

**VILLAGE OF
GERMANTOWN
HOUSING
AFFORDABILITY
REPORT: 2025**

**WASHINGTON COUNTY
WISCONSIN**

PREPARED BY THE VILLAGE OF GERMANTOWN COMMUNITY DEVELOPMENT DEPT.
& THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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Chapter 1

INTRODUCTION

1.1 PURPOSE OF THE REPORT

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare a housing affordability report. Per Section 66.10013 of the *Wisconsin Statutes*, the report needs to include data regarding development activity in the municipality and an analysis of how the municipality's land use regulations impact the cost of housing. The report must be posted on the municipality's website by 2020 and updated annually no later than January 31.

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

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

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

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

The Village has requested that the Southeastern Wisconsin Regional Planning Commission (Commission) assist with the analyses required by *Statute*. The Commission used regional housing plan¹ recommendations for the required analyses, where applicable. In addition to the analyses required by the *Statute*, Commission staff also analyzed the Village's residential development regulations related to multifamily housing. The Commission also used regional housing plan recommendations for the multifamily housing analysis. In addition, the Commission staff provided household and employment forecasts and analyses from the regional housing plan (such as the regional job/housing balance analysis) to assist with determining existing and forecast housing demand.

1.2 COMMUNITY OVERVIEW

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

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

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

Chapter 2

EXISTING CONDITIONS

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

2.1 INTRODUCTION

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

2.2 EXISTING LAND USE INVENTORY

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

Developed Land

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

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

Undeveloped Land

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

2.3 INVENTORY OF EXISTING HOUSING STOCK

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

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

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

Total Housing Units

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

Vacancy

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

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

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

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

Value of Owner-Occupied Housing Units

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

Monthly Housing Costs by Tenure

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

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

Structure Type

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

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

Number of Bedrooms

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

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

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

Year Built

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

Subsidized Housing

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

The Low Income Housing Tax Credit (LIHTC) Program has become the primary source of government assistance for new subsidized housing units. The LIHTC Program is an indirect subsidy that is used to provide an incentive for developers to construct or rehabilitate affordable rental housing for low- and moderate-income households. LIHTC developments typically reserve a number of units for households with incomes of about 60 percent of the County median income. Currently, there is one LIHTC development in Germantown with a total of 110 low-income units designed to provide affordable housing to senior residents.⁵ Family LIHTC developments could be an important source of affordable workforce housing in the future.

The U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is a major source of government assistance for very low-income households; however, there is typically a much greater demand for vouchers than supply.

2.4 DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

This section includes information regarding the population, household, and economic characteristics of the Village of Germantown, which, along with the existing housing stock data presented in Section 2.3, are crucial for understanding housing demand. Like the existing housing stock data, the population, household, and economic information was compiled using the 2018-2022 ACS. The information includes:

- Total population
- Age distribution
- Race/ethnicity composition
- Household size
- Household type

⁵ *The Prairie Meadows Apartments received three separate tax credit awards for its three separate phases of development. While it is effectively a single development, the Wisconsin Housing and Economic Development Authority (WHEDA) categorizes each phase as a separate development for their records.*

- Group quartered population
- Employment status
- Occupation
- Household income
- Poverty status
- Housing cost burden
- Affordability based on county median income

Demographic Characteristics

Understanding the demographic characteristics of the Village’s population such as age, household size, and household type is important in determining the types of housing that will best suit the Village’s current and future residents.

Total Population

Table 2.10 presents historical data regarding the Village’s population since 1970. Most of its growth occurred in the 1970s, 1980s, and 1990s, followed by more modest growth in the 2000s and 2010s. There is significant potential for future population growth in the Village, as discussed further in Chapter 3. Washington County has experienced a similar population growth pattern. The Region and State have been experiencing modest population growth since 1970, with the State growing at a faster pace than the Region. The population totals presented in Table 2.10, which are from the 2020 Decennial Census, differ slightly from population totals based on 2018-2022 ACS data.

Age Distribution

The age distribution of the Village’s population has important implications on housing. Table 2.11 presents the current age distribution of the Village’s population. About 16 percent of the Village’s population is aged 65 and above, which is similar to Washington County, the Region, and the State.

Smaller single-family homes on smaller lots may be better suited for the Village’s aging households than homes on large lots because they require less maintenance. In addition, multifamily housing may be beneficial for the older population in the Village as it requires less up-keep than single-family housing, the units are typically one level, and Federal and State fair housing laws require that most multifamily housing units built after the early 1990s include basic accessibility features for people with disabilities. This may be particularly beneficial for Village residents aged 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Race/Ethnicity Composition

Table 2.12 presents the racial and ethnic composition of Germantown, Washington County, the Region, and the State. The non-Hispanic White population share of the Village’s total population is about 86 percent. Germantown is similar to Wisconsin in racial and ethnic diversity, while the County and Region have a greater share of people of color than the Village.

Total Households

An understanding of household data is critical because households are the unit of consumption for housing units and relate directly to the demand for housing in the Village. A household includes all people who

occupy a housing unit. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, group of rooms, or single room occupied or intended for occupancy as separate living quarters. According to ACS data, currently there are 8,281 households in the Village.

Household Size

Table 2.13 presents information on average household size as well as number of people per household by tenure. The average household size in the Village is 2.5 people, which is similar to the County, Region, and State (each have 2.4 people per household). The average household size in Germantown is significantly smaller for renter-occupied housing (2.0 people per household) than for owner-occupied housing (2.7 people per household). Following County, Region, and State trends, the average household size in the Village of Germantown has been declining for decades. Among homeowners, 59 percent of households have only one or two people, indicating a possible demand for smaller houses with fewer bedrooms.

Household Type

Table 2.14 presents information on household type in Germantown. About 72 percent of the households are family households (those households with at least one household member related to the head of household), and 33 percent of households have children, both of which are slightly higher than Washington County, the Region, and the State. Single-family homes or multifamily units with multiple bedrooms may be best suited for those households with children, and one-bedroom or two-bedroom multifamily units or smaller single-family homes may be housing options for households without children.

Group Quartered Population

In addition to people living in traditional housing units, Germantown has about 118 residents living in group quarters. Group quarters include such places as nursing homes and college dorms that provide services to their residents.

Economic Characteristics

Similar to understanding the demographic characteristics of the Village's population, understanding the economic characteristics of the Village's population is necessary to determining the types of housing that will be best suited to the Village's current and future residents.

Employment Status

The 2018-2022 ACS reports that the unemployment rate in Germantown was about 2 percent, similar to Washington County, the Region, and the State. About 30 percent of the Village's working age residents (16 years of age and older) are not participating in the labor force, comparable to about 31 percent of Washington County working age residents and about 34 percent of Region and State working age residents.

Occupation

Along with employment status, the occupational makeup of the Village's population is a determining factor in household income and the ability of Germantown's residents to afford housing in the Village. A significant number of Village residents have occupations with moderate wages. As shown in Table 2.15, the sales and office; production, transportation, and materials moving sectors—both of which have midrange wages—comprise about 34 percent of the Village workers. Overall, about 45 percent of Village workers work in midrange occupations, and about 41 percent work in the higher-wage occupations such as computer, engineering, and science and protective service sectors. About 15 percent of workers are in lower-wage occupations such as food preparation and serving and personal care and service, for whom affordable housing may be a concern.

Household Income

Ultimately, the household incomes of those living in Germantown should be considered when determining the demand for various types of housing in the Village. The number of households in the Village by income range are presented in Table 2.16. The median annual household income in Germantown is \$101,554, higher than that of Washington County, the Region and the State. While half of the Village's households have an annual income over \$101,554, it is important to understand how other households may benefit from more affordable housing as development decisions are made moving forward.

Table 2.16 shows households by salary range in the Village. Based on the results of a cost housing development analysis completed for the regional housing plan, that 1,960 households, or 24 percent of households in the Village, have annual incomes below \$60,000. According to the results of a cost of housing development analysis completed for the regional housing plan (adopted by SEWRPC in 2013), households with incomes below \$60,000 (approximately \$45,000 in 2013 when the housing plan was completed) could benefit from additional multifamily housing. Another 2,114 households (25 percent) in the Village have incomes between \$60,000 and \$100,000 (approximately between \$45,000 and \$75,000 in 2013). The regional housing plan analysis found that households with incomes in this range could benefit from modest single-family homes on lots of 10,000 square feet or less. Village land use regulations allow for these types of development, and there are significant developable areas for single- and multifamily housing located in the Village.

Poverty Status

There are about 90 families with income below the federal poverty level in the Village according to the ACS data. This represents about 1.5 percent of the Village's population, which is lower than the poverty rate in the County (about 3.0 percent), the Region (about 8.2 percent), and the State (about 6.6 percent). Individuals and families experiencing poverty would benefit from housing assistance; however, obstacles to assistance exist as identified under the Affordability Based on County Median Income discussion at the end of this section.

Housing Cost Burden

Table 2.17 presents ACS data regarding households with a high housing cost burden in the Village, County, Region, and State. A household is considered cost burdened when monthly housing costs exceed 30 percent of gross household income. Table 2.17 shows that the percentage of homeowners with a cost burden in the Village (about 14 percent) is lower than Washington County, the Region, and State. The percentage of renters with a cost burden in the Village (about 36 percent) is also lower than that of the County, Region, and State. Renters are more likely to be cost burdened than homeowners, whether it is at the Village, County, Region, or State level.

Affordability Based on County Median Income

A number of Germantown's low-income households may benefit from housing assistance programs. Low-income households are typically defined as households with incomes of 80 percent or less of area median income (AMI), and can be further defined as extremely low-income households (30 percent or less) or very low-income households (30 to 50 percent). When discussing eligibility for various housing assistance programs, AMI typically refers to the median income of the County where a community is located.

Using the Washington County median household income of about \$91,915 as the basis for AMI, about 13.8 percent of households in Germantown that have annual incomes of 50 percent or less of AMI (a common eligibility requirement for many housing assistance programs). The Section 8 Housing Choice Voucher Program is one the most common forms of assistance; however, there is typically a much greater demand for vouchers than supply. As a result, future LIHTC development could be an important source of affordable

housing for low-income households, although LIHTC units may not be affordable for extremely low- and very low-income households.

2.5 CONCLUSIONS

This chapter presents baseline information regarding Germantown's existing land use, housing stock, and demographic and economic base for use in determining existing and forecast housing demand in the Village as required by Section 66.10013 of the *Wisconsin Statutes*. Key conclusions that can be drawn from the information follow.

Land Use

- Only 33 percent of the Village of Germantown has been developed in urban uses. Part of the Village is within the planned public sanitary sewer service area, the open lands without natural resource features are potentially suitable for residential or other urban development.
- While a relatively small portion of the Village is currently dedicated to commercial and industrial land uses, the Village's land use plan map includes a significant increase in land planned for both residential and business/industrial uses. The potential for residential and commercial growth in the Village may create a demand for workforce housing.

Housing Stock

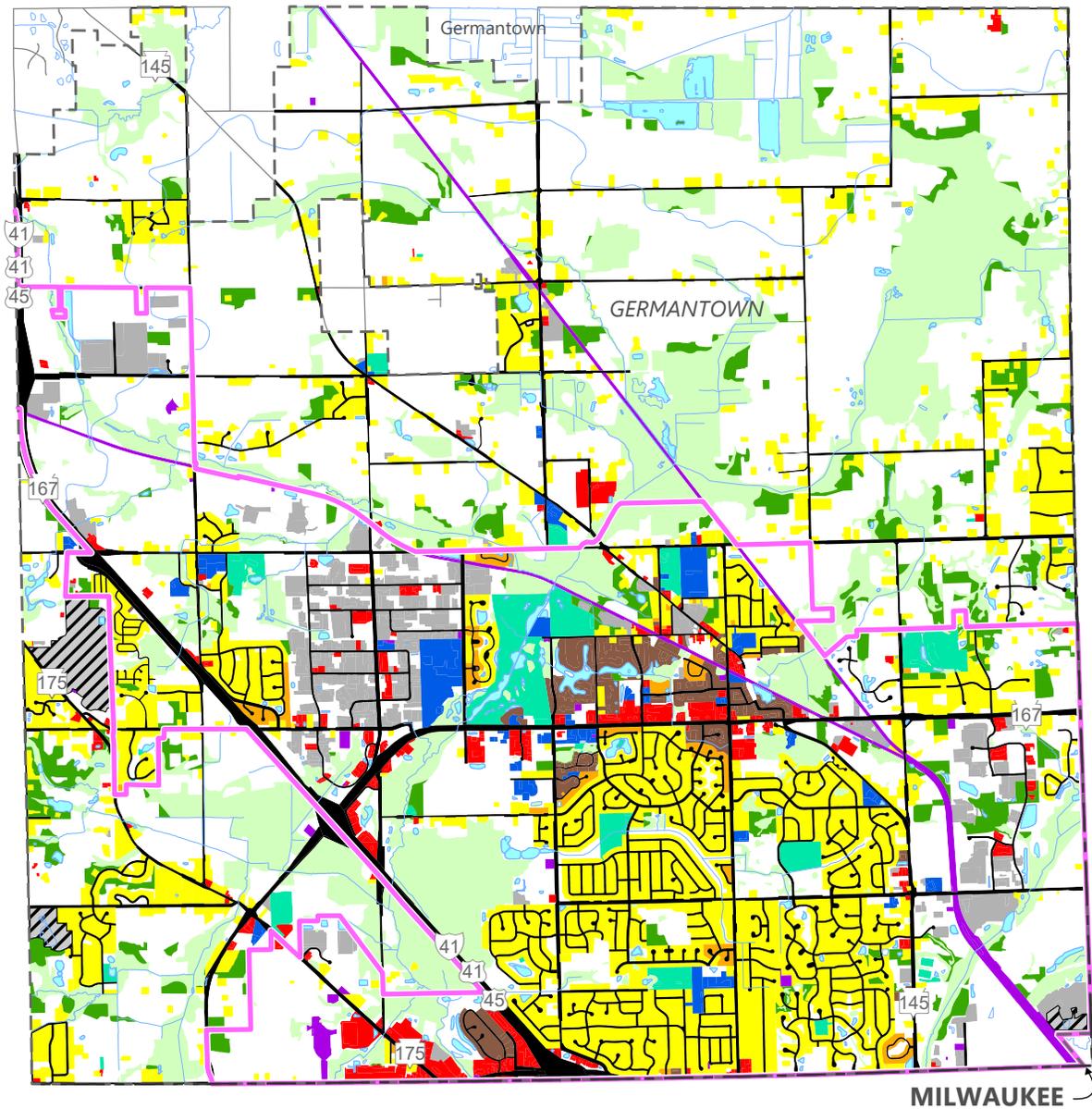
- There is a limited supply of smaller housing units in the Village; this could limit the housing choices for aging households and households without children. The supply of single-family homes with three or more bedrooms provides choice for households with children.
- Monthly homeowner and rental costs are somewhat higher in the Village than in the County, Region, and State.
- Most of the current housing stock in the Village was built between 1970 and 2009, with over a quarter of the housing stock being built in the decade between 1990 and 1999, indicating that the Village's housing stock should generally be in good condition for some time.

