

Village of Germantown
Community Meeting #2
GERMANTOWN 2050
March 22, 2021

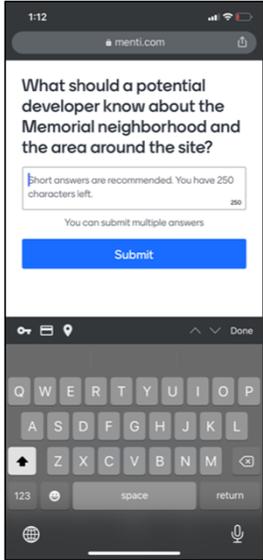
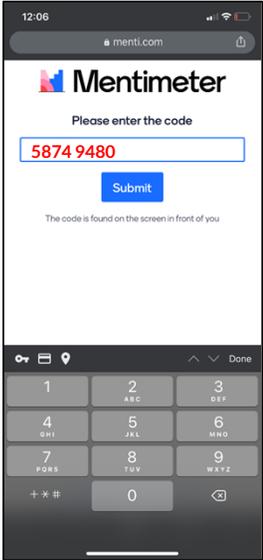
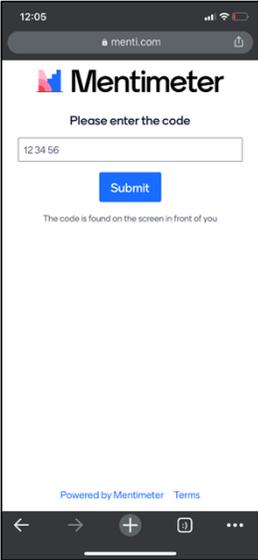


WELCOME & MEETING OVERVIEW



1. Where are we in the planning process
2. What we've heard so far
3. Future Land Use – Neighborhoods, Districts, & Corridors
4. Proposed vision alternatives for specific areas of the Village
5. How to provide your feedback using Social Pinpoint
6. Visual Preference Survey

BEFORE WE BEGIN...



1. Go to your web browser on your phone (Safari, Chrome, etc.)
2. Type in: **menti.com**
3. Type in the code for this presentation:
5874 9480
4. Type your answers to the questions as they appear and keep watching the presentation to see others' responses.

BEFORE WE BEGIN...



Ice breaker

WELCOME & MEETING OVERVIEW

1. Zoom meeting etiquette and structure

- All participants, except presenters, will be muted during this meeting
- Participants are encouraged to provide comments via the Q & A function during the Zoom meeting. All comments may not be individually addressed during this 1-hour virtual meeting
- Individuals who have the desire to speak and be heard in a public forum can do so during regularly scheduled Plan Commission meetings at the “Public Input/Public Appearance” agenda item of every meeting. OR by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that they can be provided to the members for their consideration.

2. Go to germantown2050.com and begin exploring ways to provide feedback on the materials that will be discussed tonight.

PLANNING TIMELINE:

- Public Information Meeting #1 (July 23, 2019)
- Park Planning Party (October 30, 2019)
- Community-wide Survey (Sept-Nov, 2019)
- Public Information Meeting #2 (Tonight!)
- Public Information Meeting #3 (May 2021 – Date TBD)
- Plan Review, Public Hearing, Adoption (June-July 2021 – Dates TBD)

WHAT WE'VE HEARD SO FAR:



2019 Community Survey Results

Survey Timeline:	TOTAL SURVEY RESPONDENTS	AVERAGE RESPONSES PER QUESTION
September 9, 2019- November 1, 2019	1,819	1,633

WHAT WE'VE HEARD SO FAR:

85%

of respondents agree that there is a need for additional Sit-down & Family Restaurants in Germantown.

61%

of respondents agree there is a need for additional Entertainment and Attractions in Germantown.

Top Parks Amenities desired by Respondents

-  **Paved Trails**
-  **Concessions/Beer Garden**
-  **Outdoor Pool/Aquatic Center**
-  **Canoe/Kayak Launch**
-  **Unpaved Trails**



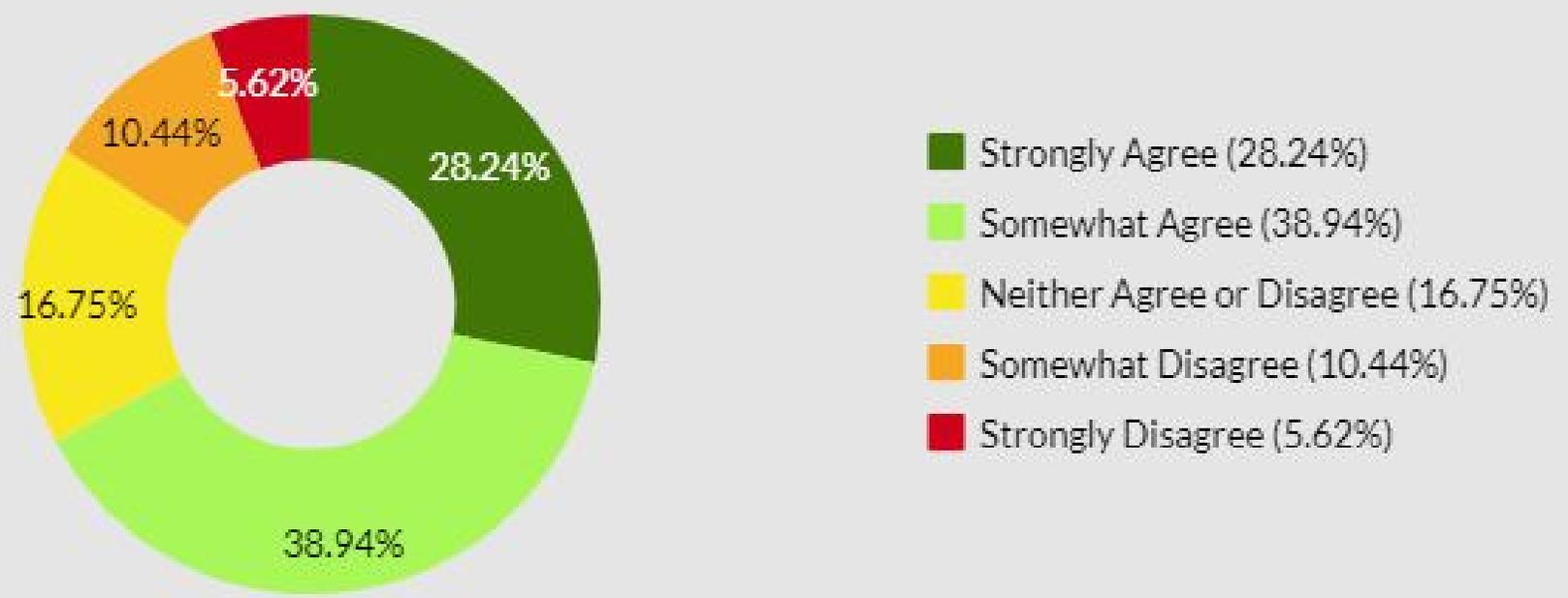
73%

of respondents think it is important that the Village of Germantown acquires land for linear parks along the Menomonee River and other environmental corridors with paths for walking, hiking, biking, nature observation, and water access, where appropriate.



WHAT WE'VE HEARD SO FAR:

