

2050 COMPREHENSIVE PLAN

Rural Preservation Workshop

April 11, 2022



GERMANTOWN

Planning our future together.

RURAL PRESERVATION WORKSHOP

Welcome

Tonight's Agenda

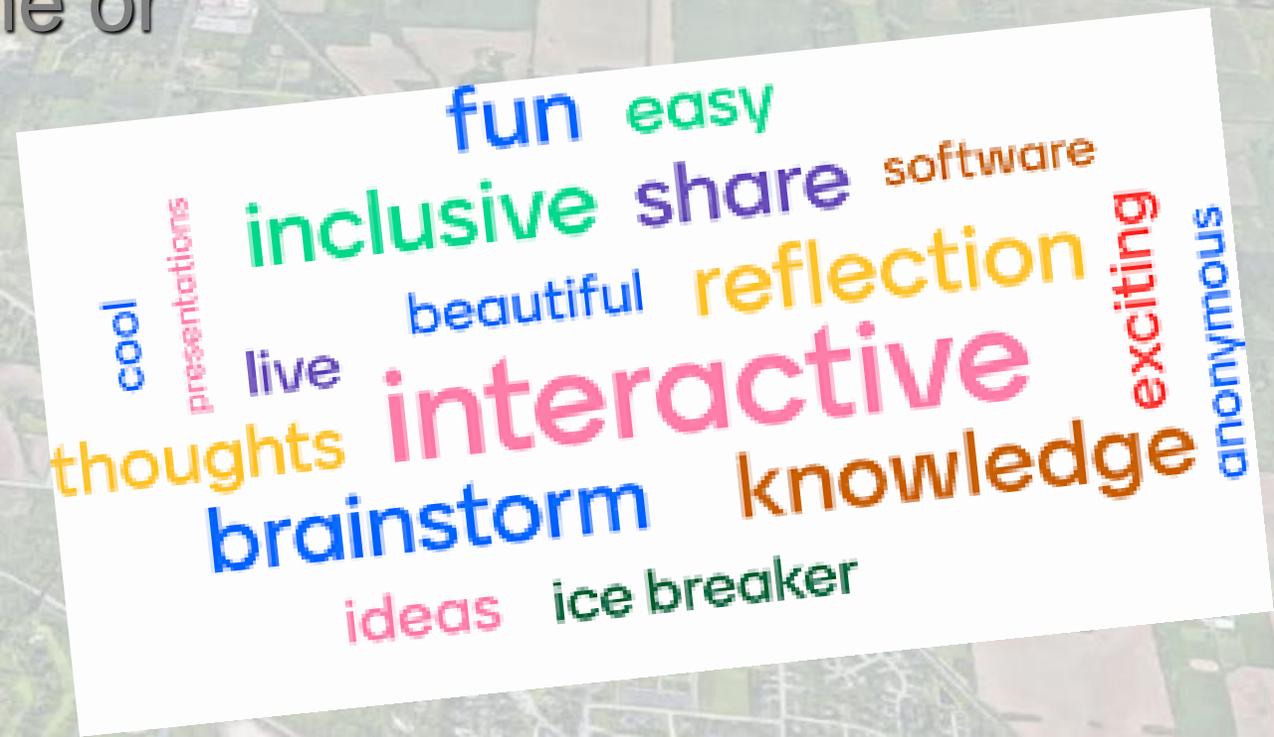
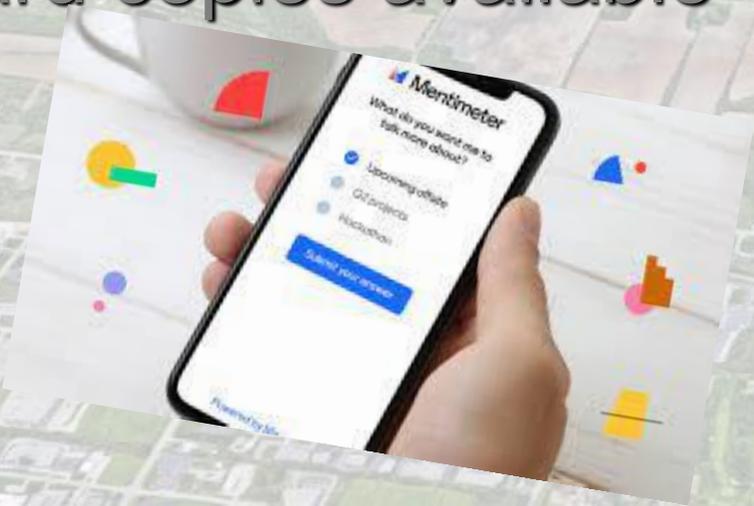
- Purpose & Format
- 2050 Plan Background & Status
- Public Participation & Engagement Activities
- Farmland Protection vs. Rural Preservation
- 2020 vs. 2050 Plan Approaches to Rural Preservation
- Developing the 2050 "Rural Preservation District" Boundary & Development Policies
- Conservation Subdivision Design
- Wrap-Up