Demographic and Economic Characteristics

- The Village's aging population will have implications on the type and size of housing that may best suit current and future Village residents.
- The Village has a higher proportion of family households and households with children than the County, Region, and State.
- Household income in the Village is higher than the County, Region, or State; however, there are a number of households that could benefit from new multifamily housing and modest single-family housing based on their income.

These conclusions are key elements of the existing and forecast housing demand analyses, which are presented in Chapter 3.

Map 2.1
Existing Land Uses in the Village of Germantown: 2020



- | | | | | | |
|---|--------------------------------|---|--|---|---|
|  | SINGLE-FAMILY RESIDENTIAL |  | STREETS AND HIGHWAYS |  | MUNICIPAL BOUNDARY |
|  | TWO-FAMILY RESIDENTIAL |  | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITIES |  | PLANNED SEWER SERVICE AREA (MARCH 2024) |
|  | MULTIFAMILY RESIDENTIAL |  | EXTRACTIVE | | |
|  | COMMERCIAL |  | AGRICULTURAL AND OTHER OPEN LANDS | | |
|  | INDUSTRIAL |  | WETLANDS | | |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | WOODLANDS | | |
|  | RECREATIONAL |  | SURFACE WATER | | |

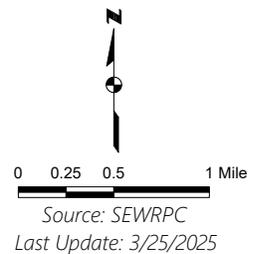


Table 2.1
Existing Land Use in the Village of Germantown: 2020

Land Use Category	Acres	Percent of Total
Developed Land		
Residential		
Single-Family	3,191	14.5
Two-Family	109	0.5
Multifamily	247	1.1
Mobile Homes	27	0.1
Residential Subtotal	3,574	16.2
Commercial	395	1.8
Industrial	738	3.4
Transportation, Communications, and Utilities	2,065	9.4
Government and Institutional	222	1.0
Recreational	346	1.6
Developed Land Subtotal	7,340	33.4
Undeveloped Land		
Agricultural	7,713	35.0
Natural Resource Areas		
Woodland	798	3.6
Wetlands	3,835	17.4
Surface Water	318	1.5
Natural Resource Areas Subtotal	4,951	22.5
Unused and Other Open Lands	2,009	9.1
Undeveloped Land Subtotal	14,674	66.6
Total	22,014	100.0

Note: Off-street parking is included with the associated use.

Source: Southeastern Wisconsin Regional Planning Commission

Table 2.2
Number of Housing Units and Tenure in the Village, County, Region, and State

Area	Owner-Occupied		Renter-Occupied		Vacant ^a		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Village of Germantown	6,490	75.6	1,791	20.9	301	3.5	8,582	100.0
Washington County	43,485	74.5	12,794	21.9	2,112	3.6	58,391	100.0
Region	520,000	57.5	316,721	35.1	66,961	7.4	903,682	100.0
Wisconsin	1,641,590	60.0	783,898	28.7	309,023	11.3	2,734,511	100.0

Note: Data is based on the 2018-2022 American Community Survey (5-year estimate).

^a Types of vacant housing units include for rent; rented, not occupied; for sale only; sold, not occupied; for seasonal, recreational, or occasional use; for migrant workers; and other vacant housing units.

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.3
Housing Vacancy Rates in the Village, County,
Region, and State

Area	Homeowner (percent)	Rental (percent)
Village of Germantown	1.2	5.1
Washington County	0.5	2.3
Region	0.7	5.3
Wisconsin	0.7	4.7

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.4
Value of Owner-Occupied Housing Units in the Village, County, Region, and State

Value	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$50,000	155	2.4	1,072	2.5	16,369	3.1	66,191	4
\$50,000 to \$99,999	147	2.3	1,008	2.3	27,787	5.3	117,725	7.2
\$100,000 to \$149,999	391	6	2,103	4.8	49,867	9.6	211,786	12.9
\$150,000 to \$199,999	354	5.5	4,896	11.3	77,602	14.9	274,669	16.7
\$200,000 to \$299,999	1,558	24	13,660	31.4	144,056	27.7	439,017	26.7
\$300,000 to \$499,999	2,990	46.1	15,220	35	144,861	27.9	384,325	23.4
\$500,000 to \$999,999	774	11.9	4,749	10.9	50,917	9.8	126,793	7.7
\$1,000,000 or more	121	1.9	777	1.8	8,541	1.6	21,084	1.3
Total	6,490	100.0	43,485	100.0	520,000	100.0	1,641,590	100.0
Median Value	\$333,200		\$293,300		\$258,900		\$231,400	

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.5
Monthly Costs of Owner-Occupied Housing Units with a Mortgage in the Village, County,
Region, and State

Monthly Cost	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	--	--	52	0.2	1,149	0.3	5,582	0.5
\$500 to \$999	405	9.1	2,130	7.5	26,634	7.8	129,499	12.7
\$1,000 to \$1,499	519	11.7	5,927	20.9	91,081	26.7	313,071	30.7
\$1,500 to \$1,999	1,224	27.5	8,818	31	99,269	29.1	274,492	26.9
\$2,000 to \$2,499	1,052	23.7	5,886	20	58,313	17.1	148,782	14.6
\$2,500 to \$2,999	817	18.4	3,094	10.9	30,914	9.1	72,454	7.1
\$3,000 or more	428	9.6	2,493	8.8	33,319	9.8	76,973	7.5
Total	4,445	100.0	28,400	100.0	340,679	100.0	1,020,853	100.0
Median	\$2,035		\$1,838		\$1,759		\$1,602	

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.6
Monthly Costs of Owner-Occupied Housing Units Without a Mortgage in the Village, County, Region, and State

Monthly Cost	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$250	--	--	227	1.5	3,041	1.7	19,924	3.2
\$250 to \$399	51	2.5	754	5	8,687	4.8	66,838	10.8
\$400 to \$599	550	26.9	4,992	33.1	46,183	25.8	200,351	32.3
\$600 to \$799	684	33.4	5,516	36.6	59,663	33.3	172,056	27.7
\$800 to \$999	422	20.6	2,280	15.1	31,779	17.7	85,820	13.8
\$1,000 or more	338	16.5	1,316	8.7	29,968	16.7	75,748	12.2
Total	2,045	100.0	15,085	100.0	179,321	100.0	620,737	100.0
Median	\$719		\$652		\$700		\$624	

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.7
Monthly Costs for Renters in the Village, County, Region, and State

Monthly Cost	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	0	--	485	3.9	19,685	6.4	55,359	7.4
\$500 to \$999	314	18	4,867	39	120,389	39	327,566	43.6
\$1,000 to \$1,499	1,012	58.2	4,722	37.8	114,789	37.2	258,461	34.4
\$1,500 to \$1,999	246	14.1	1,842	14.7	38,944	12.6	79,264	10.5
\$2,000 to \$2,499	104	6	351	2.8	9,462	3.1	18,391	2.4
\$2,500 to \$2,999	48	2.8	116	0.9	2,943	1	6,093	0.8
\$3,000 or more	16	0.9	112	0.9	2,627	0.9	6,905	0.9
Total ^a	1,740	100.0	12,495	100.0	308,839	100.0	752,039	100.0
Median	\$1,263		\$1,073		\$893		\$992	

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

^a Excludes rental units with no rent paid.

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.8
Residential Structure Types in the Village, County, Region, and State

Structure Type	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1-Unit, Detached	5,484	63.9	39,577	67.8	522,553	57.8	1,818,114	66.5
1-Unit, Attached ^a	857	10.0	4,815	8.2	46,110	5.1	116,442	4.3
2 Units	167	1.9	2,181	3.7	90,947	10.1	168,357	6.2
3 or 4 Units	288	3.4	2,560	4.4	41,526	4.6	96,643	3.5
5 to 9 Units	580	6.8	3,097	5.3	54,619	6.0	133,649	4.9
10 to 19 Units	477	5.6	2,109	3.6	33,848	3.7	96,680	3.5
20 or More Units	535	6.2	3,353	5.7	105,784	11.7	218,065	8.0
Mobile Homes	194	2.3	699	1.2	7,960	0.9	85,538	3.1
Boat, RV, Van, etc.	-- ^b	-- ^b	-- ^b	-- ^b	335	-- ^b	1,023	-- ^b
Total	8,582	100.0	58,391	100.0	903,682	100.0	2,734,511	100.0

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

^a 1-unit attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof and each unit has its own utilities, with no units located above or below.

^b Less than 0.05 percent.

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.9
Housing Units by Number of Bedrooms in the Village, County, Region, and State

Number of Bedrooms	Village of Germantown		Washington County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
One or Fewer	504	5.9	3,191	5.5	123,013	13.6	324,234	11.9
Two	2,092	24.4	14,548	24.9	256,972	28.4	764,980	28.0
Three	4,095	47.7	28,046	48.0	353,802	39.2	1,103,602	40.4
Four or More	1,891	22.0	12,606	21.6	169,895	18.8	541,695	19.8
Total	8,582	100.0	58,391	100.0	903,682	100.0	2,734,511	100.0

Note: Data is based on the 2018-2022 American Community Survey (five-year estimates).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

**Table 2.10
Historic Resident Population Levels in the Village, County, Region, and State: 1970-2020**

Year	Village of Germantown			Washington County			Region			Wisconsin		
	Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census	
		Absolute	Percent		Absolute	Percent		Absolute	Percent		Absolute	Percent
1970	6,974	--	--	63,839	--	--	1,756,083	--	--	4,417,731	--	--
1980	10,729	3,755	53.8	84,848	21,009	32.9	1,764,796	8,713	0.5	4,705,767	287,821	6.5
1990	13,658	2,929	27.3	95,328	10,480	12.4	1,810,364	45,568	2.6	4,891,769	186,127	4.0
2000	18,260	4,602	33.7	117,496	22,168	23.3	1,931,165	120,801	6.7	5,363,675	471,906	9.6
2010	19,749	1,489	8.2	131,887	14,391	12.2	2,019,970	88,805	4.6	5,686,986	323,311	6.0
2020	20,142	393	2.0	135,529	3,642	2.8	2,048,087	28,117	1.4	5,893,718	206,732	3.6

Note: Historic resident population levels are provided starting with the first decennial census following the incorporation of the Village of Germantown.