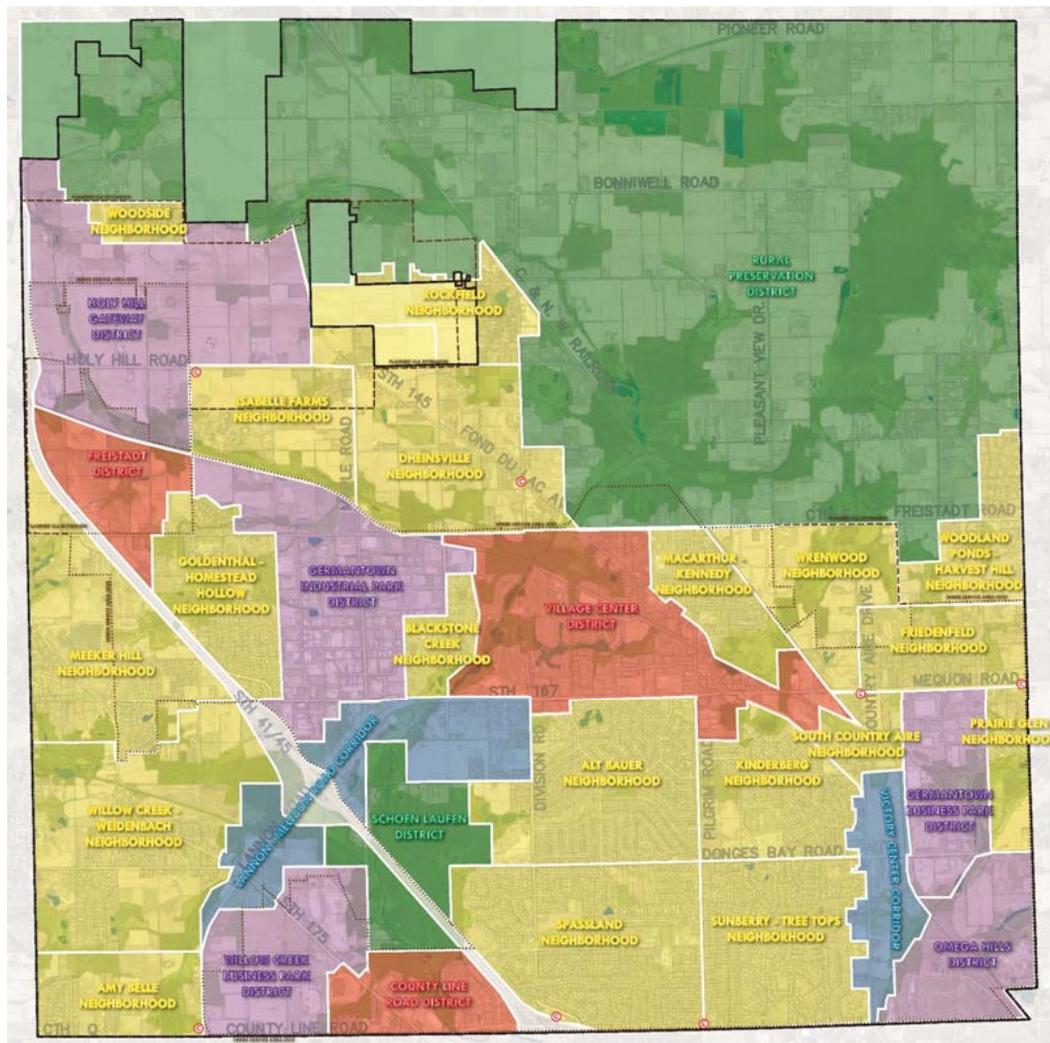
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.



FUTURE LAND USE:

Neighborhoods, Districts, & Corridors

- Rather than focusing on planning for individual parcels, the NDC approach focuses on the different “places” that define a community: its neighborhoods, its districts, and its corridors
- 19 Neighborhoods
- 10 Districts
 - 5 Industrial
 - 3 Commercial / Mixed-Use
 - 2 Rural
- 2 Corridors
- 1 Overlay (Environmental Corridors)

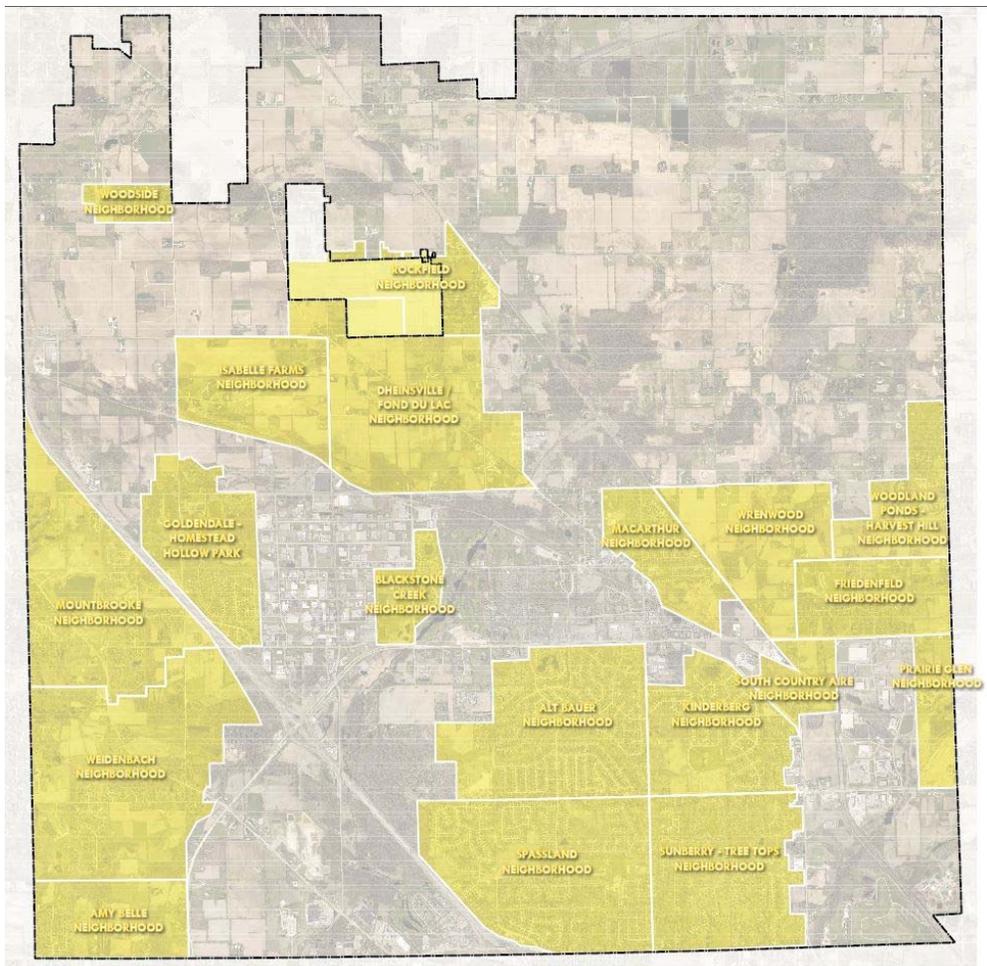


FUTURE LAND USE:

Neighborhoods, Districts, & Corridors

19 Neighborhoods

- Sunberry-Tree Tops
- Spassland
- Alt Bauer
- Kinderberg
- South Country Aire
- Prairie Glen
- Friedenfeld
- Woodland Ponds-Harvest Hill
- Dheinsville
- Wrenwood
- Macarthur - Kennedy
- Blackstone Creek
- Goldenthal-Homestead Hollow
- Amy Belle
- Willow Creek -Weidenbach
- Meeker Hill
- Woodside
- Rockfield
- Isabelle Farms



FUTURE LAND USE:

Neighborhoods, Districts, & Corridors

10 Districts

5 Industrial

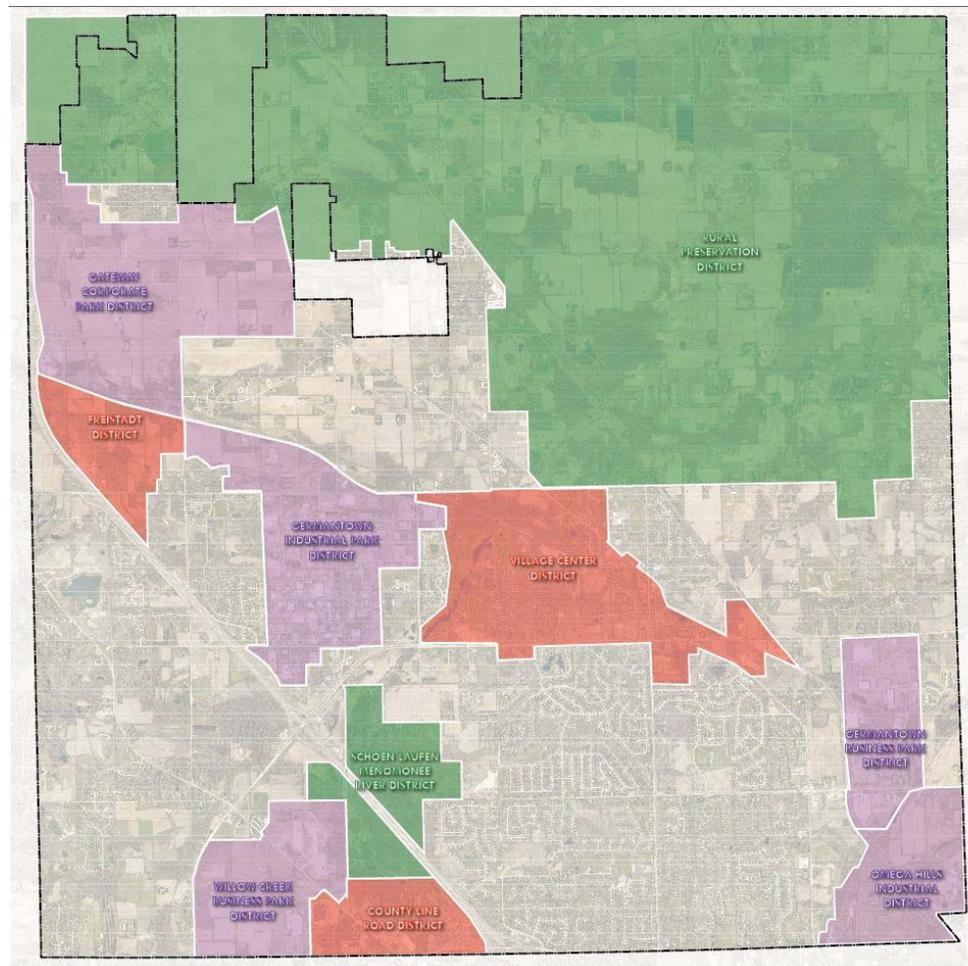
- Willow Creek Business Park
- Germantown Business Park
- Germantown Industrial Park
- Holy Hill Gateway
- Omega Hills