RURAL PRESERVATION WORKSHOP

Welcome

Mentimeter

- Live interactive polling
- Instant results for all to see
- Share responses anonymously
- Requires Wi-Fi device (phone or tablet)
- Hard copies available



Go to www.menti.com and use the code 4318 7827



Wi-Fi : VGTGuest
Password: VGTGuest



Go to
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4318 7827



Or use QR code



RURAL PRESERVATION WORKSHOP

ACTIVITY

GET TO KNOW YOU

RURAL PRESERVATION WORKSHOP

2050 COMPREHENSIVE PLAN

BACKGROUND & STATUS

2050 COMPREHENSIVE PLAN

Background

1999 Wis Act 9 “Smart Growth” Law

- Requires local government programs and actions affecting land use to be consistent with an adopted “Comprehensive Plan” beginning January 1, 2010
 - Land division & platting ordinances
 - Zoning ordinances
 - Impact fee ordinances
 - Boundary Agreements
 - Farmland preservation ordinances



2050 COMPREHENSIVE PLAN

Background

Wis “Smart Growth” Law defines “Comprehensive Plan”

- (9) Required Elements:
 - Issues & Opportunities
 - Housing
 - Transportation
 - Utilities & Community Facilities
 - Agricultural, Natural & Cultural Resources
 - Economic Development
 - Intergovernmental Cooperation
 - Land Use
 - Implementation