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.11
Age Distribution of Residents in the Village of Germantown

Age	Population	Percent of Total
Under 5 Years	1,122	5.4
5 to 9 Years	980	4.7
10 to 14 Years	1,726	8.3
15 to 19 Years	1,281	6.1
20 to 24 Years	956	4.6
25 to 29 Years	927	4.4
30 to 34 Years	1,067	5.1
35 to 39 Years	1,742	8.3
40 to 44 Years	1,436	6.9
45 to 49 Years	1,378	6.6
50 to 54 Years	1,541	7.4
55 to 59 Years	1,781	8.5
60 to 64 Years	1,665	8.0
65 to 69 Years	821	3.9
70 to 74 Years	815	3.9
75 to 79 Years	858	4.1
80 to 84 Years	354	1.7
85 Years and Over	435	2.1
Total	20,885	100.0

Note: Data is based on the 2018-2022 American Community Survey (five-year estimates).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.12
Race and Ethnicity Composition of Residents in the Village, County, Region, and State

Race or Ethnicity	Village of Germantown		Washington County		Region		Wisconsin	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
Not Hispanic								
White Alone	17,918	85.8	125,172	91.5	1,371,195	67.2	4,698,967	79.9
Black or African American Alone	467	2.2	1,766	1.3	281,650	13.8	356,150	6.1
American Indian and Alaskan Native Alone	44	0.2	182	0.1	4,880	0.2	36,369	0.6
Asian Alone	1,117	5.3	1,954	1.4	68,798	3.4	167,512	2.8
Native Hawaiian and Other Pacific Islander Alone	-- ^a	-- ^a	18	-- ^a	654	-- ^a	1,902	-- ^a
Some Other Race Alone	-- ^a	-- ^a	286	0.2	6,458	0.3	14,661	0.2
Two or More Races	628	3.0	2,776	2.0	63,420	3.1	175,591	3.0
Subtotal	20,174	96.6	132,154	96.6	1,797,055	88.1	5,451,152	92.7
Hispanic	711	3.4	4,688	3.4	242,773	11.9	430,976	7.3
Total	20,885	100.0	136,842	100.0	2,039,828	100.0	5,882,128	100.0

Note: Data is based on the 2018-2022 American Community Survey (five-year estimate).

^a Less than 0.05 percent

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.13
Household Size in the Village of Germantown

Size	Households					
	Owner-Occupied	Percent of Total	Renter-Occupied	Percent of Total	Total	Percent of Total
1-Person Household	1,057	16.3	733	40.9	1,790	21.6
2-Person Household	2,780	42.8	607	33.9	3,387	40.9
3-Person Household	944	14.5	301	16.8	1,245	15
4-Person Household	1,143	17.6	73	4.1	1,216	14.7
5-Person Household	508	7.8	14	0.8	522	6.3
6-Person Household	32	0.5	63	3.5	95	1.1
7-or-More-Person Household	26	0.4	--	--	26	0.3
Total	6,490	100.0	1,791	100.0	8,281	100.0
Average Household Size	2.65		1.99		2.51	

Note: Data are based on the 2018-2022 American Community Survey (five-year estimates).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.14
Household Types in the Village of Germantown

Household Type	Number	Percent of Subtotal	Percent of Total
Owner Occupied			
Family Households	5,070	78.1	61.2
With Children	(2,281)	(35.2)	(27.6)
Nonfamily Households	1,420	21.9	17.2
Owner Occupied Subtotal	6,490	100	78.4
Renter Occupied			
Family Households	892	49.8	10.8
With Children	(232)	(13.0)	(2.8)
Nonfamily Households	899	50.2	10.9
Renter Occupied Subtotal	1,791	100	21.7
Total Occupied			
Family Households	5,962	--	72.0
With Children	(2,513)	--	(30.4)
Nonfamily Households	2,319	--	28.0
Total	8,281	--	100.0

Note: Data are based on the 2018-2022 American Community Survey (five-year estimates).

Figures in parentheses (family households with children) are a subset of family households and are not included in the subtotals or totals of the number or percentage of households.

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.15
Occupation of Residents in the Village of Germantown

Occupation	Number	Percent of Total	Average Annual Wages (\$) ^a
Management, Business, and Financial	2,278	19.8	86,578
Computer, Engineering, and Science	1,087	9.5	84,910
Education, Legal, Community Service, Arts, and Media	1,252	10.9	52,011
Healthcare Practitioners and Technical	1,122	9.8	71,685
Healthcare Support	331	2.9	27,898
Protective Service	168	1.5	67,540
Food Preparation and Serving Related	278	2.4	12,518
Building and Grounds Cleaning and Maintenance	286	2.5	29,336
Personal Care and Service	240	2.1	20,481
Sales and Office	2,614	22.7	45,315
Farming, Fishing, and Forestry	15	0.1	45,438
Construction and Extraction	256	2.2	56,134
Installation, Maintenance, and Repair	314	2.7	56,186
Production, Transportation, and Material Moving	1,260	11.0	47,776
Total	11,501	100	37,759

Note: Data are based on the 2018-2022 American Community Survey (five-year estimate).

^a Wages are based on Washington County workers.

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.16
Household Income in the Village of Germantown

Income	Households	Percent of Total
Less than \$10,000	154	1.9
\$10,000 to \$14,999	122	1.5
\$15,000 to \$19,999	60	0.7
\$20,000 to \$24,999	182	2.2
\$25,000 to \$29,999	122	1.5
\$30,000 to \$34,999	132	1.6
\$35,000 to \$39,999	190	2.3
\$40,000 to \$44,999	177	2.1
\$45,000 to \$49,999	224	2.7
\$50,000 to \$59,999	597	7.2
\$60,000 to \$74,999	844	10.2
\$75,000 to \$99,999	1,270	15.3
\$100,000 to \$124,999	1,002	12.1
\$125,000 to \$149,999	1,045	12.6
\$150,000 to \$199,999	1,015	12.3
\$200,000 or More	1,145	13.8
Total	8,281	100.00
Median Household Income	\$101,554	

Note: Data are based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Table 2.17
Housing Cost Burden in the Village, County, Region, and State

Tenure	Number of Households			
	Village of Germantown	Washington County	Region	Wisconsin
Owner-Occupied				
Total Owner-Occupied	6,490	56,279	520,000	1,641,590
Housing Costs More Than 30 Percent of Household Income	933	6,668	101,844	298,419
Percent with Cost Burden	14.4	11.8	19.6	18.2
Renter-Occupied				
Total Renter-Occupied	1,791	12,794	316,721	783,898
Housing Costs More Than 30 Percent of Household Income	637	5,173	141,441	317,983
Percent with Cost Burden	35.6	40.4	44.7	40.6
Total	8,582	58,391	903,682	2,734,511

Note: Data are based on the 2018-2022 American Community Survey (five-year estimate).

Source: U.S. Bureau of the Census and Southeastern Wisconsin Regional Planning Commission

Chapter 3

EXISTING AND FORECAST HOUSING DEMAND

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

3.1 INTRODUCTION

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village of Germantown. Key information presented in this Chapter includes development activity that has occurred in the Village during the past year, areas of the Village that have potential for residential development or redevelopment, and household and employment forecasts. This chapter also includes a discussion of the impacts the Village's land use regulations may have on meeting housing demand.

3.2 DEVELOPMENT ACTIVITY

Section 66.10013 of the *Wisconsin Statutes* requires that housing affordability reports present information regarding development activity in the municipality during the previous year. To meet this requirement, this section presents information for calendar year 2024 regarding the number of subdivision plats, certified survey maps, condominium plats, and building permits approved by the Village and the number of proposed housing units that could result from these approvals.

Subdivision Plats

There was one subdivision plat approved/recorded by the Village in 2024.

Certified Survey Maps

There were no new residential certified survey maps (CSM) approved by the Village during the last year.

Condominium Plats

There were no condominium plats approved by the Village during the last year.

Building Permits

The Village issued 36 residential building permits in 2024 for new single-family homes.

3.3 DEVELOPMENT POTENTIAL

Section 66.10013 of the *Statutes* also requires that housing affordability reports present information regarding development potential in the municipality. To meet this requirement, this section presents information regarding undeveloped parcels zoned for residential development and undeveloped parcels not zoned for residential development, but which may be suitable for residential development. The majority of development sites within the Village are planned to have urban services such as public sanitary sewer service and water supply service.

Undeveloped Parcels Zoned for Residential Development

Undeveloped parcels zoned for residential development in the Village are listed in Appendix A and shown on Map 3.1. There are 212 vacant parcels, totaling about 701 acres, located in the Village that are zoned for

residential development. Most of the vacant parcels are zoned RS-3 (single-family with 43,560 square foot minimum lot size), RS-4 (single-family with 20,000 square foot minimum lot size), RS-5 (single-family with 15,000 square foot minimum lot sizes), or RS-5 & RM-2 (mixed residential zoning allowing single-family with 15,000 square feet minimum lot sizes and multiple-family developments at 5.8 dwelling units per net acre). Vacant parcels in single-family zoning districts that allow for smaller lot sizes include three parcels in district RS-6 (12,000 square foot minimum lots). Parcels in the RS-6 zoning district and the multifamily zoning districts would be best suited for developing housing that may be affordable to a wider range of households.

Undeveloped Parcels Not Zoned for Residential Development

Undeveloped parcels in the Village that are not zoned strictly for residential development are listed in Appendix B and shown on Map 3.2. There are 541 vacant parcels, totaling about 10,450 acres, located in the Village that are not zoned for residential development. These parcels may have potential for future residential development.

3.4 EXISTING DEMAND

The information presented in Chapter 2 regarding the demographic and economic characteristics of the Village provides insight into the housing needs of current residents.

An important consideration regarding existing demand for housing is the percentage of current residents aged 65 and over. Smaller single-family homes and multifamily units may be best suited for the Village's aging households because they require less maintenance. In addition, Federal and State fair housing laws require many multifamily units constructed after the early 1990s to include basic accessibility features. This may be particularly beneficial for Village residents 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Household type is another indicator of existing housing demand in the Village. Single-family homes with three or more bedrooms may be best suited for family households with children, while multifamily units and smaller single-family houses may be best suited for smaller households. About 63 percent of the households in the Village are one- and two-person households, and 33 percent of the households have children.

Housing cost compared to income is another important consideration regarding existing housing demand in the Village. The data presented in Chapter 2 show Germantown's median household income is higher than the County, and housing costs are also higher than in the County. Housing cost burden in the Village for homeowners is in line with that of the County, Region, and State and housing cost burden for renters in the Village is lower than in the County, Region, and State. Nearly half of the workers in the Village work in moderate-paying occupations, for whom affordable housing may be in demand. About 24 percent of the housing units in the Village are in multifamily structures and about 11 percent of owner-occupied housing is valued under \$150,000, while homeowner and rental vacancy rates are relatively low.

When analyzing the potential impacts of the Village's development regulations on meeting existing housing demand, it is important to consider the information above and existing land use in the Village. There is a significant amount of undeveloped land in the Village that is zoned for residential development, both single-family and multifamily. Only a small amount of undeveloped land is zoned to allow for single-family residential lots of 12,000 square feet or smaller, which would help meet the demand for moderate-cost workforce housing in the Village.

3.5 FORECAST DEMAND

This section discusses Germantown's forecast housing demand based on the household and employment forecasts developed by the Commission for the Washington County Multi-Jurisdictional Comprehensive Plan; the regional land use and transportation plan (VISION 2050); demographic, economic, and land use data presented in Chapter 2; and the job/housing balance analysis prepared by SEWRPC for the regional housing plan.

Population, Household and Employment Forecasts

As previously discussed, there is significant development/redevelopment potential in the Village of Germantown. This is reflected in the household and employment forecasts presented in the Village comprehensive plan, which as adopted by the Village in 2022, as well as the forecasts developed for the Village as part of VISION 2050, which was adopted by the Commission in 2016.

Long-range planning efforts, such as the Village's comprehensive plan and VISION 2050, require forecasts of future conditions that affect plan design and implementation. Based on projects prepared by the Wisconsin Department of Administration, the Village is projected to see its population grow from around 20,917 in 2020 to 24,110 by 2040, with the rate of growth leveling off between 2035 and 2040. The number of households is expected to increase from 7,818 to about 10,147 under the DOA projections. Looking out to the year 2050, the Commission projects a population of about 31,500 residents and almost 13,000 households. The Commission also projects that the Village will be home to just over 21,000 jobs in 2050. The Village's comprehensive plan is designed to accommodate increasing population and economic activity over the coming decades.

Demographic, Economic, and Land Use Characteristics

The factors discussed under the Existing Demand section are likely to remain valid for the Village in the future. The aging of the population is a trend that is forecast to continue not only within the Region, where the population age 65 and older is expected to increase from 13 percent to 21 percent by 2050, but across the State and the Nation. It should be noted that 19 percent of Germantown's population is already aged 65 or older. The aging of the population could cause both a need for smaller housing and a turnover in households resulting in more households with children in the future. If this does occur, the current mix of housing stock in the Village would likely be able to accommodate the need for families, but may present a shortage of housing for the elderly, based on the structure type and number of bedrooms data presented in Chapter 2.

The projected job/housing balance analysis prepared for the regional housing plan shows that the Village's workers will continue to create demand for housing in the Village. The basis of the analysis was local government comprehensive plans, including the Comprehensive Plan for the Village of Germantown: 2020 (the regional housing plan was adopted in 2013, prior to the latest generation of the Village comprehensive plan). It should be noted that the projected job/housing balance analysis was conducted at a necessarily general, regionwide scope, which was appropriate for use in the developing housing recommendations at a regional level. The regional housing plan recommends that communities identified as having a projected job/housing imbalance conduct a more detailed analysis based on specific conditions in their community as part of a comprehensive plan update. If the local analysis confirms an imbalance, it is recommended that the local government consider changes to their comprehensive plan that may provide more lower-cost housing (generally defined as multifamily housing) for lower-wage workers or more moderate-cost housing (generally defined as smaller single-family homes on lots of 10,000 square feet or less) for moderate-wage workers, depending on the need.

