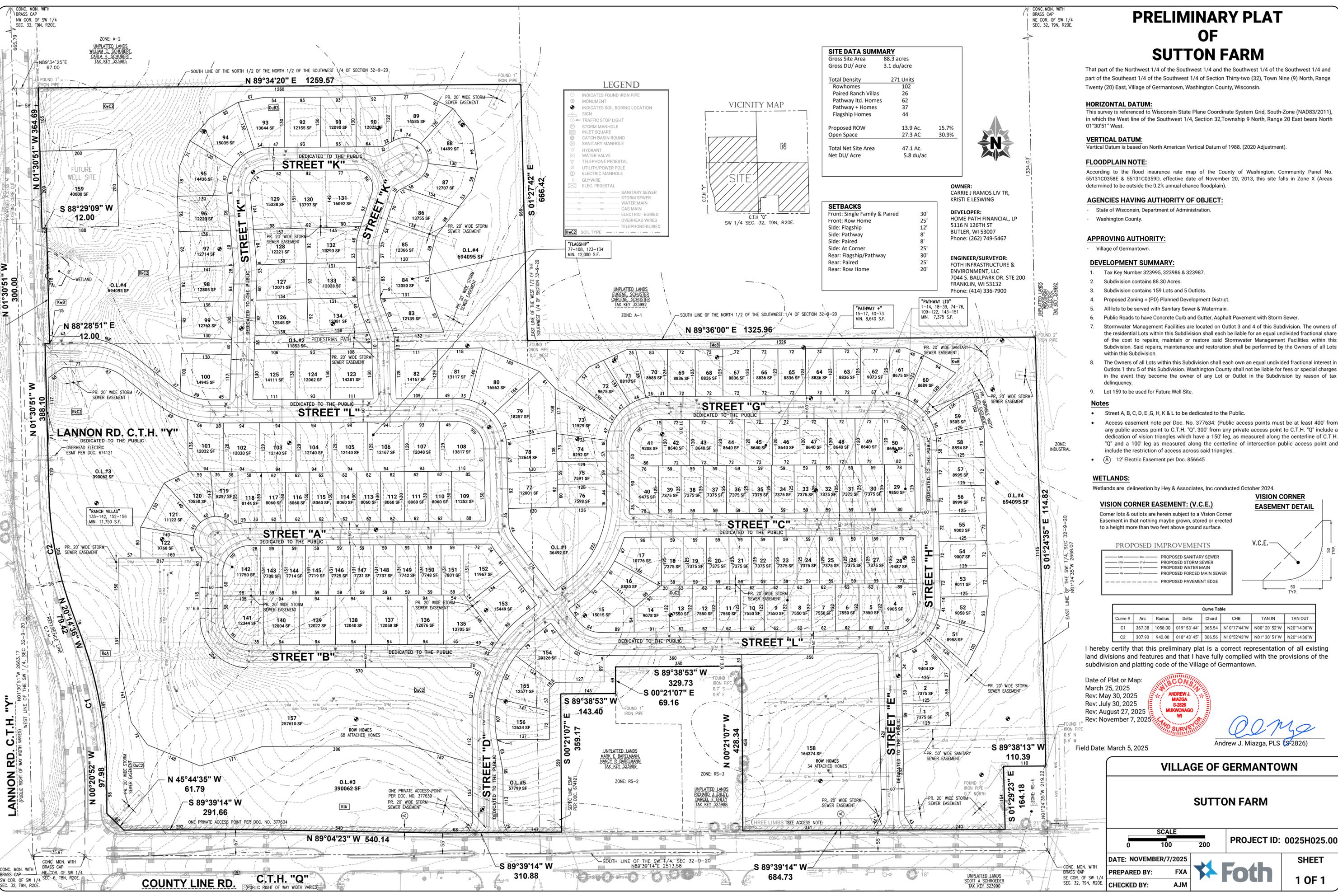
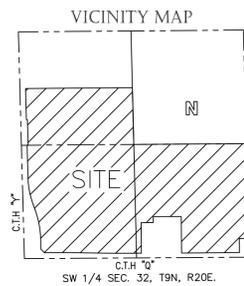
15-17, 40-73	MIN. 8,640 S.F.
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**"PATHWAY LTD"**