3 Commercial / Mixed-Use

- Village Center
- County Line Road
- Freistadt

2 Rural

- Rural Preservation
- Schoen Laufen

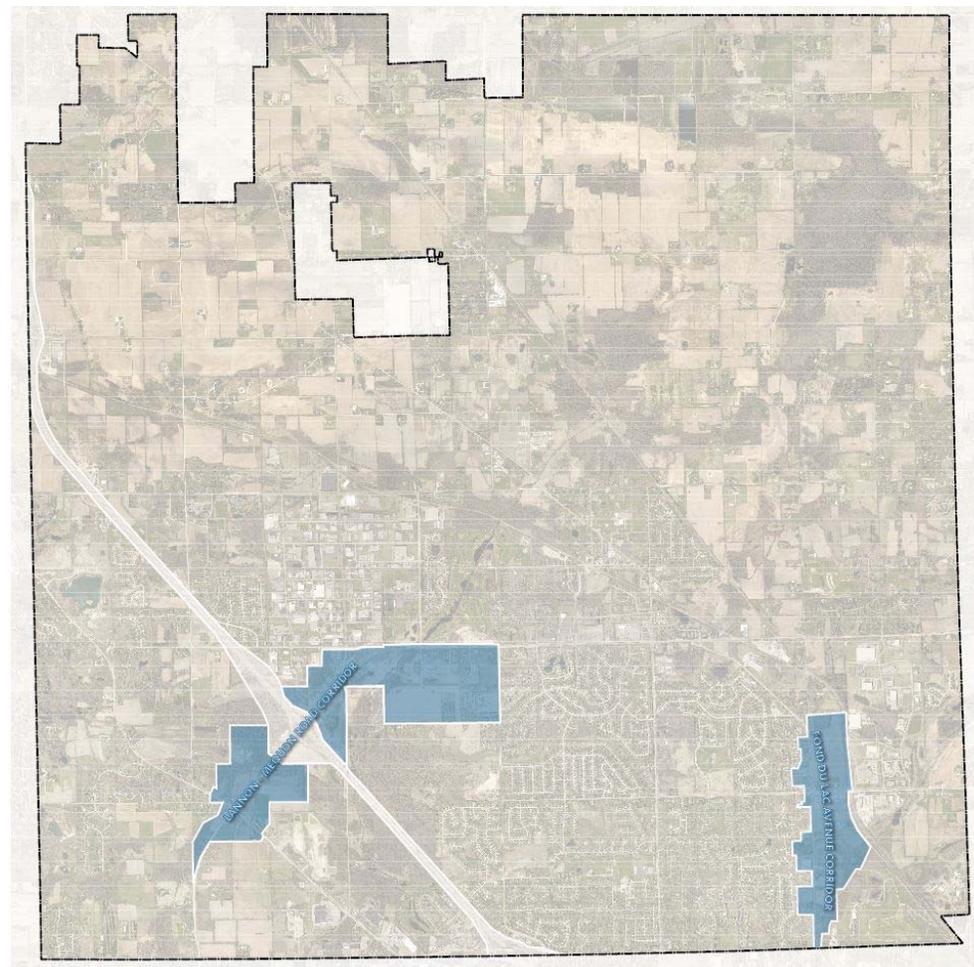


FUTURE LAND USE:

Neighborhoods, Districts, & Corridors

2 Corridors

- Lannon – Mequon Road
- Victory Center (Fond du Lac Avenue)



FUTURE LAND USE: Neighborhoods, Districts, & Corridors

How NDC Works

1. NDC Map
2. NDC Narrative & Table
 - Each NDC is evaluated in terms of the types of uses, physical characteristics, and density requirements that should be encouraged or discouraged

VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN

Spasland NEIGHBORHOOD

GENERAL CHARACTER

The Spasland Neighborhood is one of the four (4) neighborhoods that comprise the core residential area in the Village. This neighborhood is predominantly single-family residential with small pockets of multi-family residential along County Line Road and Pilgrim Road. Residential zoning within this neighborhood is predominantly R3-4 (2.2 DU/s/acre with minimum 20,000 sq ft lots) and R3-5 (2.9 DU/s/acre with min. 15,000 sq ft lots). There are highway oriented commercial and professional office businesses located in the southwest corner of the neighborhood near the Division Road @ County Line Road Intersection. There are also scattered commercial properties along County Line Road from Division Road east to and Pilgrim Road. Institutional uses, e.g. parks, elementary school and church, are located in the east central portion of the neighborhood.

SPECIAL FEATURES

Transportation The Spasland Neighborhood is bounded by Pilgrim Road to the east, County Line Road (Hwy Q) to the south, I-41 to the west.

Environmental, Natural & Agricultural There is one isolated natural Areas within the Spasland Neighborhood. This area is located north of Spasland Park, and is owned by private property owners.

Public Park, Education, Safety & Utility Spasland Park and County Line Elementary School are located within the Spasland Neighborhood. This neighborhood is served by Village sewer and water.

DRAFT 3.15.2021

NEIGHBORHOOD, DISTRICTS, & CORRIDORS PROFILE

PREFERRED FUTURE LAND USE Spasland Neighborhood

Preferred Future Land Uses										Enviro Corr.	SSA	Preferred Site Design			Density (residential units/acre)			
Existing Uses (+ existing non-conforming zoning)	Residential Single Family	Residential Two & Three Family	Residential Multi-Family / Senior	Mixed-Use Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (includes Activity Centers)	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming	Contains an Environmental Corridor?	Sewered (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre	
	A	D	A	u	u	u	A	A	D	u	u	u	u	u				2.2 to 2.9 units/acre
											Yes	Yes	D	A	D			
											D+ Desirable - These uses should be encouraged and support the desired character of the area.							
											A+ Allowable - These uses are appropriate for the area, but may require additional consideration to fit the vision.							
											U+ Undesirable - Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.							

Almost all of the land in the Spasland Neighborhood is developed with residential lots. There is very little unplatted vacant land available for future development. The vacant land that is available is comprised of small platted subdivision lots or small unplatted infill parcels scattered throughout the neighborhood. There are a number of long, narrow unplatted residential properties along Donges Bay Road that could be subdivided into smaller residential lots if done in a coordinated manner.

Future residential development is intended to be single-family development on existing platted lots or future lots platted at average densities that are the same or similar to the existing pattern of development (2.2 to 2.9 DU/s/acre on 15-20,000 sq ft lots). Future non-residential development is intended to be limited to neighborhood-type commercial and office uses where they already exist along Division Road and County Line Road.

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FUTURE LAND USE:

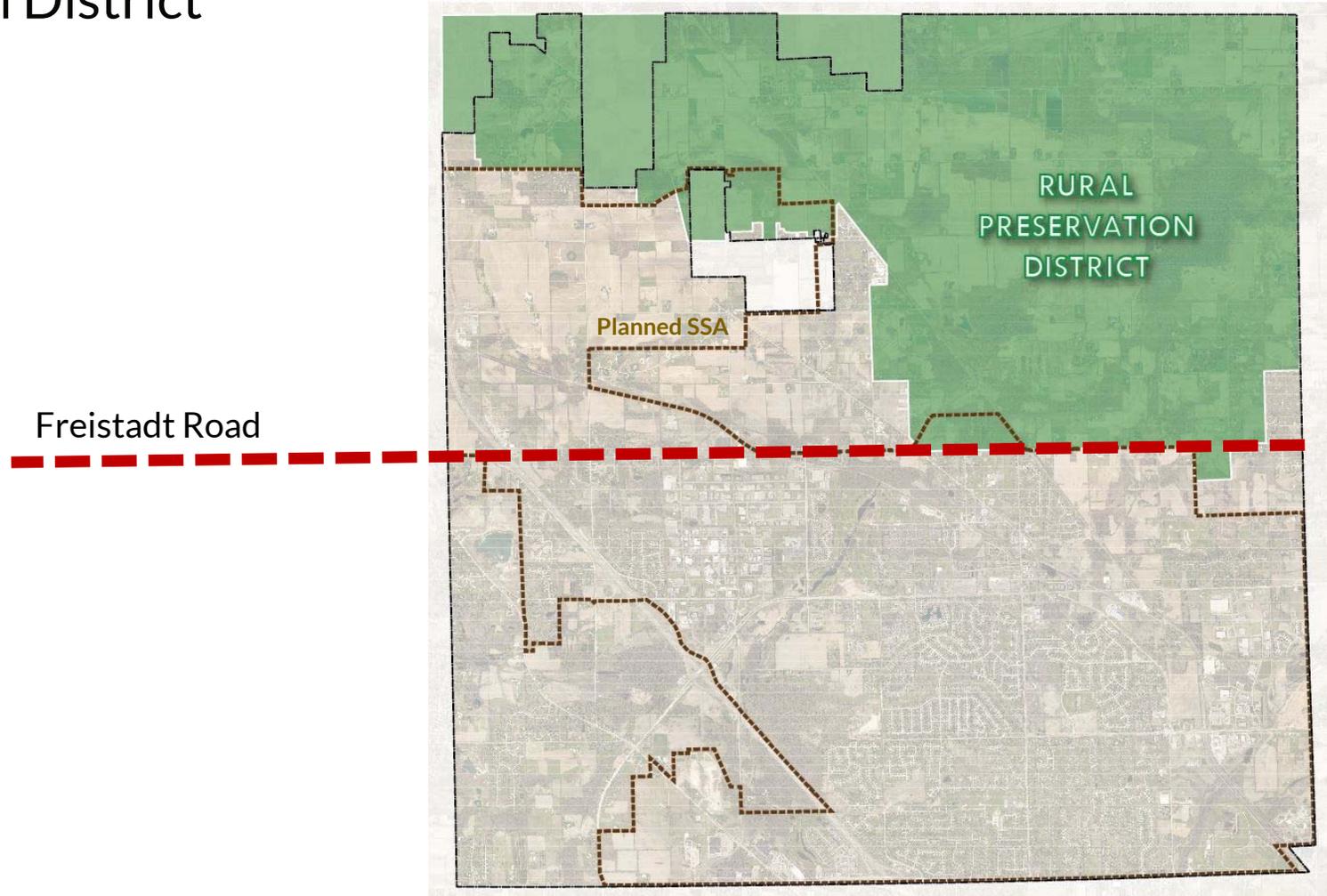
Neighborhoods, Districts, & Corridors

How NDC Works

1. NDC Map
2. NDC Narrative & Table
 - Each NDC is evaluated in terms of the types of uses, physical characteristics, and density requirements that should be encouraged or discouraged

Preferred Future Land Uses											Enviro Corr.	SSA	Preferred Site Design			Density (residential uses)	
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A	D	A	u	u	u	A	A	D	u	u	u	Yes	Yes	D	A	D	2.2 to 2.9 units/acre

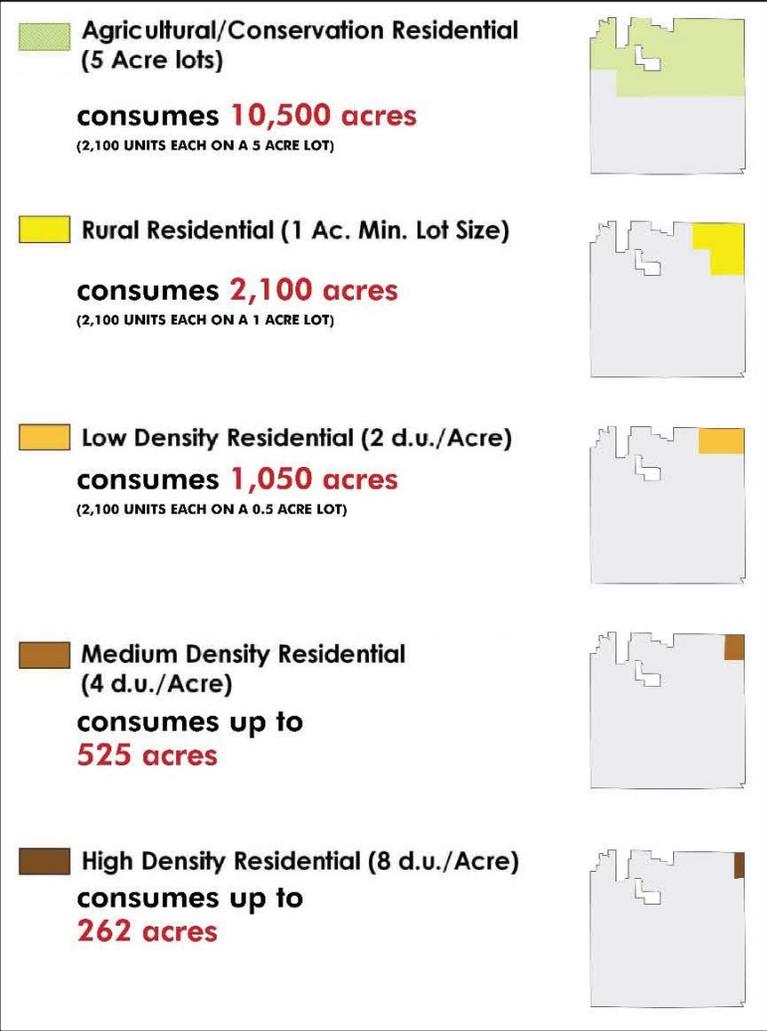
FUTURE LAND USE: Rural Preservation District



FUTURE LAND USE:

Rural Preservation District

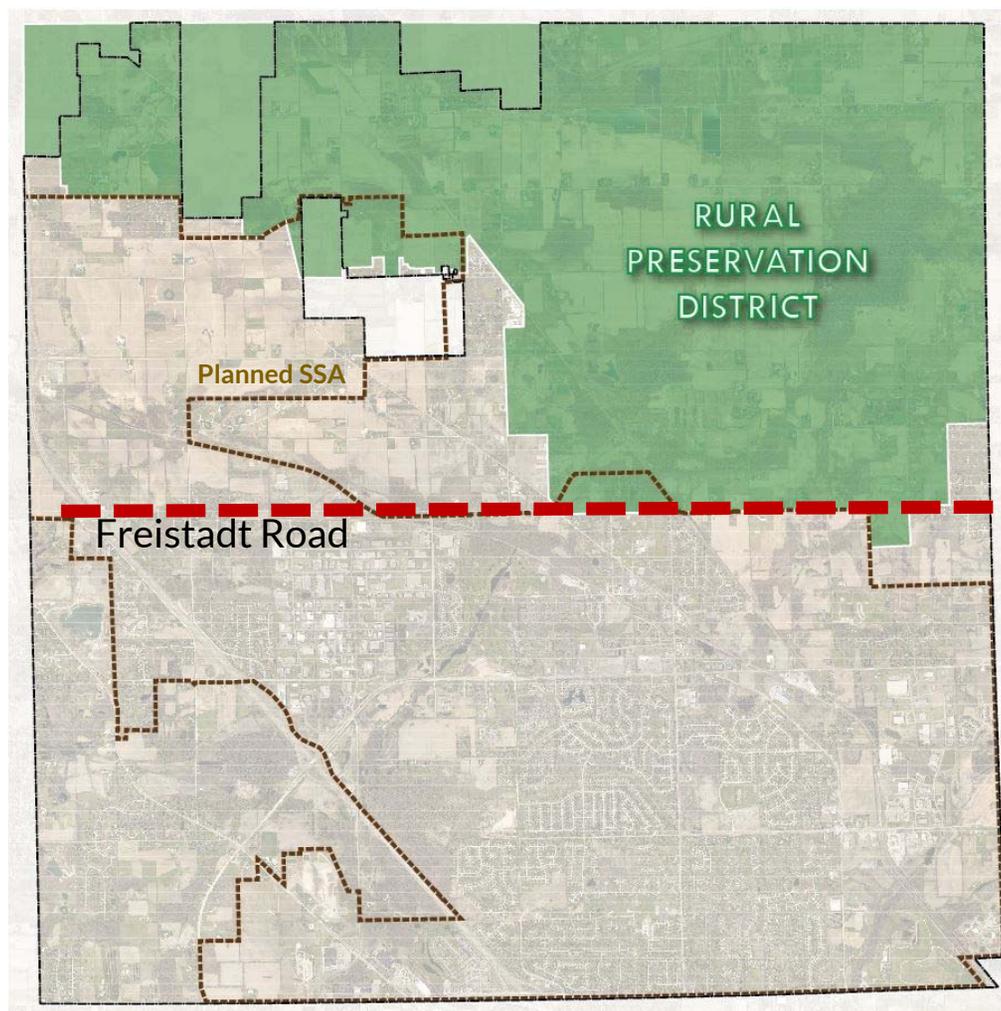
- By the year 2040, the Department of Administration (DOA) is projecting an additional **2,100** housing units for the village of Germantown.
- The village currently identifies five different residential densities in the Comprehensive Plan.
- To better understand land consumption realities, to the right are five land use scenarios based upon the projected growth:



FUTURE LAND USE:

Rural Preservation District

- The Rural Preservation District includes the majority of land outside of the sewer service area in the northern portion of the village.
- Nearly 1/3 of the total area includes Environmental Corridors. The remaining land is either working Ag land or low-density residential.
- Continued agricultural uses and open space is preferred for this area.
- In order to retain the rural character of this district, the allowance of residential subdivisions are only permitted as a conservation subdivision. Single-lot CSM development will require a 1 unit/20 acre density maximum.