The regional analysis compares the percentage of lower- and moderate-wage jobs and multifamily and modest single-family housing that could be accommodated by the comprehensive plan. Percentages were used in the regional analysis because in almost all cases, the number of jobs that could be accommodated exceeds the number of housing units that could be accommodated by local comprehensive plans.

The regional job/housing balance analysis findings indicated a projected balance between lower-wage jobs and lower-wage housing in the Village of Germantown, meaning there is a fairly equal percentage of lower-wage jobs and lower-cost housing. The analysis also shows a projected imbalance between moderate-wage jobs and moderate-cost housing, meaning there is a higher percentage of moderate-wage jobs in the Village than moderate-cost housing. In addition, Table 3.1 shows that the number of jobs in lower- and moderate-wage/cost levels that could be accommodated significantly exceeds the planned housing capacity.

Future commercial and industrial development in the Village may create more workforce housing demand that could be addressed with construction of a full spectrum of housing types and sizes to best meet the housing demands of the Village's residents and potential workers. Village residents in high wage occupations and growing families may create a demand for larger homes on larger lots that provide privacy and space for family recreation, and the Village's aging population and lower-wage and moderate-wage workers may benefit from multifamily housing or modest single-family homes that tend to be more affordable and require less upkeep.

The demand for a full spectrum of housing for the Village's residents and workforce was considered in the recent comprehensive plan updates. The plan addresses future needs by incorporating diverse housing options including moderate-cost and higher-density units across several neighborhoods in the sewered portion of the Village to ensure a more balanced housing market.

3.6 SUMMARY OF RESIDENTIAL MARKET ANALYSIS

An evaluation of the housing market in the Village of Germantown was conducted by Tracy Cross & Associates, Inc. in 2024. Their evaluation and report highlights a significant opportunity for the development of mainstream or workforce housing (i.e., middle-market housing). The study identifies a gap in the availability of new construction housing that is affordable to households earning between approximately \$40,000 and \$125,000 annually.

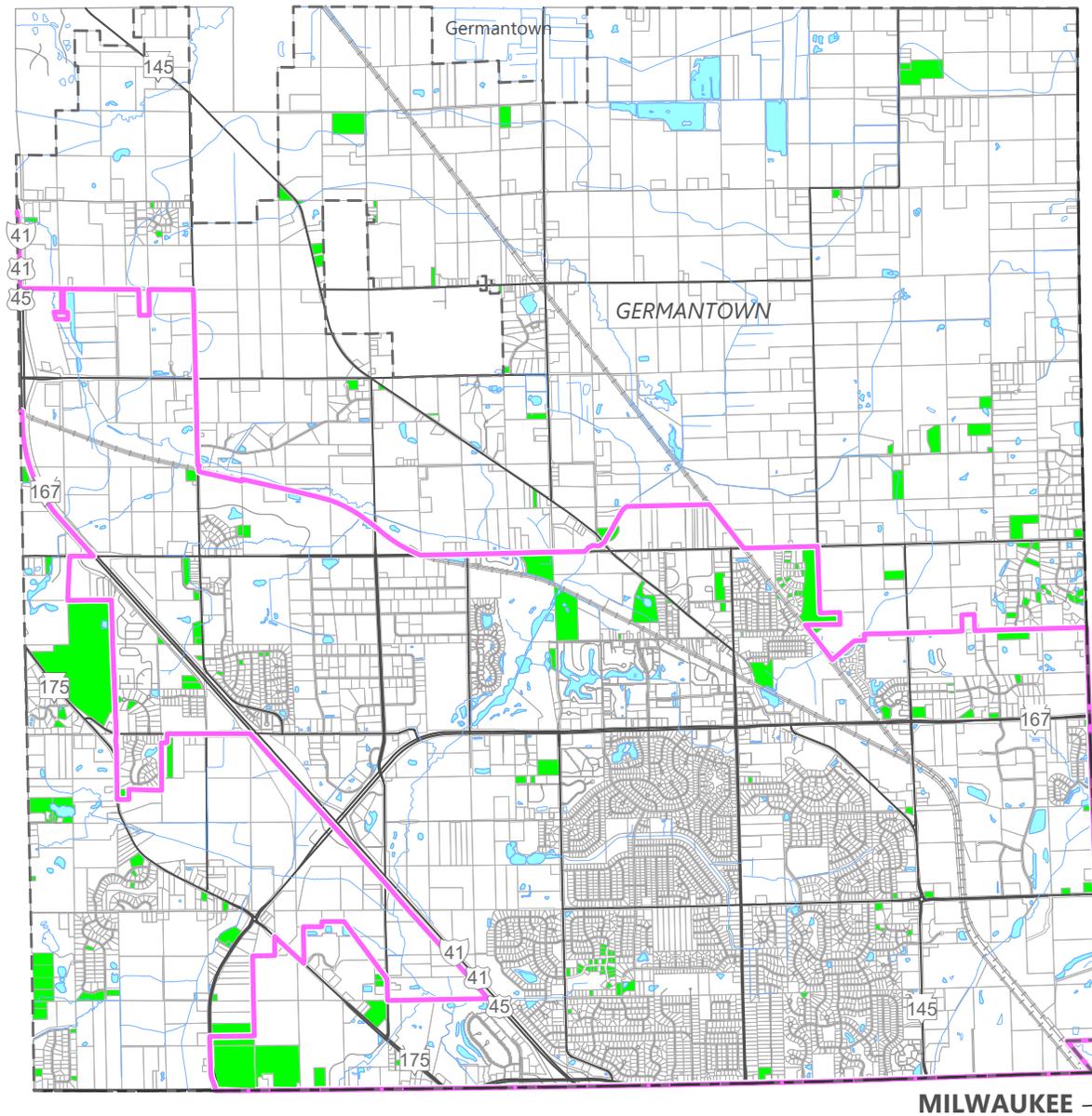
The findings indicate a mismatch between the housing price points required by the majority of potential buyers and the price points of newly constructed homes currently available. This underscores the need for more attainable housing options to meet demand.

3.7 CONCLUSIONS

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village as required by Section 66.10013 of the *Wisconsin Statutes*. This chapter also includes a discussion of the impacts the Village's land use regulations and comprehensive plan may have on meeting housing demand. Key conclusions that can be drawn from the Chapter follow:

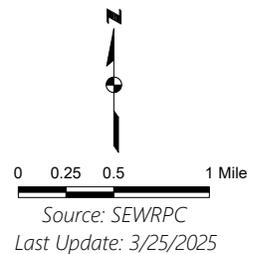
- The Village is projected to experience an increase in households from 7,818 in 2020 to 10,147 by 2040 by the DOA. The Village's comprehensive plan is designed to accommodate this growth.
- VISION 2050 envisions over 21,000 jobs in the Village by the year 2050, which may increase the demand for workforce housing for lower- and moderate-wage workers in the Village.
- A full spectrum of housing types and sizes would best meet the housing demands of the Village's current and future residents, including all income levels, age groups, and household sizes.

Map 3.1
Undeveloped Parcels Zoned for Residential Development

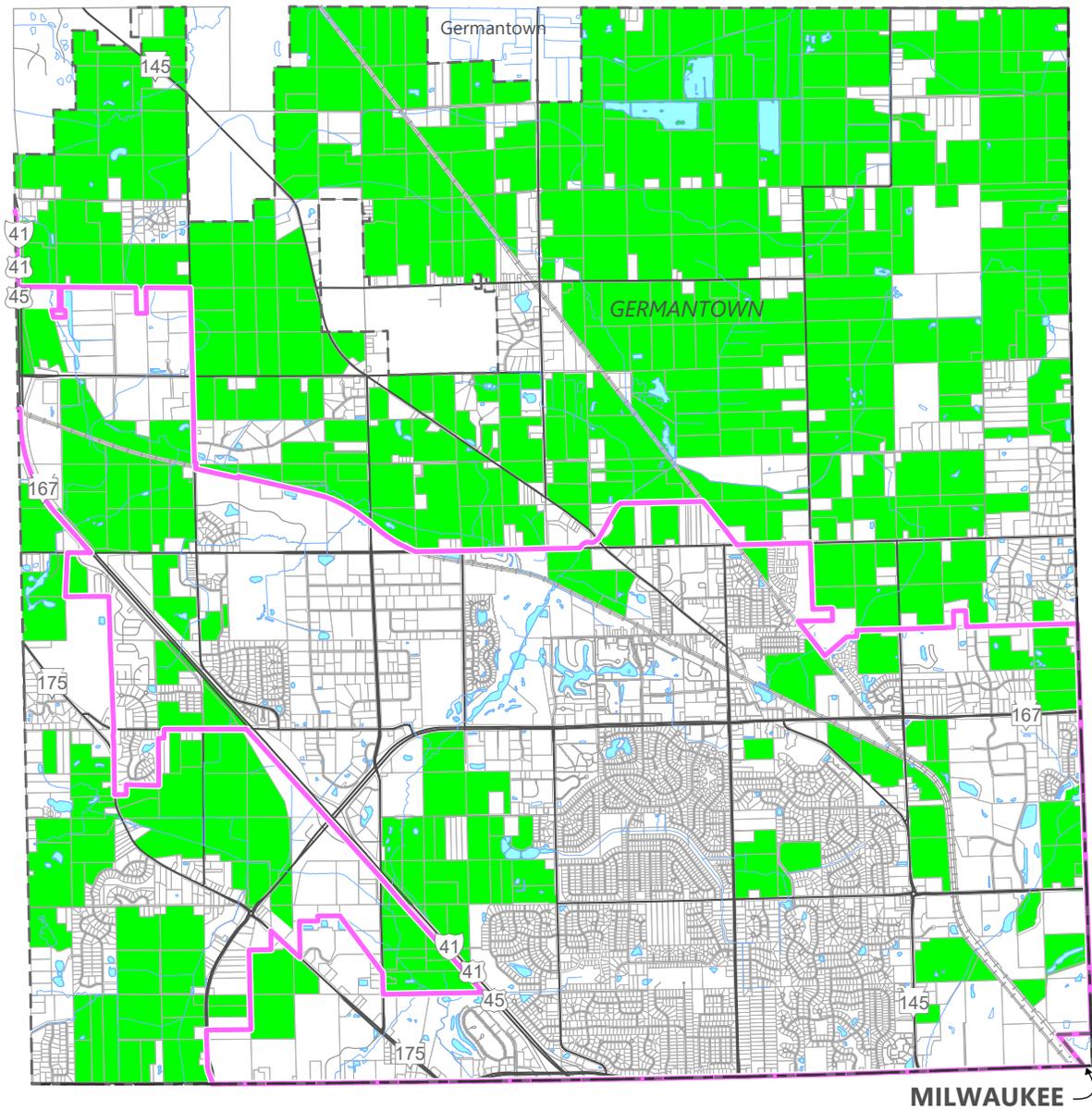


- UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT
- PARCELS
- MUNICIPAL BOUNDARY
- PLANNED SEWER SERVICE AREA (MARCH 2024)

Note: This map does not incorporate or account for restrictions aside from zoning designations, such as floodplain and wetlands.



Map 3.2
Undeveloped Parcels Not Zoned for Residential Development



- UNDEVELOPED PARCELS NOT ZONED FOR RESIDENTIAL DEVELOPMENT
- PARCELS
- MUNICIPAL BOUNDARY
- PLANNED SEWER SERVICE AREA (MARCH 2024)

Note: This map may include parcels viable for a zoning change to allow residential development in the future.

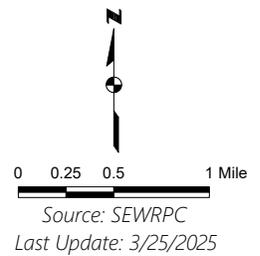


Table 3.1
Regional Housing Plan Projected Job/Housing Balance
Analysis as it Applies to the Village of Germantown

Job/Housing Balance	Village of Germantown
Lower-Wage/Cost	
Jobs	8,121
Percent of Total Jobs	24.8
Housing Units	2,745
Average Number of Workers Per Household	1.48
Housing Capacity	4,063
Percent of Total Housing Capacity	24.0
Difference (percentage points)	-0.8
Moderate-Wage/Cost	
Jobs	20,304
Percent of Total Jobs	62.0
Housing Units	4,231
Average Number of Workers Per Household	1.48
Housing Capacity	6,262
Percent of Total Housing Capacity	37.1
Difference (percentage points)	-24.9
Higher-Wage/Cost	
Jobs	4,323
Percent of Total Jobs	13.2
Housing Units	4,447
Average Number of Workers Per Household	1.48
Housing Capacity	6,582
Percent of Total Housing Capacity	38.9
Difference (percentage points)	25.7
Projected Imbalance Type(s)	Moderate-Cost

Note: The analysis is based on the average workers per household and the percentage of lower-, moderate-, and higher-wage jobs in the Village. The projected number of jobs and housing units in the Village is based on an analysis in a SEWRPC document titled *Description of Job/Housing Balance Analysis, Year 2035 Regional Housing Plan for Southeastern Wisconsin*, October 2013, which was prepared prior to the latest generation of the Village's comprehensive plan. The document is available on the SEWRPC website.