1-14, 18-39, 74-76, 109-122, 143-151	MIN. 7,375 S.F.
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**LEGEND**

- INDICATES FOUND IRON PIPE MONUMENT
- INDICATES SOIL BORING LOCATION SIGN
- TRAFFIC STOP LIGHT
- STORM MANHOLE
- INLET SQUARE
- CATCH BASIN ROUND
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- UTILITY/POWER POLE
- ELECTRIC MANHOLE
- GUYWIRE
- ELEC. PEDESTAL
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC-BURIED
- OVERHEAD WIRES
- TELEPHONE-BURIED
- SOIL TYPE



CONC. MON. WITH BRASS CAP  
NW COR. OF SW 1/4 SEC. 32, T9N, R20E.  
665.79  
N 89°34'20" E 1259.57  
N 01°30'51" W 364.69  
N 01°30'51" W 300.00  
N 88°29'09" W 12.00  
N 88°28'51" E 12.00  
N 01°30'51" W 388.10  
N 01°30'51" W 19.42  
N 00°20'52" W 97.98  
N 45°44'35" W 61.79  
S 89°39'14" W 291.66  
N 89°04'23" W 540.14  
S 89°39'14" W 310.88  
S 89°38'53" W 329.73  
S 00°21'07" E 69.16  
S 89°38'53" W 143.40  
S 00°21'07" E 359.17  
S 89°38'53" W 428.34  
S 89°38'13" W 110.39  
S 01°29'23" E 164.18  
S 89°39'14" W 684.73  
S 01°24'35" E 114.82  
S 01°24'35" W 2668.07  
S 89°38'13" W 110.39  
S 01°29'23" E 164.18  
S 89°39'14" W 684.73

CONC. MON. WITH BRASS CAP  
SW COR. OF SW 1/4 SEC. 32, T9N, R20E.

CONC. MON. WITH BRASS CAP  
SE COR. OF SW 1/4 SEC. 32, T9N, R20E.

UNPLATTED LANDS  
WILLIAM C. SCHUBERT  
CARLA H. SCHUBERT  
TAX KEY 323985

UNPLATTED LANDS  
EUGENE SCHUSTER  
CARLENE SCHUSTER  
TAX KEY 323992

UNPLATTED LANDS  
SCOTT A. SCHROEDER  
TAX KEY 323980

UNPLATTED LANDS  
MARK E. BARELMANN  
NANCY R. BARELMANN  
TAX KEY 323989

UNPLATTED LANDS  
RICHARD J. EBLEY  
DARREL E. EBLEY  
TAX KEY 323988

SITE DATA	
Gross Site Area	88.3 acres
Overall Gross DU/ Acre	3.1 du/acre
Gross Sq Ft per unit	13,986 sf/per unit
Total Density	271 units

Rm-2 PDD/Attached Home Area	
Total	16.8 gross acres
Attached Home Density	102 Attached Units
	6.1 du/acre

Rs-7 PDD/Single & Paired Home Area	
Total	71.5 gross acres
Paired Ranch Villas	26
Pathway + Homes	43
Pathway Ltd.	56
Flagship Homes	44
Single and Paired Density	169 Detached Units
	2.3 du/acre

Open Space	28.8 (32.6%)
Overall Gross DU/Acre (88.3 ac)	3.06 du/ac
Total Net Site Area	59.5 ac
Overall Net DU/Acre	4.55 du/ac
Proposed ROW	13.6 (15.4%)

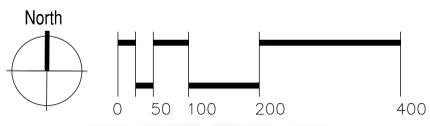
### LOT DATA

Single Family & Paired Setbacks:	
Front: Single Family & Paired	30'
Side: Flagship	10'
Side: Pathway	8'
Side: Paired	8'
Side at Corner	25'
Rear: Flagship/Pathway	30'
Rear: Paired	25'
Attached SF Homes:	
Front:	25'
Front Corner	25'
Side: Pathway	12.5'
Rear: Attached Home	25' Perimeter