FUTURE LAND USE:

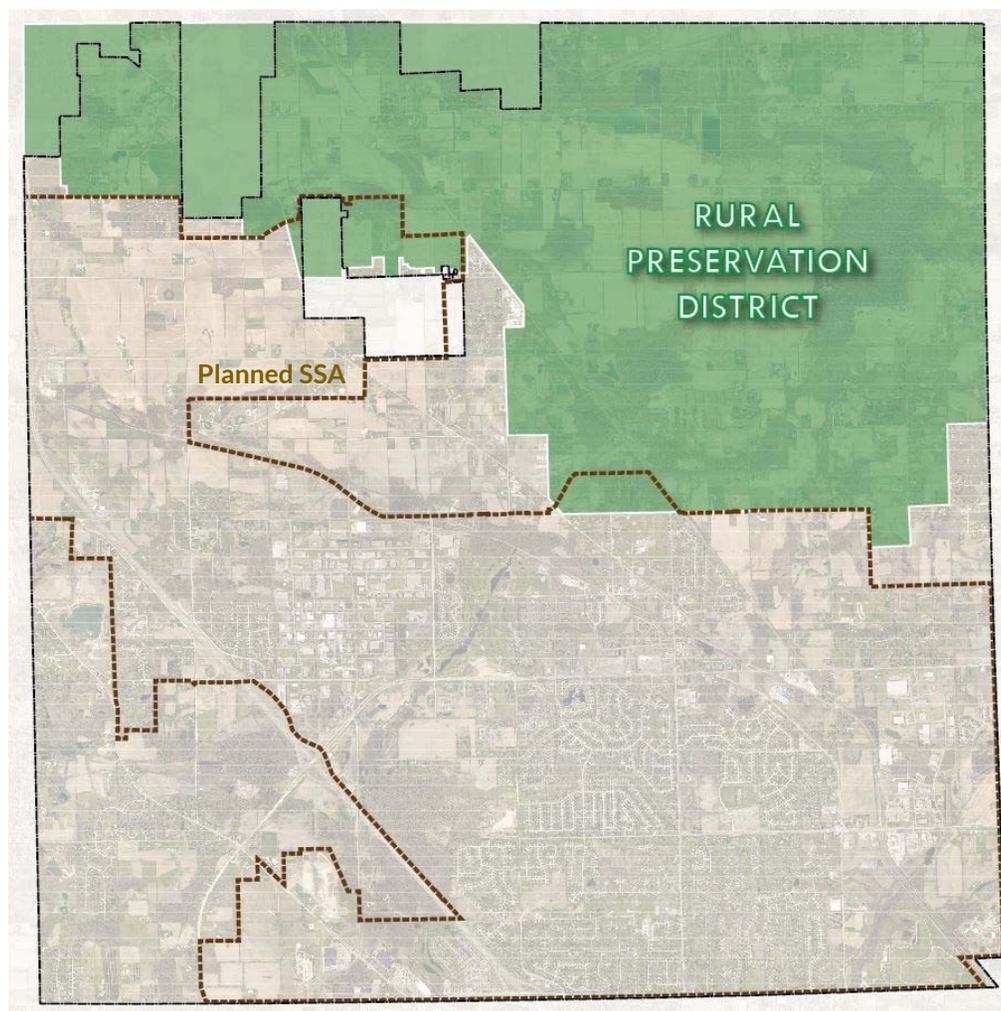
Rural Preservation District

Existing Future Land Use

- 1 unit/5 acres
- 5-acre minimum lot size

Proposed Future Land Use

- 1 unit/20 acres (4 or fewer lots - CSM)
- 1 units/5 acres with a Conservation Subdivision (5+ lots subdivided)

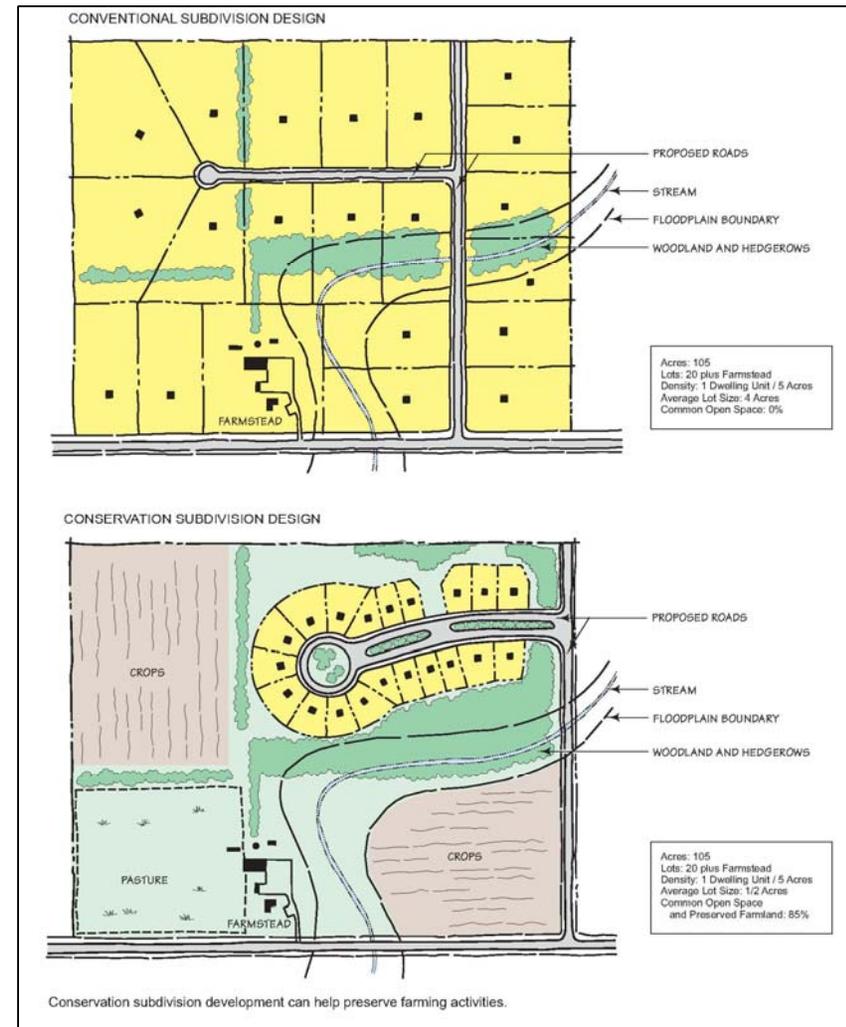


FUTURE LAND USE:

Rural Preservation District

What is a conservation subdivision?

- Sometimes called a cluster subdivision
- Maintains a significant portion of development site as open space by minimizing individual lot sizes, while maintaining the overall density



FUTURE LAND USE:

Rural Preservation District – 33.8 acre property

Existing Future Land Use Regulation

Maximum density of 1 unit / 5 acres



Development Scenario

- Six (6), 5-acre lots (traditional subdivision)
- New road required
- Individual access to portions of existing environmental corridor
- Lots 1 & 6 visible to the public with little to no preservation of agricultural / rural landscape

Proposed Future Land Use Regulation

4 lots or less: Maximum density of 1 unit / 20 acres



Development Scenario

- One (1) lot (approximately 33 acres)
- No new road required
- Individual access to portions of existing environmental corridor
- 20-acre minimum lot size limits the public perception of development impact to the agricultural / rural landscape

Proposed Future Land Use Regulation

subdivision (4+ lots): Maximum density of 1 unit / 5 acres



Development Scenario

- Six (6), 0.5-acre lots: conservation subdivision
- New road required
- Shared access/management of existing environmental corridor
- Approximately 30 acres of open space. Design of conservation subdivision limits the public perception of development impact to the agricultural / rural landscape

NOTE: Development scenarios shown on this page are for planning purposes only and do not reflect property owner interest in development

FUTURE LAND USE:

Rural Preservation District – Future Land Use Table



Preferred Future Land Uses											Enviro Corr.	SSA	Preferred Site Design			Density (residential uses)	
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre
A	A	u	u	u	u	u	A	D	u	u	D	Yes	No	U	U	D	see NOTE 1
NOTE 1:	"Rural Preservation" District:											1 unit/ 20 acres (4 or fewer CSM lots)					
												1 unit/ 5 acres with Conservation Subdivision (5 or greater lots subdivided)					