Source: Southeastern Wisconsin Regional Planning Commission

Chapter 4

ANALYSIS OF RESIDENTIAL DEVELOPMENT REGULATIONS

Note: The tables are presented at the end of the chapter.

4.1 INTRODUCTION

This chapter presents analyses regarding the financial impact of Village of Germantown residential development regulations on the cost of developing single-family housing and multifamily housing. The analyses also identify ways in which Germantown could modify its regulations to encourage housing affordability.

Analyses and recommendations presented in this Chapter are based on recommendations set forth in the regional housing plan. The regional housing plan was adopted by the Regional Planning Commission in 2013. The vision of the plan is to provide “financially sustainable housing for people of all income levels, age groups, and needs throughout the entire Southeastern Wisconsin Region.” To support this vision, the regional housing plan includes extensive analyses regarding affordable housing and several recommendations that can be implemented by local governments to encourage the development of affordable housing throughout the Region.

4.2 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO SINGLE-FAMILY HOUSING

Section 66.10013 of the Statutes requires housing affordability reports to include an analysis of the financial impacts of regulations such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures on the cost of new subdivisions. This section discusses how the Village’s regulations relate to applicable regional housing plan recommendations and includes discussion of any modifications that could be considered by the Village to encourage affordability. It should be noted that only the RS-4, 5, 6, and 7 Single Family Residential Zoning District are served by public sanitary sewer service, which is typically required to support higher-density single-family housing that may be more affordable to a wider range of households.

Subdivision Ordinance

Regional housing plan recommendations related to subdivision regulations for single-family housing include recommendations regarding minimum street right-of-way and pavement widths, and landscaping requirements.

The Village’s subdivision ordinance requires a minimum street right-of-way width of 60 feet and a minimum pavement width of 30 feet for urban minor streets and 24 feet for rural minor streets. Reducing street pavement width decreases long-term capital and maintenance costs, including lower costs for snow removal, street repairs, and street construction. The regional housing plan does not recommend narrower pavement widths than the minimum dimensions identified in the Village subdivision ordinance.

The regional housing plan also recommends limiting subdivision landscaping to planting street trees. Landscaping plans for residential developments are approved during the platting process. The Village’s minimum landscaping standards require two trees and/or shrubs per dwelling unit and new developments must either plant such trees or pay in lieu of planting.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for single-family housing include recommendations regarding minimum lot size, minimum home size, flexible zoning regulations, and accessory dwelling units.

Minimum Lot Size

The regional housing plan recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for development of new single-family homes on lots of 10,000 square feet or less. In Germantown, single-family residential zoning districts RS-7 Single-Family Residential District permit a minimum lot size of 10,000 square feet.

Smaller lot sizes can accommodate the construction of more affordable single-family housing. At a consistent cost per square foot, the land cost of a smaller lot would be less than that of a larger lot. In addition, smaller lot sizes typically decrease the frontage, or width, of each lot along the street. Minimum lot frontage setback in the Village ranges from 300 feet in the RS-1 Single-Family Residential District, which has a minimum lot size of 5 acres, to 110 feet in the RS-4 Single-Family Residential District, which has a minimum lot size of 20,000 square feet, and 80 feet in the RS-7 Single-Family Residential District, which has a minimum lot size of 10,000 square feet. Narrower lot widths decrease the length of streets, sidewalks, and water and sewer mains for each dwelling unit, resulting in lower costs to install and deliver services.

Minimum Home Size

The regional housing plan also recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for the development of new single-family homes of less than 1,200 square feet in size. All residential zoning districts in the Village permit minimum home sizes of 1,200 square feet; however, only one bedroom would be allowed in a home of this size in the RS-1, 2, 3, 4, and 5 districts. Two bedrooms would be allowed in the RS-6 district and three bedrooms would be allowed in the RS-7 district.

Data provided by RSMeans shows that while the cost per square foot of single-family construction increases as home sizes decrease, the overall construction cost of a smaller home is still lower than that of a larger home. Based on data for the Milwaukee Metropolitan area supplied by RSMeans, Table 4.1 presents costs for economy and average single-family homes at 800 square feet, 1,000 square feet, 1,200 square feet, and 1,400 square feet.

Flexible Zoning Districts

The regional housing plan recommends that communities with urban services include flexible zoning regulations intended to encourage a mix of housing types within neighborhoods. Examples include Planned Unit Development (PUD), Traditional Neighborhood Development (TND), density bonus, and adaptive reuse of buildings.

The zoning ordinance permits planned development through the PDD Planned Development Districts. While residential density and permitted uses must be consistent with the underlying basic use district, PDDs are intended to permit greater flexibility, creativity, and imaginative design for the development of a site than is possible under conventional zoning regulations.

Accessory Dwelling Units

The regional housing plan recommends that all communities permit accessory dwelling units in single-family residential zoning districts as a source of affordable housing. The Village zoning ordinance does not

allow accessory dwelling units.⁶ In order to provide greater opportunities for the development of accessory dwelling units, the zoning ordinance could be amended to allow accessory dwelling units and fewer restrictions regarding residents. Greater flexibility in zoning of accessory dwelling units in single-family residential zoning districts is a way to encourage affordable housing and housing that may benefit the Village's aging population.

Job/Housing Balance

The regional job/housing balance analysis shows that the RS-7 zoning district meets regional housing plan recommendations for developing single-family housing that may be more affordable to moderate wage workers; however, all of the areas designated as RS-7 are already developed. Designating undeveloped areas of the Village with existing or planned public sewer service as RS-7 could provide additional housing that may be more affordable for moderate wage workers. Reducing minimum lot sizes in other zoning districts as well as the restrictions on the number of bedrooms for smaller homes in other zoning districts could also provide additional housing that may be more affordable for moderate wage workers. In addition, relaxing the zoning restrictions on accessory dwelling units in single-family residential zoning districts may also be an effective method of encouraging the development of workforce housing.

Comprehensive Plan

As discussed in Chapter 1, the Wisconsin legislature enacted legislation in 1999 that expanded the scope and significance of comprehensive planning in the State. The law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires consistency between important Village land use regulations, such as the zoning ordinance, with the comprehensive plan. The comprehensive planning law also requires the comprehensive plan to include a housing element with goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. This makes the comprehensive plan an important long-range housing policy tool for the Village. As previously mentioned in this report, the Village of Germantown recently prepared a 10-year update to their comprehensive plan, with an emphasis on updating the housing element.

The projected job/housing balance analysis prepared for the regional housing plan found that there was likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use plan. The updated comprehensive plan takes a place-based approach that incorporates more diverse housing in neighborhoods throughout the Village, including higher-density single-family housing.

Impact Fees

In 1994 the Wisconsin Legislature adopted statutory provisions that authorize local governments to impose impact fees on developers as a way of allocating a portion of the cost of public facilities created by new development to new development. The impact fee law is set forth in Section 66.0617 of the *Wisconsin Statutes*. Examples of public facilities under the impact fee law include sanitary sewer, water supply, and stormwater management facilities; new recreational facilities; fire protection, emergency medical, and law enforcement facilities; solid waste and recycling facilities; and roads and other transportation facilities. Any person who seeks to develop within the Village of Germantown is required to pay an impact fee. Table 4.2 shows the manner and amount set forth in the Village ordinances. The Village could consider reducing or waiving impact fees for new single-family developments that meet affordability thresholds for lot and home size. A list of other single-family residential development fees, such as utility connection and plat fees, are listed in the Village of Germantown New Housing Fee Report, which is posted on the Village's website.

⁶ *The Village of Germantown does not allow accessory dwelling units, but may allow a "mother-in-law suite" subject to the granting of a conditional use permit by the Village Board. For more information on "mother-in-law suites," see the Village of Germantown Zoning Code, Section 17.08(51a); Cr. Ord. #12-08.*

Building Code

The Wisconsin Uniform Dwelling Code applies to all single-family dwellings within the Village. Because the dwelling code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

4.3 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO MULTIFAMILY HOUSING

While not specifically required by Section 66.10013 of the Statutes, this section presents analyses of how the Village's land use and development regulations relate to applicable regional housing plan recommendations for new multifamily housing development. This section also includes discussion of any modifications to Village ordinances and plans that could be considered by the Village to encourage affordability.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for multifamily housing include recommendations regarding maximum density, minimum unit size, flexible zoning regulations, parking requirements, and landscaping requirements.

Maximum Density, Minimum Unit Size, and Flexible Zoning Regulations

The regional housing plan recommends that local governments with urban services provide areas within the community for the development of multifamily housing at a density of at least 10 units per acre, and 18 units or more per acre in highly urbanized communities. The housing plan also recommends that communities allow modest apartment sizes and flexible zoning regulations to encourage affordability.

The Village zoning ordinance identifies three multifamily residential districts. The RM-1 Multiple-Family Residential District is zoned for a maximum of six dwelling units per net acre served by sewer. The RM-2 Multiple-Family Residential District is zoned for a maximum of eight dwelling units per net acre served by sewer. The RM-3 Multiple-Family Residential District is zoned for a maximum of 10 dwelling units per net acre served by sewer. All three of the multifamily residential districts have the same permitted uses.

Minimum square footage per unit in multiple-family housing is based on the number of bedrooms. Efficiency units range from 350-400 square feet, one-bedroom units range from 525 to 650 square feet, two-bedroom units range from 650 to 800 square feet, and three-bedroom and larger units range from 850 to 1,000 square feet. The RM-3 district meets the regional housing plan density recommendation and all three districts meet the unit size recommendation.

The Planned Development District (PDD), which may be applied to the multiple-family residential districts in the Village, is intended to provide zoning flexibility and diversity of building types, location, and uses, including those consistent with traditional neighborhoods, such as residential, business, civic and open spaces in a walkable neighborhood. The maximum densities allowed under a PDD must not exceed the density permitted in the underlying existing zoning district, unless approved by the Village Board.

Parking and Landscaping Requirements

An adequate amount of parking is important to ensuring a multifamily development will be attractive to prospective residents. A lack of parking may also create opposition to a project from neighboring residents and property owners. However, parking is also very costly to provide and can have a negative impact on the affordability of a multifamily development. Surface parking stalls can cost between \$5,000 and \$10,000 to construct, and underground parking can cost more than \$50,000 per stall to build, which can lead to increased rental costs for residents. Landscaping and exterior building materials are also important

considerations in ensuring that multifamily developments are attractive, compatible with the surrounding community, and less likely to create opposition from neighboring residents and property owners.

The regional housing plan recommends that communities review parking, landscaping, and exterior building material requirements for multifamily housing set forth in local zoning ordinances to determine if amendments could be made to reduce the cost of housing to the consumer while preserving safety, functionality, and aesthetic quality. The Village could work with a qualified consultant to perform the reviews, such as an architect with experience designing affordable multifamily housing. The current requirement in the Village of two parking spaces per unit is an example of a requirement that could potentially be modified to reduce the cost of constructing multifamily housing. In addition, the use of shared parking agreements, which may be compatible with a mixed-use setting, could be encouraged to reduce the demand for parking stalls in new multifamily developments.

Job/Housing Balance

The regional job/housing balance analysis shows that the RM-3 zoning district meets regional housing plan recommendations for developing multifamily housing that may be more affordable to lower wage workers; however, all of the areas designated as RM-3 are already developed. Designating undeveloped areas of the Village with existing or planned public sewer service as RM-3 could provide additional housing that may be more affordable to lower wage workers. Increasing densities in other zoning districts could also provide additional housing that may be more affordable for lower wage workers.

Comprehensive Plan

The projected job/housing balance analysis prepared for the regional housing plan shows a balance between lower-cost housing (generally defined as multifamily housing units) and the lower-wage jobs that could be accommodated through implementation of the Village's land use plan. The Village recently prepared a 10-year update to the comprehensive plan, with an emphasis on updating the housing element, including a focus on increasing multifamily housing and increased housing density. Future commercial and residential development in the Village may alter the demand and supply of lower-cost housing.

Impact Fees

Any person who seeks to develop within the Village of Germantown is required to pay an impact fee. Table 4.2 shows the manner and amount set forth in the Village ordinances. The Village could consider reducing or waiving impact fees for new multiple-family developments that meet affordability thresholds for density and apartment size. A list of other multiple-family residential development fees, such as utility connection and plat fees, are listed in the Village of Germantown New Housing Fee Report, which is posted on the Village's website.