<b>Flagship Single Family</b>	<b>44 units</b>
Average Home Footprint	72'w x 65'd
Typical Lot	92'w x 135'd
<b>Pathway + SF</b>	<b>43 units</b>
Average Home Footprint	49'-65'w x 65'd
Typical Lot	72'w x 125'd
<b>Pathway Ltd. SF</b>	<b>56 units</b>
Average Home Footprint	40'w x 65'd
Typical Lot	59'w x 125'd
<b>Paired Homes</b>	<b>26 units</b>
Average Home Footprint	64'w x 50'd
Typical Lot	76'w x 125'd
<b>Attached SF Homes</b>	<b>102 units</b>
Average Unit	1,259 sf
	up to 4 unit bldgs



Site Plan



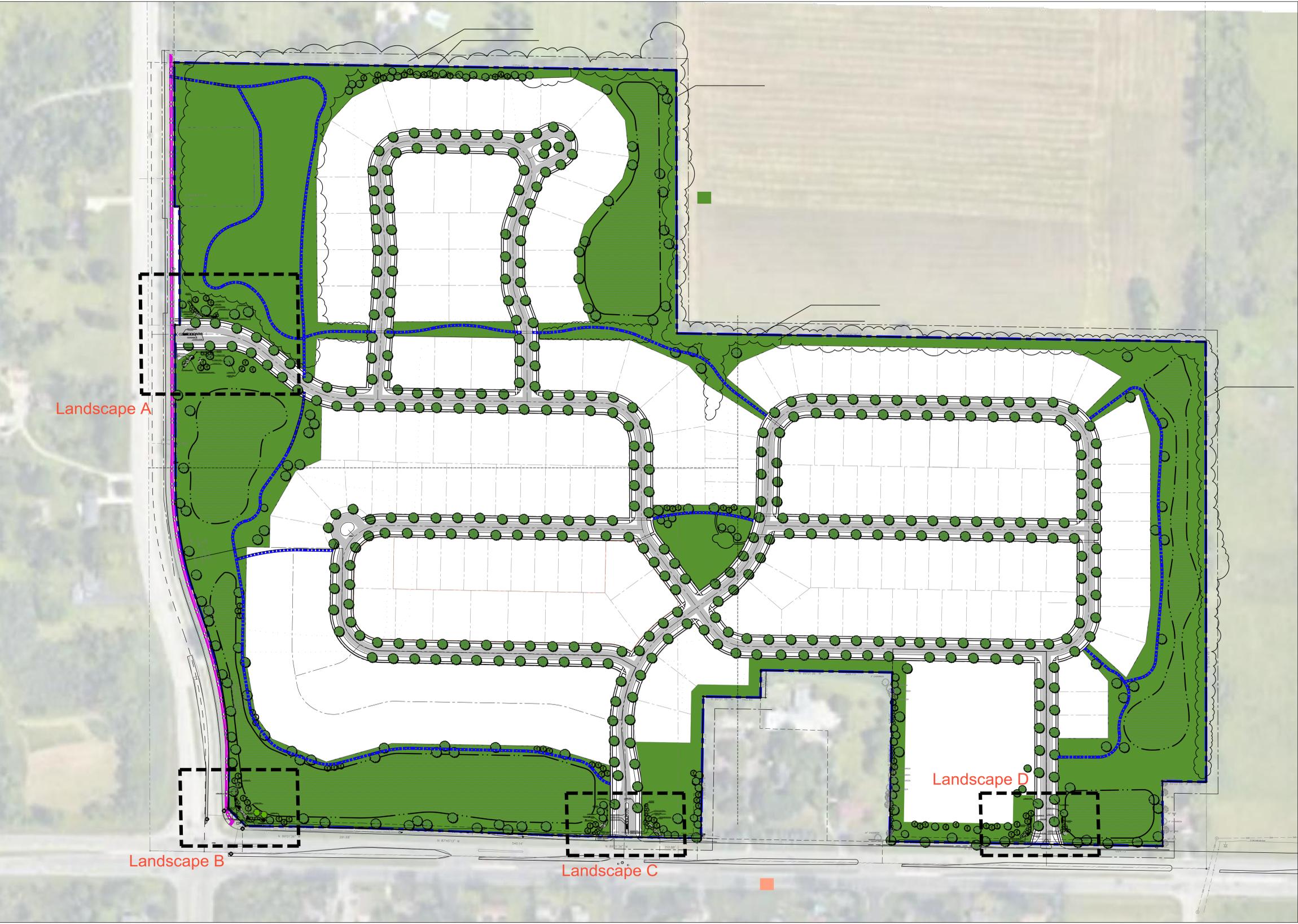
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SUTTON FARM  
Germantown, Wisconsin