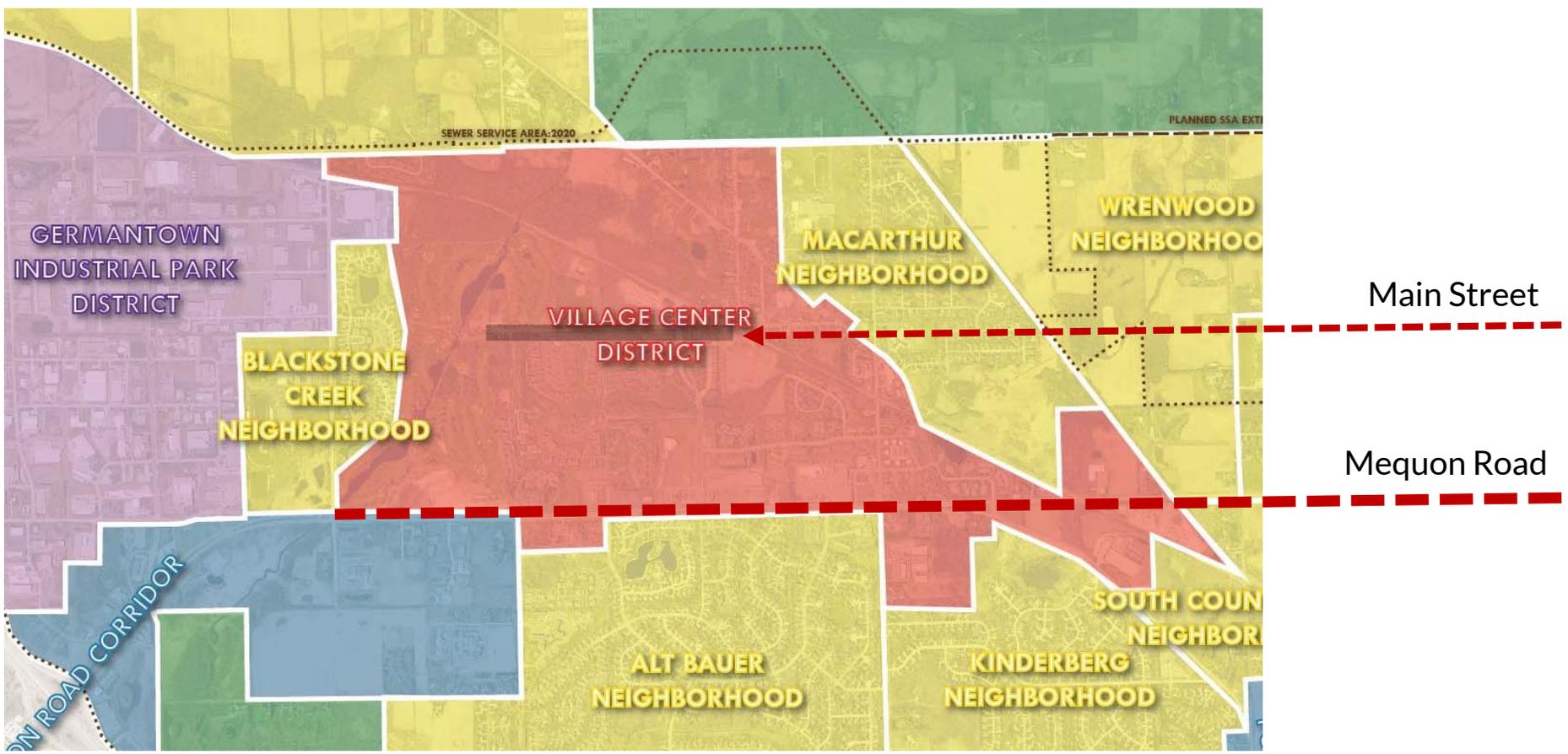
FUTURE LAND USE:



Q & A

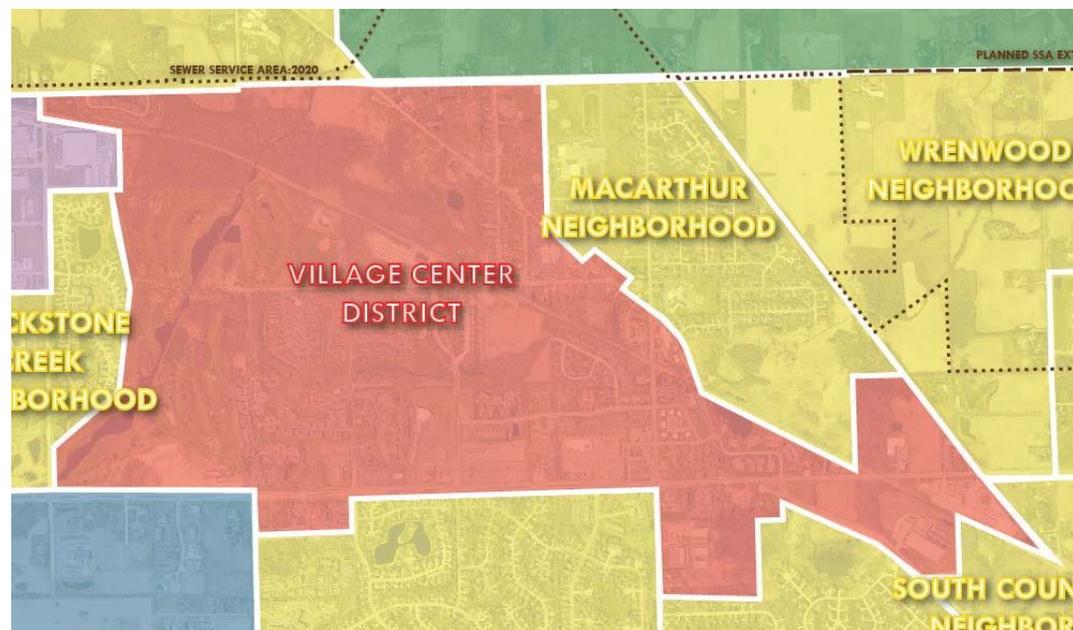
FUTURE LAND USE:

Village Center District



FUTURE LAND USE: Village Center District

- The Village Center serves as the heart or central place within the community
- Future vision looks to better connect Main Street with Mequon Road
- Opportunities exist at major intersections for mixed-use redevelopment inclusive of outdoor gathering spaces
- Menomonee River and surrounding environmental areas should be more accessible to the public

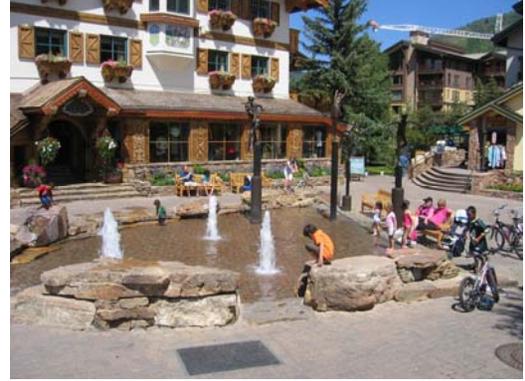


FUTURE LAND USE:

Village Center District

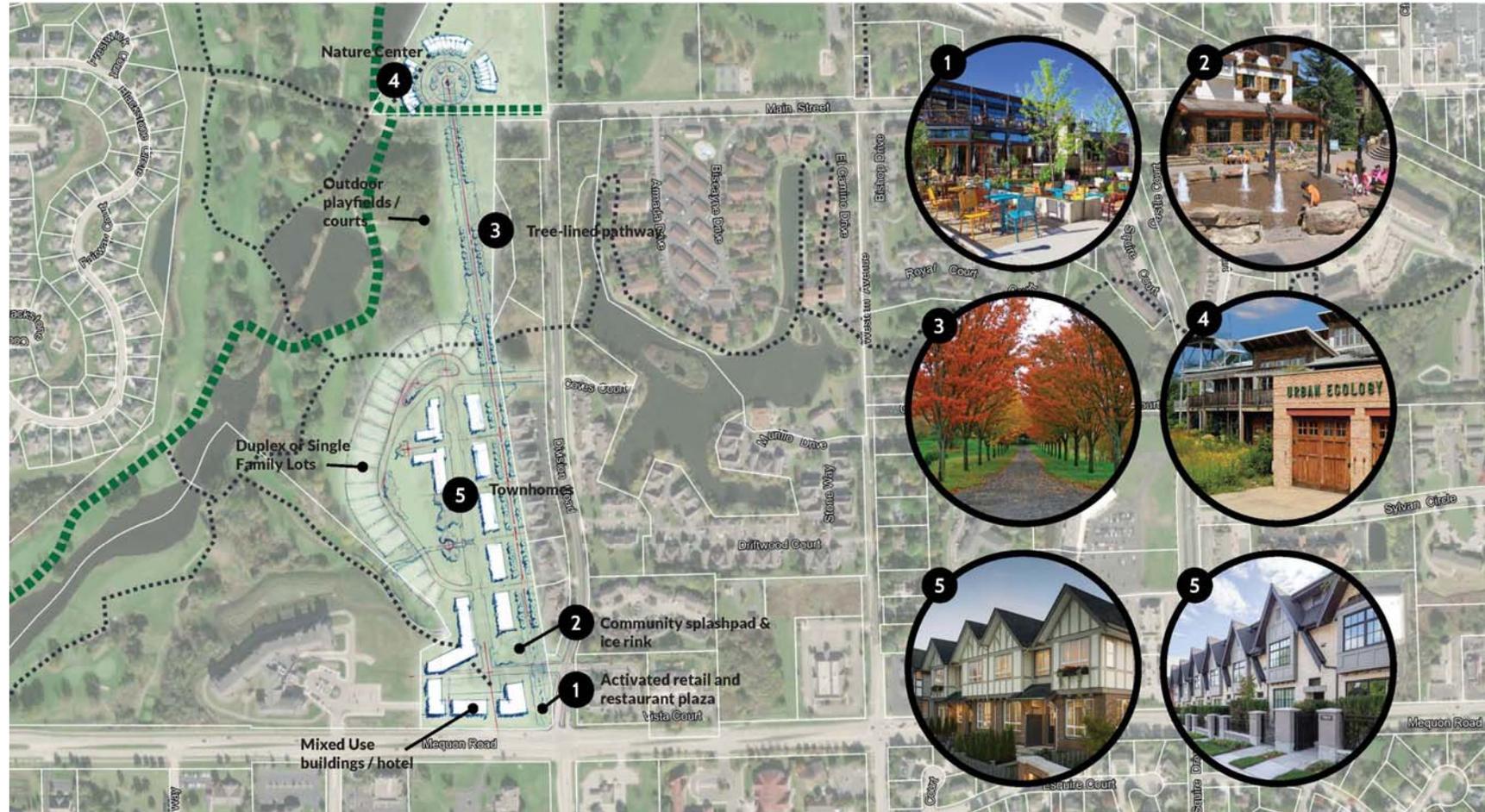


Work with the private sector to enhance pedestrian gathering spaces as part of retail experience. Consider larger public gathering space as a key destination along Mequon Road.