Building Code

The Wisconsin Uniform Building Code applies to all multifamily buildings within the Village. Because the building code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

Tax Increment Financing District (TID) Extension

Tax increment financing (TIF) could be used as a mechanism for affordable housing in the Village. Wisconsin TIF law (Section 66.1105(6)(g) of the *Wisconsin Statutes*) allows municipalities to extend the life of a TID for one year after paying the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value of the increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock. The Village of Germantown has multiple active TIDs which are scheduled to close between 2034 and 2042.

4.4 CONCLUSIONS

This chapter presents analyses regarding the financial impact of Village regulations on developing single-family housing and multifamily housing. The chapter also identifies ways in which the Village could modify its regulations to encourage housing affordability. Key conclusions that can be drawn from the analyses follow.

- Section 66.10013 of the Statutes requires the housing affordability report to include analyses of the financial impacts of Village regulations on the cost of new subdivisions. Land is available in the Village for the potential development of new subdivisions. The analyses presented in Section 4.2 of this chapter shows that the smaller minimum lot sizes allowed in the RS-7 Single-Family Residential District can reduce the cost of developing new subdivisions.
- Current regulations in the Village allow for smaller lot and housing unit sizes, which could help make single-family housing construction more affordable. Regulations regarding density and unit size could also support multifamily housing that may be affordable to a wide range of households.
- Based on potential commercial and industrial development, the Village could see increased demand for workforce housing. The Village of Germantown recently prepared a 10-year update to the comprehensive plan, with an emphasis on updating the housing element.
- Modifying zoning regulations to allow accessory dwellings in single-family residential zoning districts could be an important source of housing that would benefit those who work in the Village as well as the Village's aging population.
- The Village could consider reducing or waiving impact fees for new housing developments that meet affordability thresholds.
- Extending the life of a TID could produce revenue for the benefit of affordable housing.
- The housing-unit-to-parking stall ratio is an example of a requirement that could potentially be modified to reduce the cost of developing multifamily housing.
- The Village could consider developing an expedited review process for single-family and multifamily residential development proposals that incorporate the affordable housing recommendations discussed in this chapter.
- Designating undeveloped areas that are served by public sewer as RS-7 supports affordable single-family housing, while Rm-3 zoning encourages the development of multifamily housing.

Table 4.1
Single-Family Residential Construction Costs in the Milwaukee Metropolitan Area: 2024^a

Living Area (Square Feet)	Economy ^b (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	181.17	144,934	188.08	150,467	--	--
1,000	167.34	167,340	169.16	169,156	172.07	172,068
1,200	155.38	186,451	160.00	192,005	156.05	187,262
1,400	145.08	203,112	153.40	214,760	148.41	207,771

Living Area (Square Feet)	Economy ^b (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	167.34	133,869	177.94	142,355	--	--
1,000	154.49	154,492	159.64	159,640	163.96	163,956
1,200	143.52	172,224	151.01	181,210	148.46	178,152
1,400	134.00	187,606	144.77	202,675	141.18	197,652

Living Area (Square Feet)	Average ^c (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	212.52	179,682	217.20	183,426	--	--
1,000	195.78	205,443	194.79	204,453	198.12	207,783
1,200	181.84	227,876	183.92	230,372	179.50	225,068
1,400	170.14	247,865	176.18	256,309	170.56	248,447

Living Area (Square Feet)	Average ^c (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	195.31	165,913	204.78	173,484	--	--
1,000	179.56	189,219	183.04	192,703	188.08	197,747
1,200	166.61	209,593	172.64	216,831	169.99	213,649
1,400	155.74	227,699	165.26	241,021	161.41	235,634

^a Economy residences include one full bathroom and stucco on wood frame exterior. Average residences include two full bathrooms and stucco on wood frame exterior. An additional full bathroom adds \$7,755 to the cost of an economy-grade residence and \$9,663 to the cost of an average-grade residence. An additional half bathroom adds \$4,245 to the cost of an economy-grade residence and \$5,307 to the cost of an average-grade residence.

^b An economy class residence is usually built from stock plans. The materials and workmanship are sufficient to satisfy building codes. Low construction cost is more important than distinctive features.

^c An average class residence is a simple design and built from standard plans. The materials and workmanship are average, but often exceed minimum building codes. There are frequently special features that give the residence some distinctive characteristics.

Source: RSMMeans, a division of the Gordian Group, and Southeastern Wisconsin Regional Planning Commission

Table 4.2
Impact Fees in the Village of Germantown

Type of Facility	Fee per Residential Unit	Additional Fee per \$1,000.00 of Building Costs
Facilities for pumping and storing water	\$832	--
Park, playgrounds, and land for athletic facilities	\$736	--
Fire protection facilities	\$171	\$0.63549
Law enforcement facilities	\$148	\$0.2809
Library facilities	\$281	--

Source: Village of Germantown Code of Ordinances and Southeastern Wisconsin Regional Planning Commission

Appendix A

VACANT PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF GERMANTOWN

Table A.1

Address	Parcel Size (acres)	Zoning District
AMY BELLE RD	0.22	RS-1
AMY BELLE RD	0.28	RS-1
AMY BELLE RD	8.25	RS-1
AMY BELLE RD	10.27	RS-1
AMY BELLE RD	4.98	RS-1
AMY BELLE RD	4.97	RS-1
AMY BELLE RD	4.98	RS-1
AMY BELLE RD	4.99	RS-1
AMY BELLE RD	3.18	RS-2
AMY BELLE RD	1.99	RS-2
AMY BELLE RD	1.08	RS-4
APPLETON AVE	0.05	RS-4
BARK LAKE RD	1.90	RS-3
BEECH DR	1.52	RS-3
BERRYWOOD CT	0.56	RS-4
BONNIWELL CT	1.22	RS-3
BONNIWELL RD	1.13	RS-3
BONNIWELL RD	0.46	RS-4
CEDAR LN	5.02	RS-1
CEDAR LN	13.60	RS-1
CENTURY LN	5.39	RS-2
COUNTRY AIRE DR	16.81	RS-1
COUNTRY AIRE DR	1.47	RS-3
COUNTRY AIRE DR	1.00	RS-3
CREEK VIEW LN	1.00	RS-3
CRESTVIEW DR	0.98	RS-3
CTY HWY Y	4.93	RS-1
CTY HWY Y	0.98	RS-1
DEPPERT RD	3.49	RS-3
DIVISION RD	2.10	RM-2
DIVISION RD	6.70	RS-1
DIVISION RD	0.34	RS-5
FAWN CT	0.78	RS-4
FOND DU LAC AVE	10.00	RM-2
FOND DU LAC AVE	0.43	RS-2
FOND DU LAC AVE	2.04	RS-2
FOND DU LAC AVE	2.35	RS-2
FOND DU LAC AVE	0.11	RS-2
FOND DU LAC AVE	1.36	RS-3
FOND DU LAC AVE	0.53	RS-5
FOREST DR	1.03	RS-3
FREISTADT RD	13.26	EH
FREISTADT RD	9.03	RS-1
FREISTADT RD	2.37	RS-2

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
FREISTADT RD	1.54	RS-3
GATEWOOD CT	0.73	RS-4
GOLDENDALE RD	3.37	RS-2
GOLDENDALE RD	1.00	RS-3
HICKORY DR	4.34	RS-2
HICKORY DR	0.63	RS-4
HILLTOP DR	0.75	MHP
HILLTOP DR	2.60	RS-2
HILLTOP DR	2.01	RS-2
JOSEPHINE DR	1.18	RS-4
LANCELOT DR	0.76	RS-4
LANNON RD	0.21	RS-4
LOVERS LN	6.39	RS-1
LOVERS LN	6.89	RS-1
LOVERS LN	0.52	RS-6
MAIN ST	0.29	RS-5
MAPLE RD	8.81	RS-1
MAPLE RD	0.48	RS-3
MAPLE RD	1.50	RS-3
MAPLE RD	1.50	RS-3
MAPLE RD	0.25	RS-4
MAPLE RD	0.25	RS-4
MARTIN DR	1.59	RS-3
MARY BUTH LN	5.56	RS-1
MARY BUTH LN	3.00	RS-2
MEQUON RD	21.82	RD-2
MEQUON RD	5.01	RS-1
MEQUON RD	2.91	RS-2
MEQUON RD	0.37	RS-3
MERKEL DR	0.43	RD-2
N101W16921 TANGLEWOOD DR	0.36	RS-5
N104W12408 DONGES BAY RD	2.00	RS-2
N104W12668 DONGES BAY RD	1.24	RS-3
N104W13956 DONGES BAY RD	1.10	RS-4
N109W15482 LYLE LN	0.47	RS-5
N112W14343 MEQUON RD	0.04	RS-3
N115W19888 WOODLAND DR	0.69	RD-2
N116W13107 ELM LN	5.75	RS-1
N117W12460 FOREST HILL RD	1.00	RS-3
N117W12483 FOREST HILL RD	1.06	RS-3
N117W12525 FOREST HILL RD	1.00	RS-3
N117W12928 HAZEL HTS	1.04	RS-3
N118W12786 TAYLOR TRL	1.00	RS-3
N118W12831 TAYLOR TRL	1.12	RS-3
N120W14051 FREISTADT RD	3.75	RS-1
N121W19996 DALEBROOK DR	1.84	RS-3
N96W15478 COUNTY LINE RD	2.86	RS-4
N96W19418 COUNTY LINE RD	4.62	RS-1
OAK LN	0.46	RS-4
ORCHARD DR	0.51	RS-4
PARK AVE	0.27	RS-6
PARK HILL LN	0.50	RS-4
PARK HILL LN	2.72	RS-4
PILGRIM RD	0.14	RS-4
REVERE LN	1.37	RS-4
REVERE LN	2.89	RS-4

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
REVERE LN	0.43	RS-5
ROCKFIELD RD	1.50	RS-4
ROCKFIELD RD	0.37	RS-7
SCHILLER DR	1.17	RS-3
SCHILLER DR	1.06	RS-3
TOWN LINE RD	1.64	RS-3
VALLEY DR	0.05	RS-5
VALLEY DR	0.21	RS-5
VIRGINIA AVE	1.65	RS-1
VIRGINIA AVE	0.66	RS-4
W124N10787 WASAUKEE RD	0.77	RS-4
W129N11914 HARVEST RDG	1.62	RS-3
W129N11980 HARVEST RDG	1.14	RS-3
W129N11981 HARVEST RDG	1.30	RS-3
W130N11671 HARVEST RDG	1.13	RS-3
W154N11492 FOND DU LAC AVE	0.20	RS-5
W162N11716 PARK AVE	0.07	RS-4
W163N11861 FOND DU LAC AVE	15.00	RS-4
W172N12629 DIVISION RD	2.40	RS-1
W204N10008 LANNON RD	0.65	RS-3
W204N11569 GOLDENDALE RD	0.60	RS-4
W204N12377 GOLDENDALE RD	2.33	RS-2
W211N10838 APPLETON AVE	2.00	RD-2
W220N10550 AMY BELLE RD	0.46	RS-5
WHITE HORSE DR	0.52	RS-4
WHITE HORSE DR	0.48	RS-4
WILLIAMS DR	5.53	RS-1
WILLIAMS DR	1.00	RS-3
WILLOW CREEK RD	1.03	RS-3
WOODCREST CT	0.58	RS-5
--	0.50	RD-2
--	0.34	RS-5 & RM-2
--	0.34	RS-5 & RM-2
--	0.39	RS-5 & RM-2
--	0.39	RS-5 & RM-2
--	0.37	RS-5 & RM-2
--	0.52	RS-5 & RM-2
--	0.44	RS-5 & RM-2
--	0.37	RS-5 & RM-2
--	0.35	RS-5 & RM-2
--	0.36	RS-5 & RM-2
--	33.41	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	35.01	RS-7 & RM-2
--	34.95	RS-7 & RM-2
--	19.17	RS-7 & RM-2

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
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--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	27.42	RS-5 & RM-2
--	2.58	RS-5 & RM-2
--	0.86	RM-2
--	2.37	RS-2
--	2.00	RS-2
--	125.26	RS-2
--	1.01	RS-3
--	1.07	RS-3
--	0.30	RS-3
--	0.22	RS-3
--	0.41	RS-4
--	0.07	RS-4
--	1.06	RS-4
--	0.07	RS-4
--	1.09	RS-4
--	0.05	RS-4
--	0.42	RS-5
--	0.36	RS-5
--	0.42	RS-5
--	0.39	RS-5
--	0.63	RS-5
--	0.56	RS-5
--	0.52	RS-5
--	0.54	RS-5
--	0.36	RS-5
--	0.37	RS-5
--	0.36	RS-5
--	0.43	RS-5
--	0.63	RS-5
--	0.56	RS-5
--	0.50	RS-5
--	0.40	RS-5
--	0.40	RS-5
--	0.44	RS-5

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
--	0.41	RS-5
--	0.49	RS-5
--	0.50	RS-5
--	0.28	RS-5
--	0.49	RS-6
--	0.09	RS-7
--	0.03	RS-7

Note: (--) Refers to vacant parcels with no assigned address.