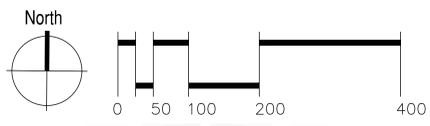
Revised Date: November 10, 2025



OPEN SPACE DATA:	
Gross Site Area	88.3 acres
Open Space	28.8 acres
Open Space Ratio	32.6%
Development Area	59.5
Dwelling Units	271
Density Ratio	4.5 du/acre
Public R.O.W.	13.6 acres
PEDESTRIAN CONNECTIVITY:	
Neighborhood Pathway	▬▬▬▬▬▬
Public Sidewalks	▬▬▬▬▬▬
Lannon Road Path (existing)	▬▬▬▬▬▬



Open Space Plan



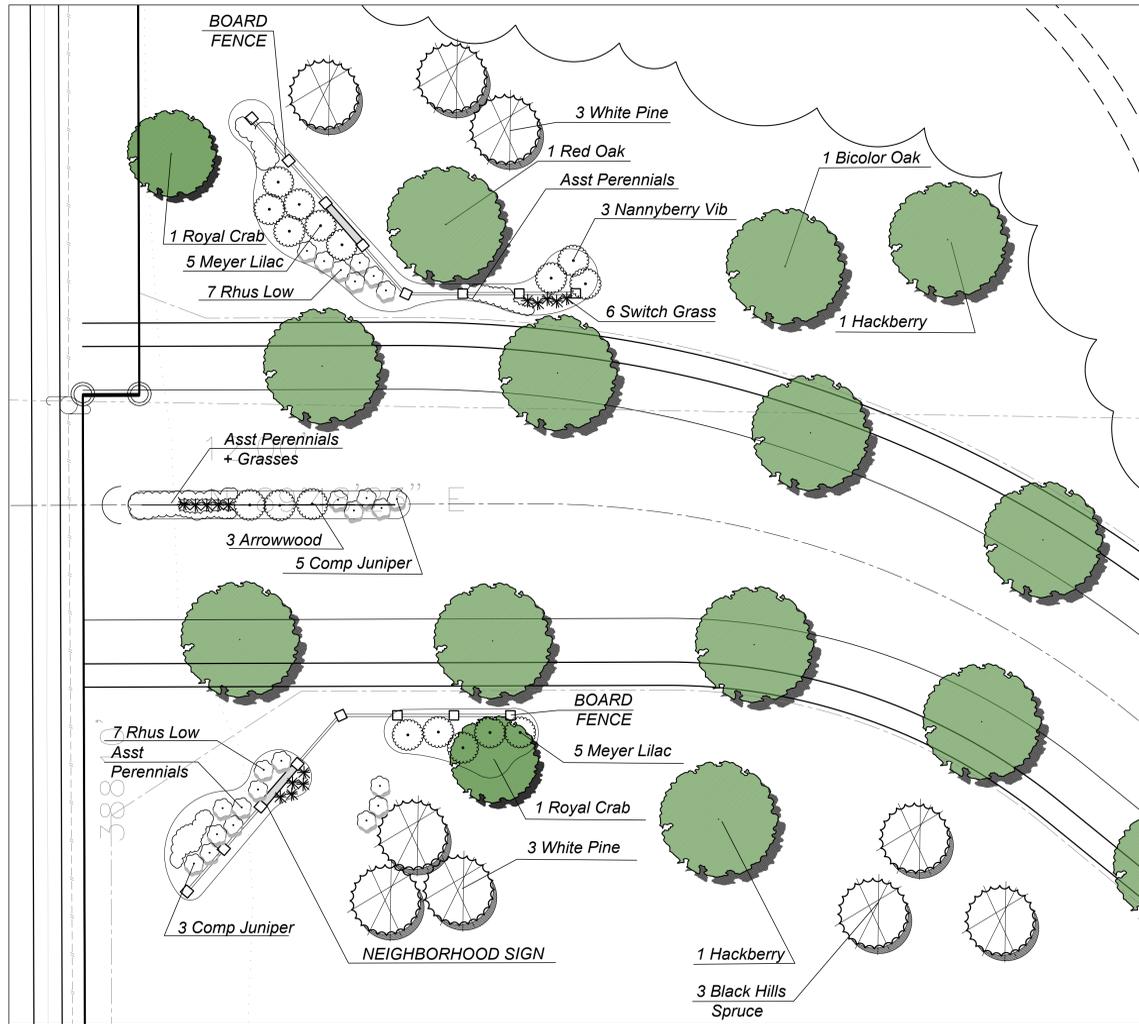
**SUTTON FARM**  
 Lannon & County Line Neighborhood  
 Germantown, Wisconsin