2050 COMPREHENSIVE PLAN

Background



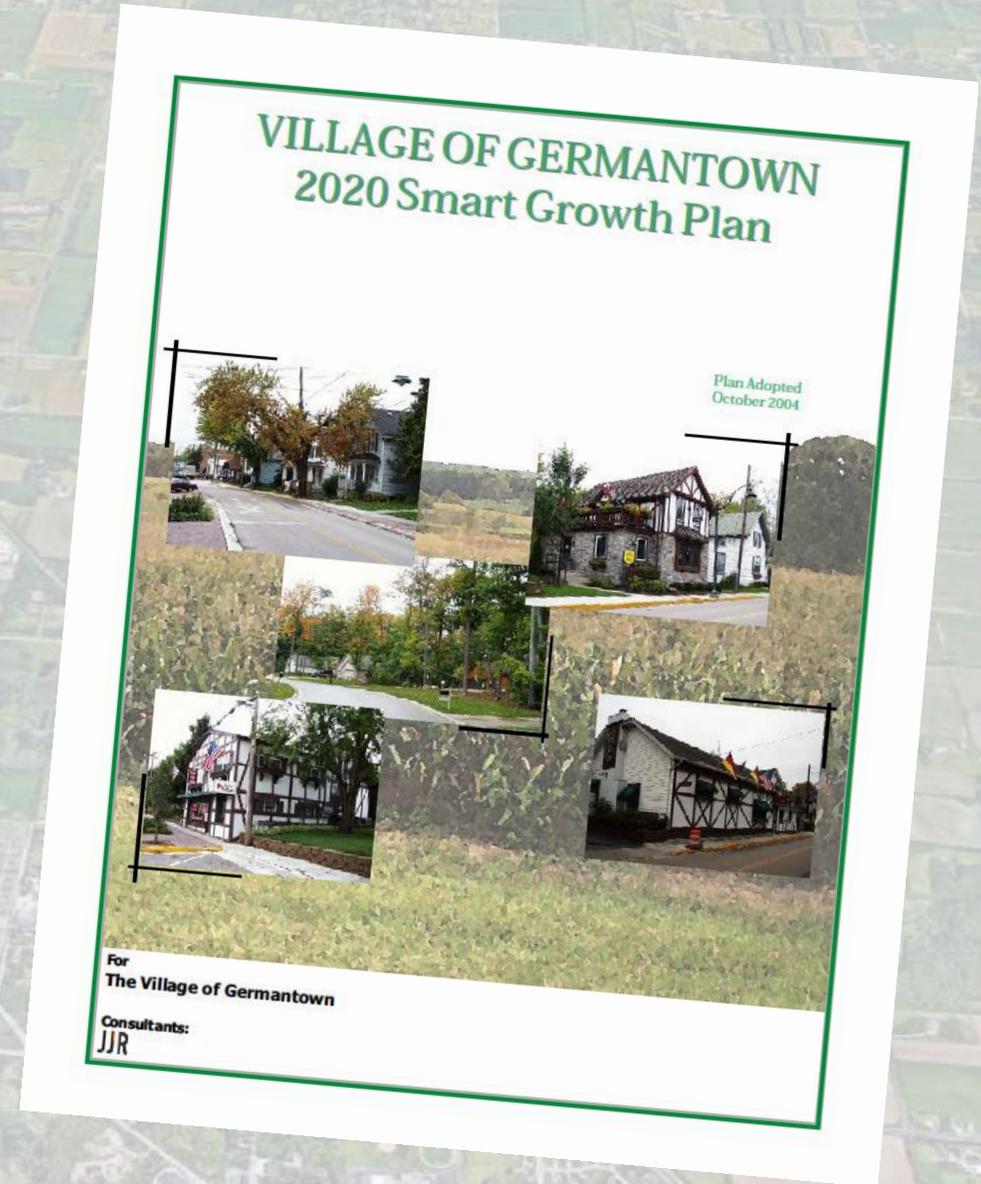
Wis “Smart Growth” Law vs. Reality

- “Smart Growth” movement has moved on
- Many legislative attempts since 2010 to water down or eliminate comprehensive plan requirements
- Only 80% of counties, cities, villages & towns have adopted a “Smart Growth” comprehensive plan
- Only 28% of those have updated their original plan
 - Updates 8 - 10 years (33%)
 - Updates avg 18.6 years (66%)

2050 COMPREHENSIVE PLAN

Background

- 2020 “Smart Growth” Plan
 - 3-year effort from Fall 2001 to 2004 (*adopted Oct 2004*)
 - Prepared by JJR Consulting, Chicago IL



2050 COMPREHENSIVE PLAN

Background

- 2020 Future Land Use Plan
 - Map & Policies
 - Most Critical Element

Future Land Use Categories

 Agricultural/Conservation Residential (5 Acre lots)	 Commercial	 Environmental Corridors/ Isolated Natural Areas
 Rural Residential (1 Ac. Min. Lot Size)	 Village Mixed Use	 2010 Sanitary Sewer Service Area
 Low Density Residential (2 d.u./Acre)	 Mixed Use	 2020 Sanitary Sewer Service Area Extension
 Medium Density Residential (4 d.u./Acre)	 Industrial/Office	 Municipal Boundary
 High Density Residential (8 d.u./Acre)	 Mineral Extraction	
 Elderly Residential	 Institutional/Governmental	
	 Park/Recreation Area	
	 Rivers, Lakes and Streams	