Source: Village of Germantown & Southeastern Wisconsin Regional Planning Commission

Appendix B

VACANT PARCELS NOT ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF GERMANTOWN

Table B.1

Address	Parcel Size (acres)	Zoning District
APPLETON AVE	14.60	A-1
APPLETON AVE	0.43	A-2
APPLETON AVE	15.34	A-2
BONNIWELL RD	11.46	A-1
BONNIWELL RD	20.01	A-1
BONNIWELL RD	41.70	A-1
BONNIWELL RD	41.66	A-1
BONNIWELL RD	41.27	A-1
BONNIWELL RD	3.52	A-1
BONNIWELL RD	0.51	A-1
BONNIWELL RD	32.63	A-1
BONNIWELL RD	17.36	A-1
BONNIWELL RD	19.96	A-1
BONNIWELL RD	19.87	A-1
BONNIWELL RD	20.04	A-1
BONNIWELL RD	47.85	A-1
BONNIWELL RD	57.18	A-1
BONNIWELL RD	28.61	A-1
BONNIWELL RD	19.98	A-1
BONNIWELL RD	7.93	A-1
BONNIWELL RD	19.88	A-1
BONNIWELL RD	27.41	A-1
BONNIWELL RD	40.03	A-1
BONNIWELL RD	20.01	A-1
BONNIWELL RD	20.00	A-1
BONNIWELL RD	20.09	A-2
BONNIWELL RD	14.01	A-2
BONNIWELL RD	25.92	A-1
BONNIWELL RD	40.51	A-1
BONNIWELL RD	41.24	A-1
BONNIWELL RD	0.37	A-1
CEDAR LN	8.41	A-1
CEDAR LN	26.05	A-1
CEDAR LN	15.68	A-1
CEDAR LN	2.61	A-1
CEDAR LN	28.10	A-1
CEDAR LN	40.33	A-1
CEDAR LN	7.24	A-1
CEDAR LN	30.24	A-2
CEDAR LN	32.19	A-2
CEDAR LN	11.08	A-2
CEDAR LN	0.49	A-2
CEDAR LN	17.64	A-2
CENTURY LN	49.40	A-1

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
CENTURY LN	15.73	A-2
CONEFLOWER CIR	4.17	A-1
COUNTRY AIRE DR	34.59	A-1
COUNTRY AIRE DR	15.59	A-1
COUNTRY AIRE DR	18.58	A-1
COUNTRY AIRE DR	9.99	A-1
COUNTRY AIRE DR	30.12	A-1
COUNTRY AIRE DR	5.04	A-1
COUNTRY AIRE DR	40.43	A-1
COUNTRY AIRE DR	28.81	A-2
COUNTRY AIRE DR	9.56	A-2
COUNTRY AIRE DR	12.92	A-2
COUNTY LINE RD	15.74	A-2
COUNTY LINE RD	27.18	A-2
COUNTY LINE RD	1.93	A-1
COUNTY LINE RD	12.33	A-1
CTY HWY G	3.74	A-1
CTY HWY G	17.96	A-1
CTY HWY G	19.97	A-1
CTY HWY G	8.05	A-1
CTY HWY G	18.33	A-1
CTY HWY G	16.10	A-2
DIVISION RD	21.09	A-1
DIVISION RD	34.67	A-1
DIVISION RD	6.08	A-1
DIVISION RD	16.62	A-1
DIVISION RD	20.46	A-1
DIVISION RD	19.99	A-2
DIVISION RD	19.13	A-2
DONGES BAY RD	0.93	A-1
DONGES BAY RD	15.06	A-2
DONGES BAY RD	24.51	A-2
DONGES BAY RD	10.02	A-2
DONGES BAY RD	10.01	A-2
FOND DU LAC AVE	7.92	A-1
FOND DU LAC AVE	33.56	A-1
FOND DU LAC AVE	11.17	A-1
FOND DU LAC AVE	6.02	A-1
FOND DU LAC AVE	2.36	A-2
FOND DU LAC AVE	32.56	A-2
FOND DU LAC AVE	12.13	A-2
FREISTADT RD	16.01	A-1
FREISTADT RD	19.55	A-1
FREISTADT RD	18.87	A-1
FREISTADT RD	20.21	A-1
FREISTADT RD	13.16	A-1
FREISTADT RD	24.59	A-1
FREISTADT RD	34.59	A-1
FREISTADT RD	14.75	A-1
FREISTADT RD	8.68	A-1
FREISTADT RD	14.34	A-1
FREISTADT RD	34.48	A-2
FREISTADT RD	20.24	A-2
FREISTADT RD	14.03	A-2

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
GOLDENDALE RD	16.49	A-1
GOLDENDALE RD	20.22	A-1
GOLDENDALE RD	1.55	A-1
GOLDENDALE RD	11.06	A-1
GOLDENDALE RD	18.88	A-1
GOLDENDALE RD	5.19	A-1
GOLDENDALE RD	19.67	A-1
GOLDENDALE RD	19.36	A-1
GOLDENDALE RD	19.72	A-1
GOLDENDALE RD	19.73	A-1
GOLDENDALE RD	19.72	A-1
GOLDENDALE RD	19.71	A-1
GOLDENDALE RD	9.86	A-1
HIGHLAND RD	40.47	A-1
HIGHLAND RD	38.48	A-1
HIGHLAND RD	68.34	A-1
HILLTOP DR	39.75	A-1
HILLTOP DR	29.48	A-1
HOLY HILL RD	51.53	A-1
HOLY HILL RD	24.43	A-1
HOLY HILL RD	36.52	A-1
HOLY HILL RD	20.33	A-1
HOLY HILL RD	16.75	A-1
HOLY HILL RD	34.14	A-1
HOLY HILL RD	19.75	A-1
HOLY HILL RD	33.01	A-1
HOLY HILL RD	19.43	A-2
HOLY HILL RD	10.00	A-2
HOLY HILL RD	21.56	A-2
HOLY HILL RD	19.88	A-2
HOLY HILL RD	7.22	A-2
LANNON RD	2.16	A-1
LANNON RD	40.55	A-1
LANNON RD	0.96	A-1
LANNON RD	1.00	A-1
LANNON RD	37.22	A-1
LANNON RD	43.26	A-1
LANNON RD	4.45	A-1
LANNON RD	16.61	A-2
LANNON RD	3.65	A-2
LANNON RD	0.85	A-2
LILAC LN	39.21	A-1
LILAC LN	6.14	A-2
LILAC LN	11.39	A-2
LILAC LN	32.10	A-2
LOVERS LN	10.09	A-1
LOVERS LN	39.23	A-1
LOVERS LN	40.09	A-1
LOVERS LN	23.41	A-2
MAIN ST	19.50	A-2
MAPLE LN	20.25	A-1
MAPLE LN	15.54	A-2
MAPLE RD	7.05	A-1
MAPLE RD	16.59	A-1
MAPLE RD	11.62	A-1

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
MAPLE RD	3.87	A-1
MAPLE RD	3.84	A-1
MAPLE RD	27.41	A-1
MAPLE RD	15.73	A-1
MAPLE RD	22.98	A-1
MAPLE RD	2.50	A-1
MAPLE RD	17.87	A-1
MAPLE RD	17.40	A-1
MAPLE RD	0.15	A-1
MAPLE RD	20.16	A-1
MAPLE RD	29.60	A-1
MAPLE RD	26.31	A-1
MAPLE RD	7.52	A-1
MAPLE RD	7.18	A-2
MAPLE RD	10.96	A-2
MAPLE RD	5.28	A-2
MAPLE RD	2.99	A-2
MAPLE RD	28.44	A-2
MAPLE RD	6.69	A-2
MAPLE RD	11.16	A-2
MAPLE RD	4.24	A-2
MAPLE RD	19.71	A-2
MAPLE RD	35.42	A-2
MAPLE RD	0.11	A-2
MARY BUTH LN	10.12	A-1
MARY BUTH LN	7.55	A-2
MEQUON RD	7.10	A-1
MEQUON RD	10.02	A-2
MEQUON RD	0.38	A-2
MEQUON RD	17.13	A-2
MERKEL DR	2.64	A-2
N104W14950 DONGES BAY RD	22.93	A-2
N104W20659 WILLOW CREEK RD	37.36	A-1
N104W21494 WILLOW CREEK RD	11.75	A-2
N104W21677 WILLOW CREEK RD	30.54	A-2
N108W17855 LILAC LN	19.99	A-2
N108W18201 LILAC LN	9.79	A-2
N108W18301 LILAC LN	9.78	A-2
N108W18445 LILAC LN	19.28	A-2
N112W13635 MEQUON RD	12.22	A-2
N112W13757 MEQUON RD	6.58	A-2
N112W18025 MEQUON RD	20.00	A-2
N112W20115 MEQUON RD	36.60	A-1
N112W20266 MEQUON RD	16.52	A-2
N112W20708 MEQUON RD	20.47	A-2
N112W21591 MEQUON RD	20.98	A-2
N112W21751 MEQUON RD	12.63	A-2
N114W15201 POTOMAC CIR	0.51	A-1
N116W12535 ELM LN	14.72	A-2
N116W12738 ELM LN	10.00	A-2
N116W13480 ELM LN	24.16	A-2
N120W13596 FREISTADT RD	20.73	A-2
N120W13645 FREISTADT RD	38.40	A-1
N120W13950 FREISTADT RD	12.98	A-2
N120W14051 FREISTADT RD	10.16	A-2
N120W14368 FREISTADT RD	0.21	A-1

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
N120W14700 FREISTADT RD	10.00	A-2
N120W14709 FREISTADT RD	37.76	A-1
N120W15170 FREISTADT RD	9.99	A-2
N120W15241 FREISTADT RD	10.30	A-2
N120W16706 FREISTADT RD	21.49	A-2
N120W17580 FREISTADT RD	9.38	A-2
N120W17740 FREISTADT RD	10.00	A-2
N120W17996 FREISTADT RD	19.42	A-2
N120W20860 FREISTADT RD	19.78	A-1
N120W21066 FREISTADT RD	18.93	A-1
N120W21671 FREISTADT RD	28.89	A-1
N124W12590 LOVERS LN	10.17	A-2
N124W12600 LOVERS LN	10.42	A-2
N124W13503 LOVERS LN	40.53	A-1
N124W16826 LOVERS LN	19.13	A-2
N124W17116 LOVERS LN	18.26	A-2
N124W17781 LOVERS LN	37.04	A-1
N124W18588 LOVERS LN	35.59	A-1
N128W12610 HIGHLAND RD	17.52	A-2
N128W12900 HIGHLAND RD	10.00	A-2
N128W12950 HIGHLAND RD	2.06	A-1
N128W13218 HIGHLAND RD	2.00	A-1
N128W16338 HOLY HILL RD	20.36	A-1
N128W16655 HOLY HILL RD	25.00	A-2
N128W17741 HOLY HILL RD	13.25	A-2
N128W19229 HOLY HILL RD	13.61	A-2
N128W19434 HOLY HILL RD	39.45	A-1
N128W19734 HOLY HILL RD	19.54	A-1
N128W19858 HOLY HILL RD	19.73	A-1
N128W20158 HOLY HILL RD	39.39	A-1
N132W15209 ROCKFIELD RD	19.98	A-2
N132W15599 ROCKFIELD RD	10.00	A-2
N132W15820 ROCKFIELD RD	38.71	A-1
N132W16611 ROCKFIELD RD	44.08	A-1
N132W16799 ROCKFIELD RD	15.67	A-2
N132W16881 ROCKFIELD RD	20.96	A-2
N132W16951 ROCKFIELD RD	2.01	A-2
N132W18350 ROCKFIELD RD	52.60	A-1
N132W21188 ROCKFIELD RD	19.85	A-1
N132W21200 ROCKFIELD RD	19.68	A-1
N132W21528 ROCKFIELD RD	38.67	A-1
N136W13835 BONNIWELL RD	29.91	A-2
N136W13975 BONNIWELL RD	10.02	A-2
N136W14327 BONNIWELL RD	13.87	A-2
N136W14330 BONNIWELL RD	22.48	A-2
N136W15020 BONNIWELL RD	18.65	A-1
N136W15119 BONNIWELL RD	13.18	A-1
N136W15282 BONNIWELL RD	37.61	A-1
N136W16657 BONNIWELL RD	41.51	A-1
N136W16911 BONNIWELL RD	35.30	A-1
N136W17154 BONNIWELL RD	18.23	A-1
N136W17795 BONNIWELL RD	15.59	A-1
N136W17795 BONNIWELL RD	10.08	A-1
N136W17798 BONNIWELL RD	36.11	A-1
N136W17798 BONNIWELL RD	2.45	A-1
N136W21238 BONNIWELL RD	47.94	A-1