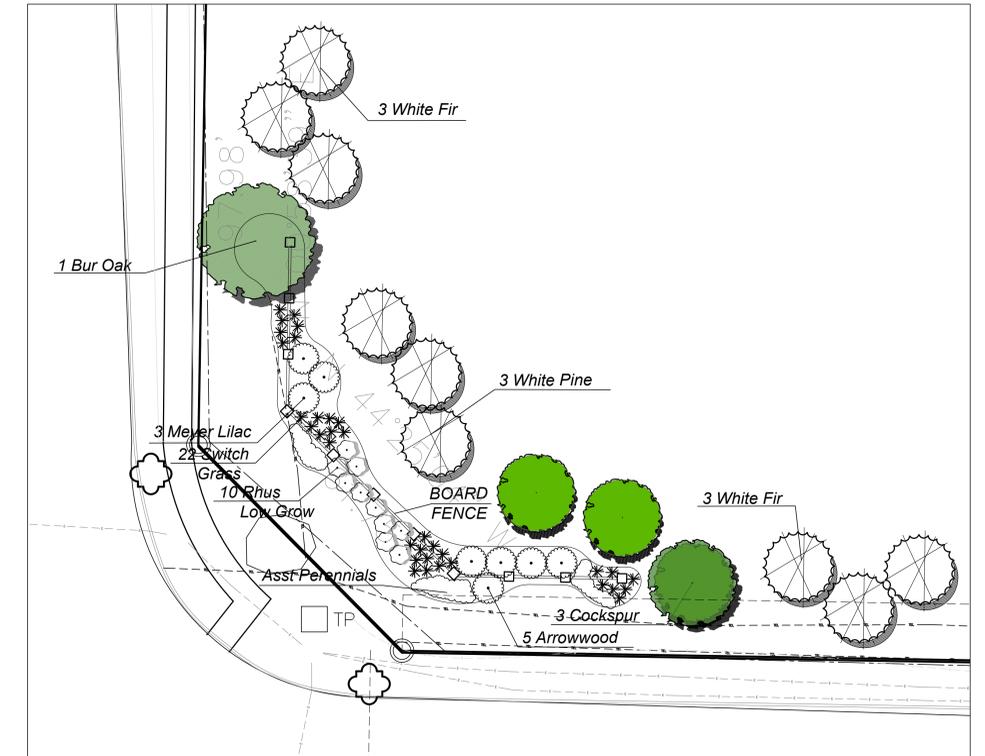
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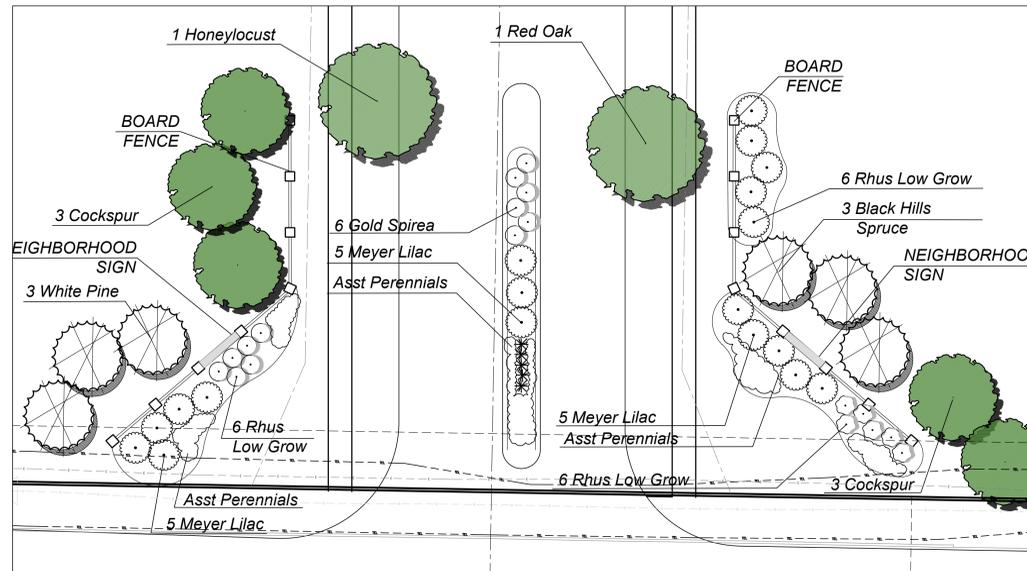
Landscape A