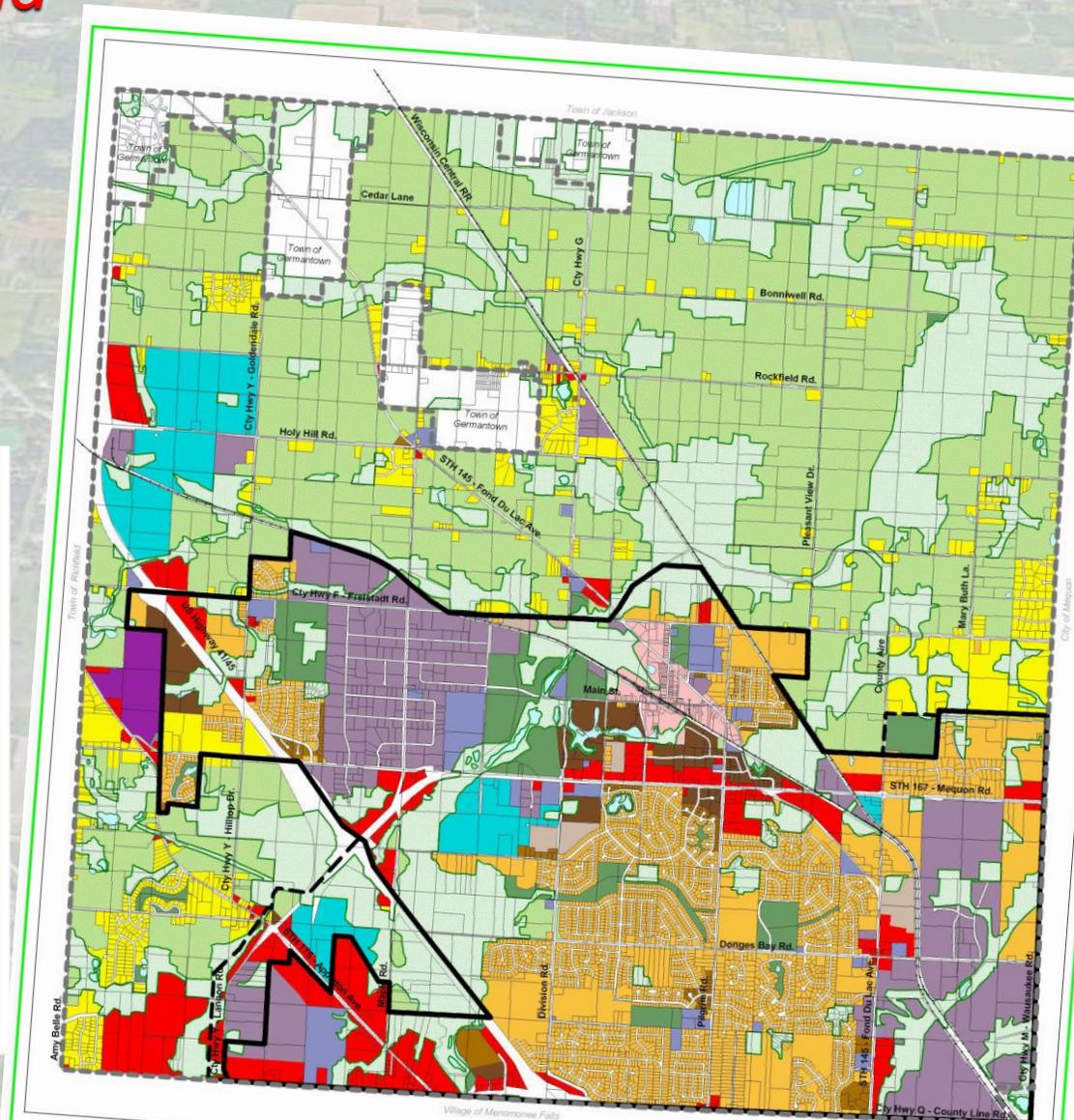
Map 8 - 3 : 2010-2020 Future Land Use

Comprehensive Plan
Village of Germantown, Wisconsin

JJR

September, 2004

0 Ft. 1,625 Ft. 3,250 Ft.



2050 COMPREHENSIVE PLAN

Status Report

- **2050 Comprehensive Plan Project**
 - Update 2020 Plan (NOT “overhaul”)
 - 15-18 month timetable (Summer 2019 to Winter 2020)
 - Prepared by GRAEF-USA, Milwaukee WI
 - “Smart Growth” compliant plan
 - Adopted Public Participation Plan (PPP)
 - In-person meetings, hearing, workshops & events
 - Village Social Media & Website
 - Community Survey

2050 COMPREHENSIVE PLAN

Status Report

■ COVID Hiatus

- Time lost: approximately 18-24 months
- New Timeline (*through July/Aug '22*)
- Revised Public Participation Options
 - Switch to Virtual vs. In-Person Contact (*Public Meeting #2*)
 - Added Social Pinpoint Community Engagement website
Germantown2050.com



2050 COMPREHENSIVE PLAN

Status Report

- **Remaining Activities (tentative)**
 - 2050 Plan draft document to Staff (May)
 - Review draft 2050 Plan @ Public Meeting #3 (May 23)
 - Plan Commission Review draft 2050 Plan (June)
 - Joint PC-VB Public Hearing of draft 2050 Plan document-Public Meeting #4 (July)
 - Village Board Plan Adoption (July/Aug)