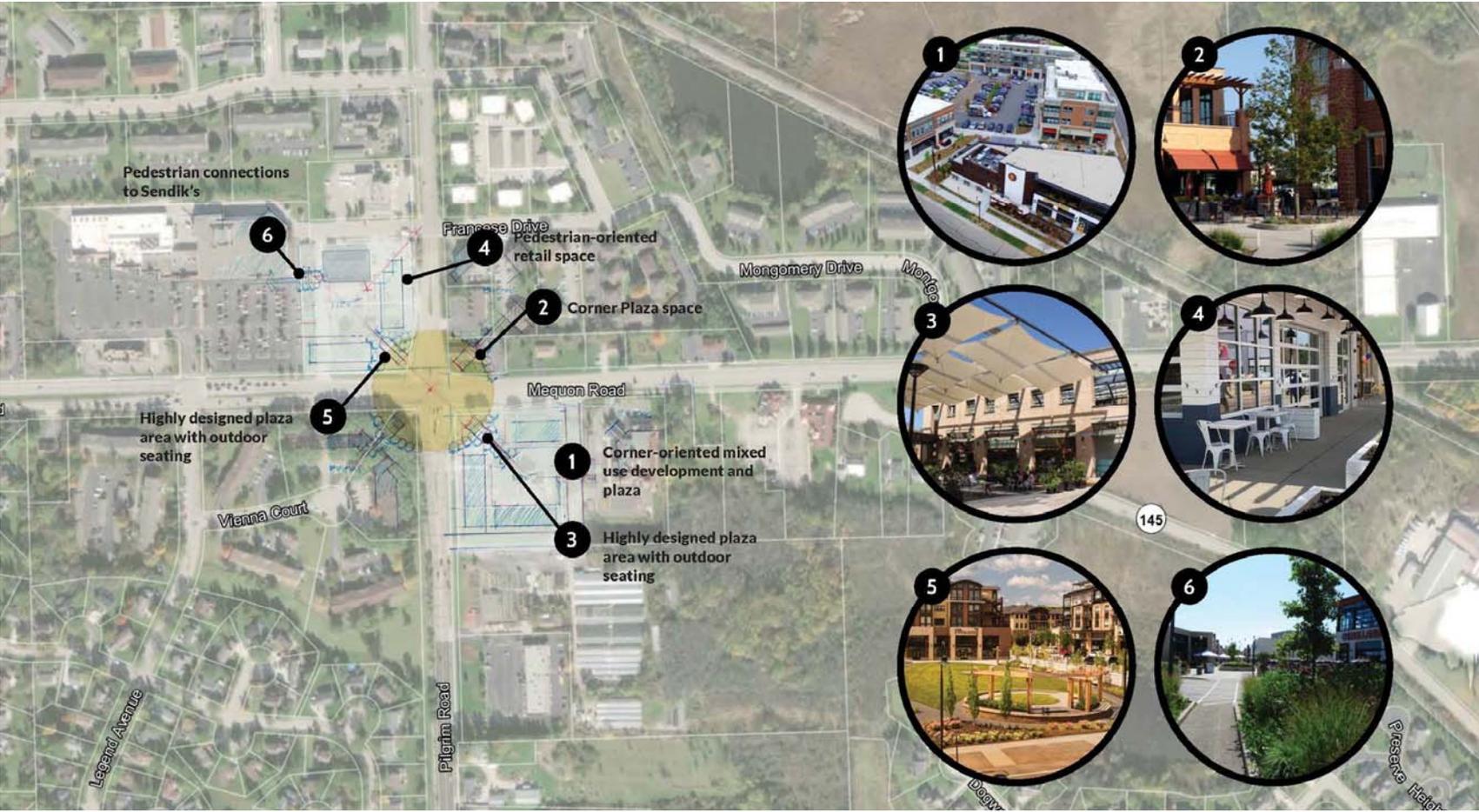


FUTURE LAND USE:

Village Center District



FUTURE LAND USE: Village Center District



FUTURE LAND USE:



Village Center District – Future Land Use Table

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A	u	A	D	D	u	D	A	D	u	u	u	Yes	Yes	D	A	U	10 units/acre

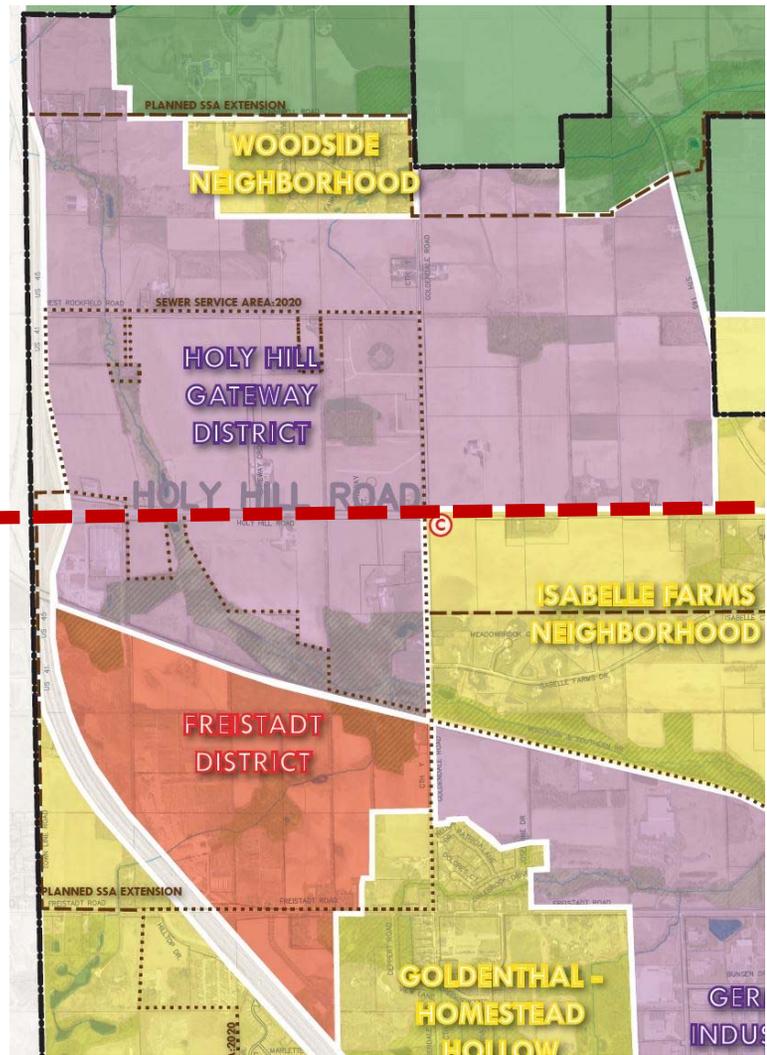
FUTURE LAND USE:

Q & A

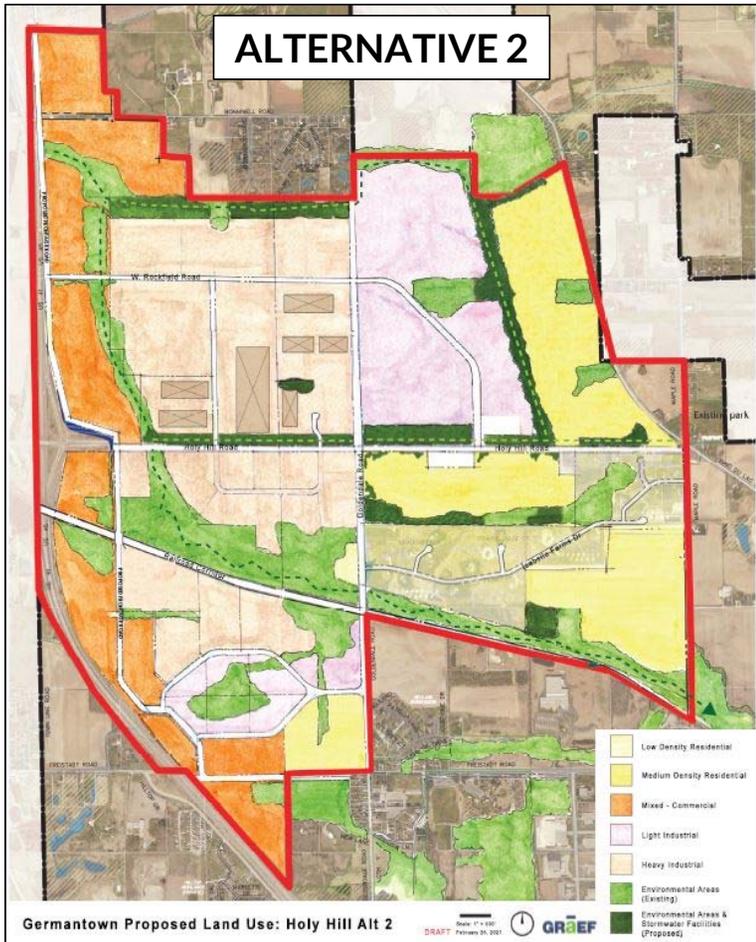
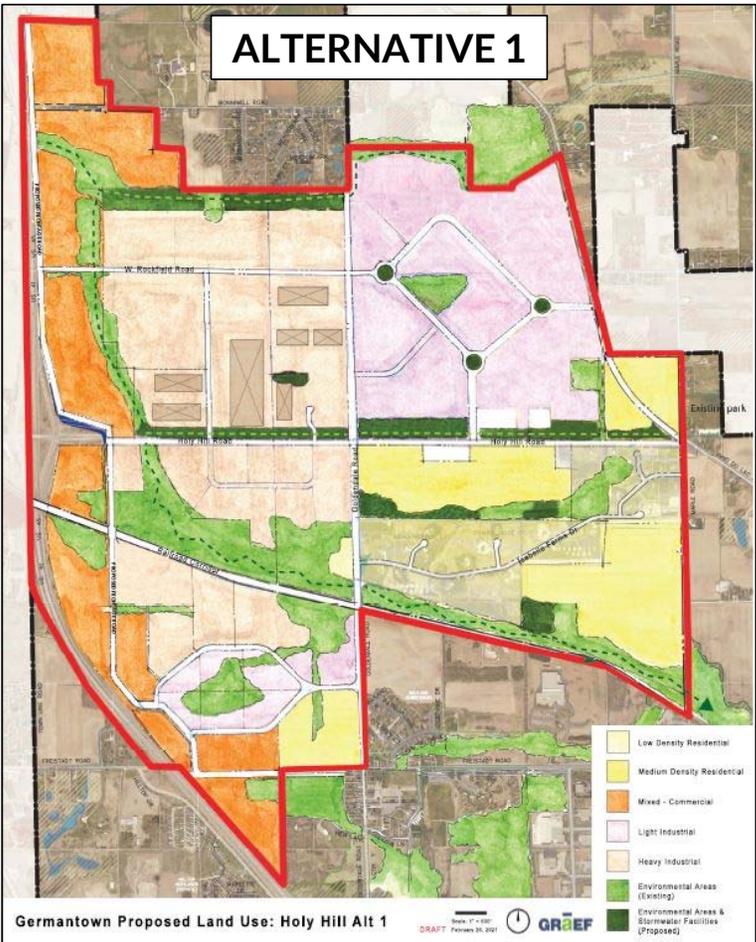
FUTURE LAND USE: Holy Hill Area



Holy Hill Road

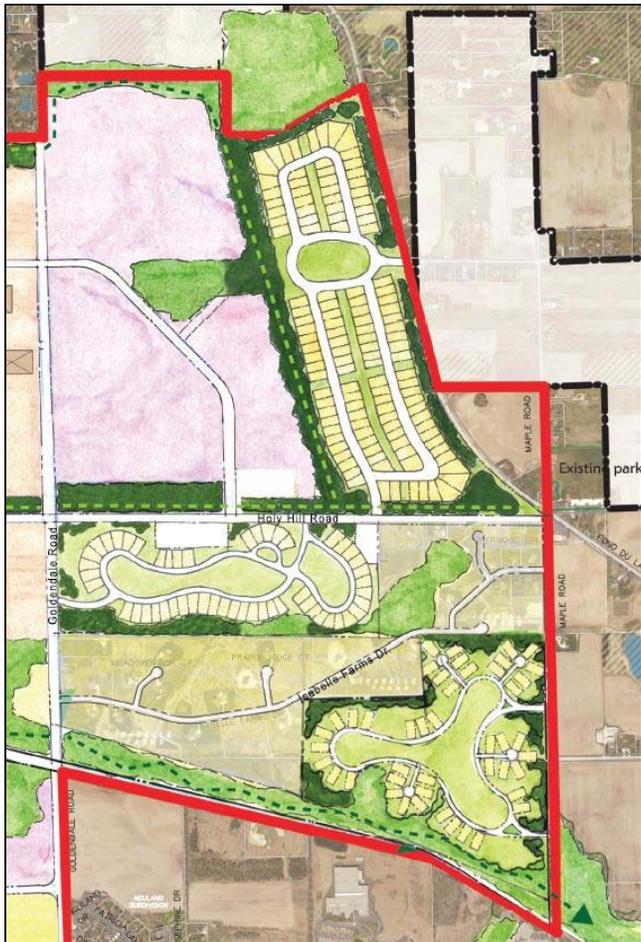
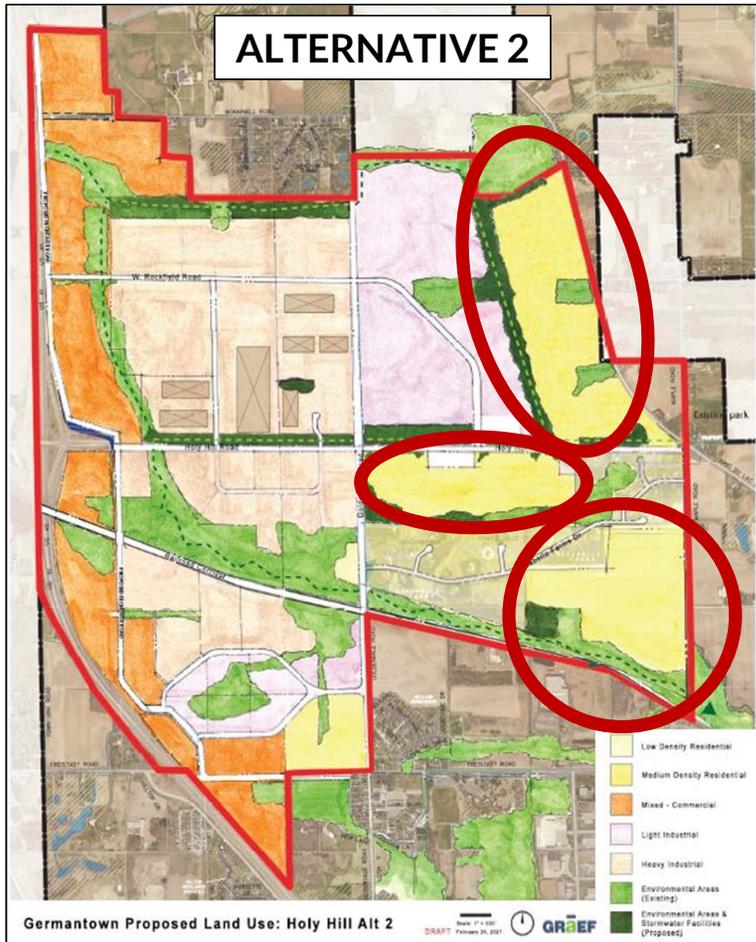


FUTURE LAND USE: Holy Hill Area



-  Low Density Residential
-  Medium Density Residential
-  Mixed - Commercial
-  Light Industrial
-  Heavy Industrial
-  Environmental Areas (Existing)
-  Environmental Areas & Stormwater Facilities (Proposed)

FUTURE LAND USE: Holy Hill Area



-  Low Density Residential
-  Medium Density Residential
-  Mixed - Commercial
-  Light Industrial
-  Heavy Industrial
-  Environmental Areas (Existing)
-  Environmental Areas & Stormwater Facilities (Proposed)

FUTURE LAND USE:

Holy Hill Gateway District – Future Land Use Table



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A	u	u	u	A	D	A	A	A	u	D	u	Yes	Yes	-	-	-	10 units/acre

FUTURE LAND USE:



Q & A

SOCIAL PINPOINT

How it works



Go to germantown2050.com and begin exploring ways to provide feedback on the materials that will be discussed tonight.

Visual Preference Survey

Thank you for joining!

Be sure to share you comments at

Germantown2050.com