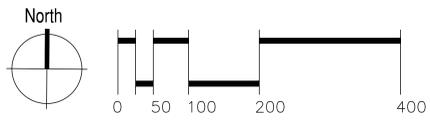
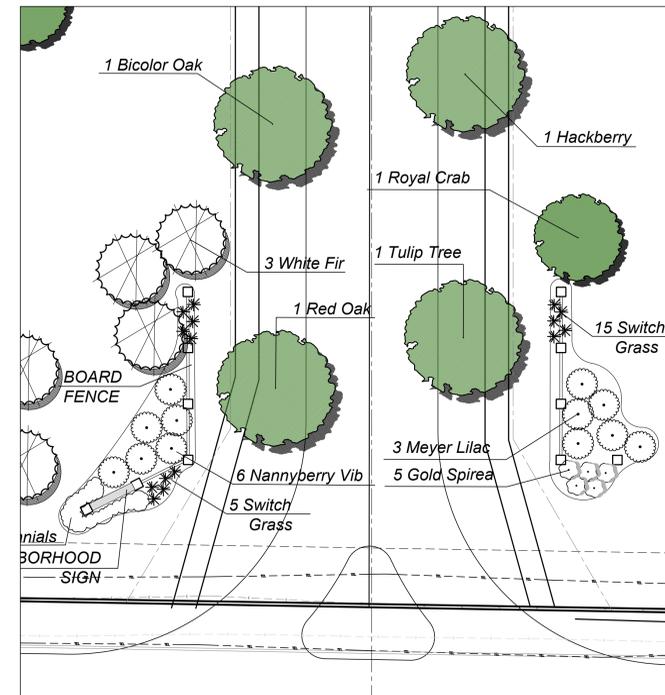
Landscape B