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
N136W21285 BONNIWELL RD	20.76	A-2
N136W21445 BONNIWELL RD	33.66	A-2
N136W21801 BONNIWELL RD	21.52	A-2
N140W12553 CEDAR LN	20.16	A-2
N140W12735 CEDAR LN	20.11	A-1
N140W12881 CEDAR LN	39.20	A-1
N140W13006 CEDAR LN	30.29	A-1
N140W13204 CEDAR LN	42.50	A-1
N140W17740 CEDAR LN	20.01	A-2
N140W17938 CEDAR LN	17.98	A-2
N140W17975 CEDAR LN	2.75	A-2
N140W18316 CEDAR LN	20.10	A-1
N140W18489 CEDAR LN	15.61	A-1
N140W18726 CEDAR LN	15.13	A-1
N140W18726 CEDAR LN	3.06	A-1
N140W19542 CEDAR LN	9.99	A-2
N144W12531 PIONEER RD	37.77	A-1
N144W14221 PIONEER RD	10.00	A-2
N144W14315 PIONEER RD	19.43	A-1
N144W15455 PIONEER RD	10.00	A-2
N144W15639 PIONEER RD	43.18	A-1
N144W16547 PIONEER RD	57.28	A-1
N144W20527 PIONEER RD	13.44	A-2
N96W20978 COUNTY LINE RD	10.58	A-2
N96W21156 COUNTY LINE RD	19.11	A-2
N96W21392 COUNTY LINE RD	21.80	A-2
N97W21601 CAREFREE DR	14.80	A-2
PILGRIM RD	36.34	A-1
PILGRIM RD	16.52	A-1
PIONEER RD	40.11	A-1
PIONEER RD	12.69	A-1
PIONEER RD	7.83	A-1
PIONEER RD	6.83	A-1
PIONEER RD	11.71	A-1
PIONEER RD	30.39	A-1
PIONEER RD	39.00	A-1
PIONEER RD	49.49	A-1
PIONEER RD	49.26	A-1
PIONEER RD	20.37	A-1
PIONEER RD	20.18	A-1
PIONEER RD	32.45	A-1
PIONEER RD	19.56	A-1
PIONEER RD	12.69	A-2
PIONEER RD	4.31	A-2
PIONEER RD	18.79	A-2
PIONEER RD	19.05	A-2
PIONEER RD	15.73	A-2
PIONEER RD	18.34	A-2
PIONEER RD	12.30	A-1
PLEASANT VIEW DR	14.26	A-1
PLEASANT VIEW DR	28.49	A-1
PLEASANT VIEW DR	20.06	A-1
PLEASANT VIEW DR	15.36	A-1
PLEASANT VIEW DR	16.84	A-1
PLEASANT VIEW DR	15.17	A-1
PLEASANT VIEW DR	19.80	A-1

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
PLEASANT VIEW DR	24.11	A-1
PLEASANT VIEW DR	14.81	A-1
PLEASANT VIEW DR	24.03	A-1
PLEASANT VIEW DR	20.08	A-1
PLEASANT VIEW DR	39.43	A-1
PLEASANT VIEW DR	20.25	A-1
PLEASANT VIEW DR	19.95	A-1
PLEASANT VIEW DR	19.85	A-1
PLEASANT VIEW DR	19.84	A-1
PLEASANT VIEW DR	0.20	A-1
PLEASANT VIEW DR	39.56	A-1
PLEASANT VIEW DR	5.40	A-2
PLEASANT VIEW DR	17.66	A-2
PLEASANT VIEW DR	0.89	A-2
PLEASANT VIEW DR	24.56	A-2
PLEASANT VIEW DR	0.70	A-2
PLEASANT VIEW DR	17.51	A-2
PLEASANT VIEW RD	23.01	A-1
PRESERVE PKWY	6.76	A-2
PRESERVE PKWY	0.12	A-2
RIVER LN	14.06	A-2
ROCKFIELD RD	20.29	A-1
ROCKFIELD RD	20.23	A-1
ROCKFIELD RD	19.62	A-1
ROCKFIELD RD	16.31	A-1
ROCKFIELD RD	17.32	A-1
ROCKFIELD RD	5.38	A-1
ROCKFIELD RD	15.97	A-1
ROCKFIELD RD	8.31	A-1
ROCKFIELD RD	26.28	A-1
ROCKFIELD RD	41.19	A-1
ROCKFIELD RD	35.99	A-1
ROCKFIELD RD	38.39	A-1
ROCKFIELD RD	19.93	A-1
ROCKFIELD RD	10.01	A-1
ROCKFIELD RD	1.00	A-1
ROCKFIELD RD	19.44	A-1
ROCKFIELD RD	40.74	A-1
ROCKFIELD RD	19.75	A-1
ROCKFIELD RD	36.64	A-1
ROCKFIELD RD	29.04	A-1
ROCKFIELD RD	15.26	A-2
SHADOW LN	23.67	A-1
SPRINGHILL LN	20.19	A-1
STATE HWY 145	23.96	A-1
STATE HWY 145	9.56	A-1
STATE HWY 145	19.70	A-1
STATE HWY 145	14.09	A-2
STATE HWY 145	9.95	A-2
STATE HWY 145	8.07	A-2
STATE HWY 145	25.73	A-2
STATE HWY 145	31.64	A-1
STATE HWY 145	13.68	A-1
STATE HWY 145	12.76	A-1
STATE HWY 175	40.59	A-1
STATE HWY 175	0.35	A-1

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
STATE HWY 175	8.15	A-2
STATE HWY 175	10.30	A-2
STATE HWY 175	12.71	A-2
STATE HWY 175	12.92	A-2
STATE HWY 41	18.20	A-1
STATE HWY 41	3.69	A-2
STATE HWY 41	7.14	A-2
TOWN LINE RD	9.39	A-1
TOWN LINE RD	32.61	A-1
VICKSBURG AVE	54.69	A-1
W124N10485 WASAUKEE RD	2.00	A-1
W124N11385 WASAUKEE RD	19.09	A-2
W124N11419 WASAUKEE RD	0.15	A-2
W124N12525 WASAUKEE RD	10.16	A-2
W124N13405 WASAUKEE RD	20.13	A-1
W124N13423 WASAUKEE RD	13.00	A-2
W124N13577 WASAUKEE RD	19.54	A-2
W124N13585 WASAUKEE RD	12.55	A-2
W124N13685 WASAUKEE RD	10.08	A-2
W124N13725 WASAUKEE RD	10.08	A-2
W124N18109 LOVERS LN	66.57	A-1
W130N11414 EQUINE TRL	23.90	A-2
W132N12083 MARY BUTH LN	20.51	A-2
W132N12130 MARY BUTH LN	17.75	A-2
W132N12480 MARY BUTH LN	9.58	A-2
W132N12551 MARY BUTH LN	13.73	A-2
W132N12703 MARY BUTH LN	29.98	A-2
W140N10022 FOND DU LAC AVE	49.52	A-1
W140N10840 COUNTRY AIRE DR	0.17	A-2
W140N10940 COUNTRY AIRE DR	13.08	A-2
W140N11445 COUNTRY AIRE DR	35.00	A-1
W140N11675 COUNTRY AIRE DR	39.24	A-1
W140N13914 COUNTRY AIRE DR	5.73	A-2
W140N13921 COUNTRY AIRE DR	40.15	A-1
W140N14250 COUNTRY AIRE DR	22.77	A-2
W140N14315 COUNTRY AIRE DR	10.01	A-2
W140N9900 FOND DU LAC AVE	9.23	A-2
W147N11100 FOND DU LAC AVE	18.53	A-2
W148N12181 PLEASANT VIEW DR	9.99	A-2
W148N12340 PLEASANT VIEW DR	9.58	A-2
W148N12411 PLEASANT VIEW DR	17.73	A-2
W148N12455 PLEASANT VIEW DR	15.12	A-2
W148N12469 PLEASANT VIEW DR	10.24	A-2
W148N12470 PLEASANT VIEW DR	19.61	A-1
W148N12534 PLEASANT VIEW DR	15.33	A-2
W148N12615 PLEASANT VIEW DR	34.44	A-2
W148N12696 PLEASANT VIEW DR	39.36	A-1
W148N12919 PLEASANT VIEW DR	50.58	A-1
W148N13004 PLEASANT VIEW DR	39.22	A-1
W148N13302 PLEASANT VIEW DR	20.09	A-1
W148N13303 PLEASANT VIEW DR	22.14	A-2
W148N13314 PLEASANT VIEW DR	10.77	A-2
W148N13372 PLEASANT VIEW DR	10.36	A-2
W148N13428 PLEASANT VIEW DR	10.36	A-2
W148N13468 PLEASANT VIEW DR	10.32	A-2
W148N13530 PLEASANT VIEW DR	11.15	A-2

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
W156N11116 PILGRIM RD	12.72	A-2
W164N11897 FOND DU LAC AVE	15.40	A-2
W168N12338 CENTURY LN	13.93	A-2
W168N12340 CENTURY LN	16.59	A-2
W172N10415 DIVISION RD	15.00	A-2
W172N12125 DIVISION RD	26.42	A-2
W172N12389 DIVISION RD	14.39	A-1
W172N13903 DIVISION RD	18.35	A-2
W175N12305 FOND DU LAC AVE	11.29	A-2
W176N12452 FOND DU LAC AVE	10.57	A-1
W179N12536 FOND DU LAC AVE	10.82	A-2
W188N10106 MAPLE RD	8.77	A-2
W188N12150 MAPLE RD	14.77	A-2
W188N12369 MAPLE RD	10.00	A-2
W188N12403 MAPLE RD	9.98	A-2
W188N13488 MAPLE RD	11.43	A-2
W188N13751 MAPLE RD	3.24	A-1
W188N14023 MAPLE RD	40.08	A-1
W192N13163 FOND DU LAC AVE	4.99	A-2
W194N10009 APPLETON AVE	41.17	A-1
W194N13369 FOND DU LAC AVE	31.29	A-1
W197N10340 APPLETON AVE	6.77	A-2
W199N10398 APPLETON AVE	17.38	A-2
W204N10002 LANNON RD	9.52	A-2
W204N10003 LANNON RD	38.88	A-1
W204N10714 HILLTOP DR	37.41	A-1
W204N11011 HILLTOP DR	43.21	A-1
W204N11073 HILLTOP DR	11.40	A-2
W204N11425 HILLTOP DR	19.79	A-2
W204N11670 GOLDENDALE RD	10.95	A-2
W204N11785 GOLDENDALE RD	25.03	A-2
W204N12079 GOLDENDALE RD	18.02	A-1
W204N12333 GOLDENDALE RD	0.28	A-1
W204N12541 GOLDENDALE RD	34.53	A-2
W204N13164 GOLDENDALE RD	19.38	A-1
W204N13296 GOLDENDALE RD	39.45	A-1
W204N13781 GOLDENDALE RD	39.20	A-1
W204N13781 GOLDENDALE RD	0.61	A-1
W204N13851 GOLDENDALE RD	40.46	A-1
W204N14005 GOLDENDALE RD	19.94	A-2
W204N9767 LANNON RD	36.69	A-1
W204N9886 LANNON RD	9.60	A-2
W204N9901 LANNON RD	17.38	A-2
W205N11943 DEPPERT RD	17.12	A-2
W210N10738 APPLETON AVE	51.46	A-2
W212N10687 APPLETON AVE	26.01	A-1
W212N10805 APPLETON AVE	15.32	A-1
W212N10845 APPLETON AVE	18.93	A-2
W212N10889 APPLETON AVE	1.72	A-2
W216N11718 APPLETON AVE	39.08	A-1
W218N10549 OAK LN	7.67	A-2
W220N10520 AMY BELLE RD	55.31	A-1
W220N10796 AMY BELLE RD	17.52	A-2
WASAUKEE RD	31.40	A-1
WASAUKEE RD	20.09	A-1
WASAUKEE RD	20.10	A-1

Table continued on next page.

Address	Parcel Size (acres)	Zoning District
WASAUKEE RD	19.24	A-2
WASAUKEE RD	21.18	A-2
WASAUKEE RD	15.47	A-2
WASAUKEE RD	0.65	A-1
WASHINGTON RD	37.37	A-1
WHITETAIL RUN	1.32	A-2
WHITETAIL RUN	19.58	A-2
WILDFLOWER LN	16.05	A-2
WILLOW CREEK RD	36.01	A-1
--	1.52	A-1
--	38.88	A-1
--	0.12	A-1
--	13.49	A-1
--	0.72	A-1
--	0.19	A-1
--	5.28	A-1
--	1.20	A-1
--	1.26	A-1
--	1.14	A-1
--	19.48	A-1
--	30.37	A-1
--	16.37	A-1
--	23.26	A-1
--	19.84	A-1
--	25.29	A-1
--	58.33	A-1
--	0.22	A-1
--	26.28	A-1
--	36.66	A-1
--	4.51	A-2
--	10.04	A-2
--	5.84	A-2
--	23.08	A-2
--	8.76	A-2
--	16.99	A-2
--	26.50	A-2
--	10.64	A-2
--	29.67	A-2
--	10.08	A-2
--	23.32	A-2
--	3.42	A-2
--	10.15	A-2
--	28.62	A-2
--	4.74	A-1
--	29.59	A-1
--	15.18	A-2
--	6.16	A-1
--	4.38	A-2
--	0.95	A-2
--	39.46	A-2
--	0.41	A-1
--	0.11	A-2

Note: (--) Refers to vacant parcels with no assigned address.

Source: Village of Germantown & Southeastern Wisconsin Regional Planning Commission