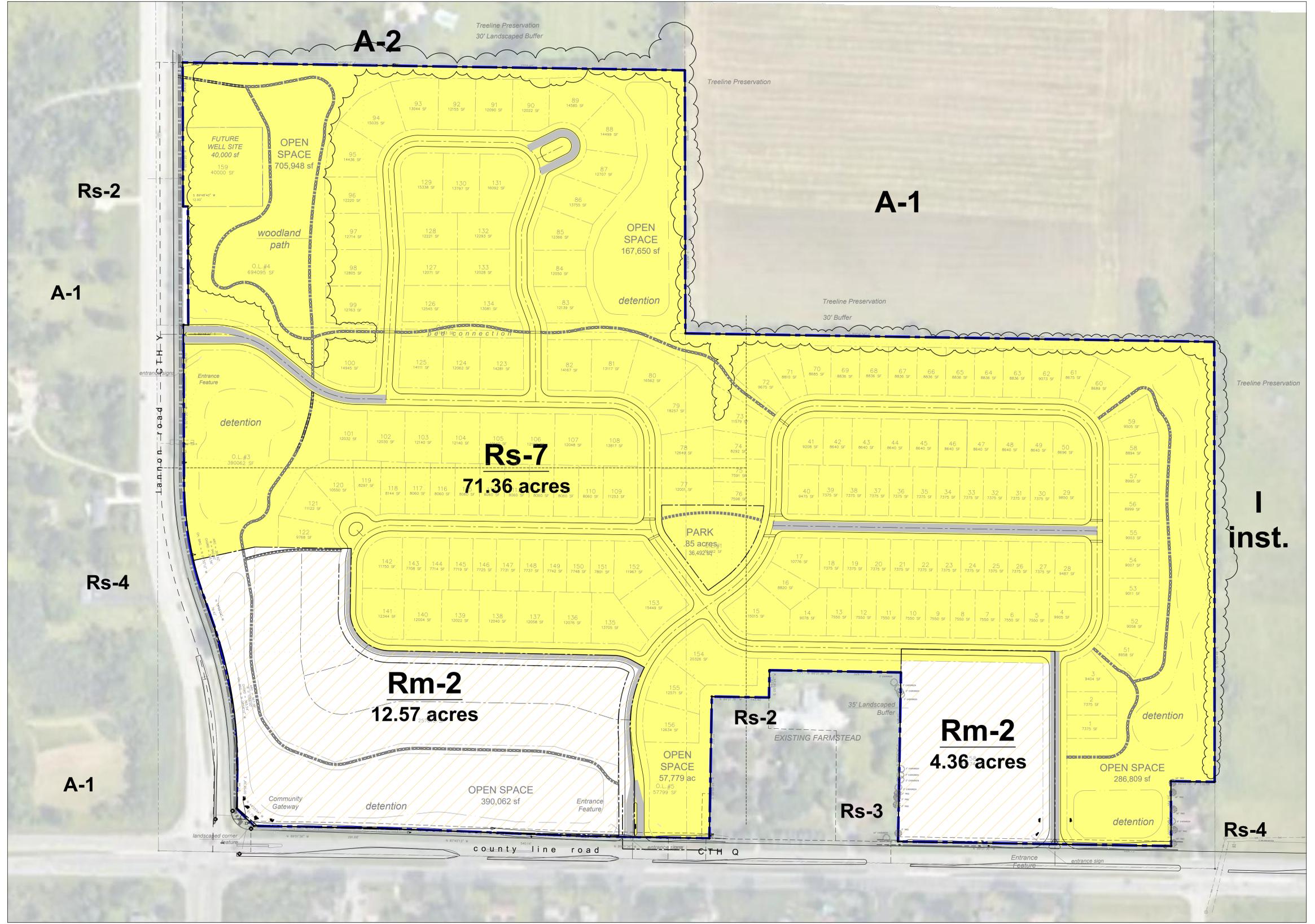
Landscape C



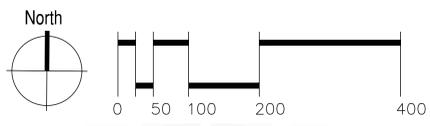
Landscape D



ZONING DATA:	
Gross Site Area	88.3 acres
<b>Rs - 7 PDD</b>	71.36 ac 80.7% 
Net Density	2.2 du/acre
Bulk Standards:	
Setbacks	
Front	30'
Side	8'
Corner Side	25'
Rear	30'
Height	35'
Lot Coverage	30%
Min. Width	56'
Min. SF	7,286 sf
<b>Rm - 2 PDD</b>	16.93 ac 19.3% 
Net Density	5.9 du/acre
Bulk Standards:	
Setbacks	
Front	25'
Side	10'
Corner Side	25'
Rear	20'
Height	45'
Lot Coverage	40%
Min. SF/unit	7,330 sf



Zoning Map



**SUTTON FARM**  
Lannon & County Line Neighborhood  
Germantown, Wisconsin



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Revised Date: November 9, 2025