RURAL PRESERVATION WORKSHOP

2050 COMPREHENSIVE PLAN

PUBLIC PARTICIPATION & ENGAGEMENT

2050 COMPREHENSIVE PLAN

Public Participation Plan

■ Public Events, Meetings & Community Engagement

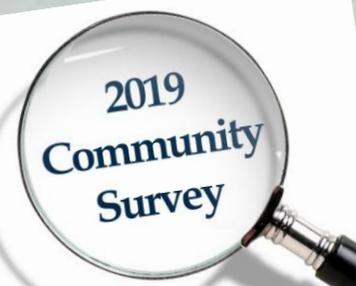
- Public Meeting #1 Open House ('19)
- (6) "Pop-Up Tent" Events ('20-'21)
 - Taste of Germantown, National Night Out
 - Fire Dept Safety Fair, Oktoberfest
- Park Planning Party Nov '19
- Public Meeting #2 Virtual Workshop Mar '21
- **Germantown2050.com** (Social Pinpoint)
 - Interactive Mapping
 - Visual Preference Survey



2050 COMPREHENSIVE PLAN

Public Participation Plan

2019 Community Survey



The Village of Germantown is in the process of updating our 2050 Comprehensive Plan. By completing this survey, your thoughts and opinions about various land use and development topics will help us update our plan, policies, and priorities to guide future development and recreational facilities.



Please follow the steps on the reverse side of this postcard to complete the survey.



2019 Community Survey Results

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

BACKGROUND

What is your age?

24 and under	1.4%
25-34	9.8%
35-44	23.0%
45-54	21.6%
55-64	21.3%
65 +	22.9%

How long have you lived, worked, or owned property in the Village of Germantown?

1 year or less	4.3%
1-5 years	18.5%
6-10 years	15.8%
11-20 years	21.5%
20+ years	39.9%

Where in the Village do you live, work, or own property?

Zone 1 (Blue)	9.2%
Zone 2 (Yellow)	7.3%
Zone 3 (Purple)	5.8%
Zone 4 (Orange)	18.3%
Zone 5 (Green)	57.9%
Zone 6 (Pink)	1.5%

FUTURE DEVELOPMENT

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.

Which areas of the Village are the most appropriate for multi-family development?

Anywhere served by Village Sewer and Water Utilities	29.94%
Near Main Street	19.54%
Along Mequon Road	22.52%
Along Pilgrim Road	12.96%
Near the I-41/45 Corridor	39.71%

"How were these results influenced by where a respondent lives in the Village?"

PARKS, RECREATION & OPEN SPACE

In the past year, how many times have you or members of your household... visited any of the Parks in the Village of Germantown?

Not at All	6.78%
1-5 Times	30.53%
6-10 Times	15.78%
More than 10 Times	46.91%

Participated in any of the Recreational Programs offered by the Village of Germantown?

Not at All	44.28%
1-5 Times	36.82%
6-10 Times	7.4%
More than 10 Times	11.49%

Top Parks Amenities desired by Respondents

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

73% of respondents think Germantown has enough public "active recreation" land such as baseball diamonds, soccer fields, tennis courts, basketball courts, etc.

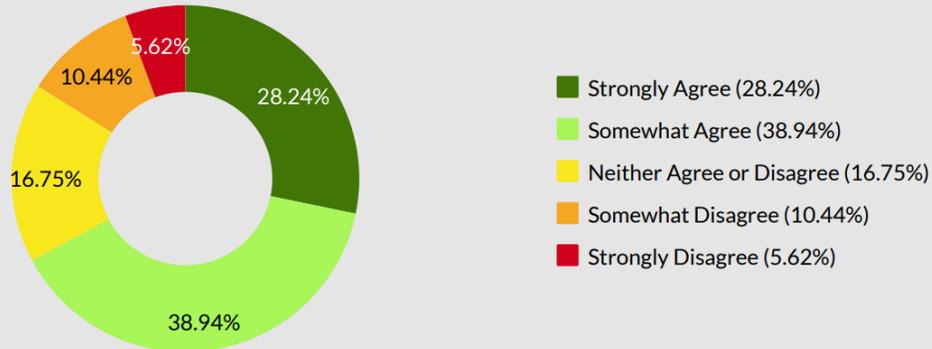
46% of respondents think Germantown could use more "passive recreation" land such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling, picnicking, etc.

2050 COMPREHENSIVE PLAN

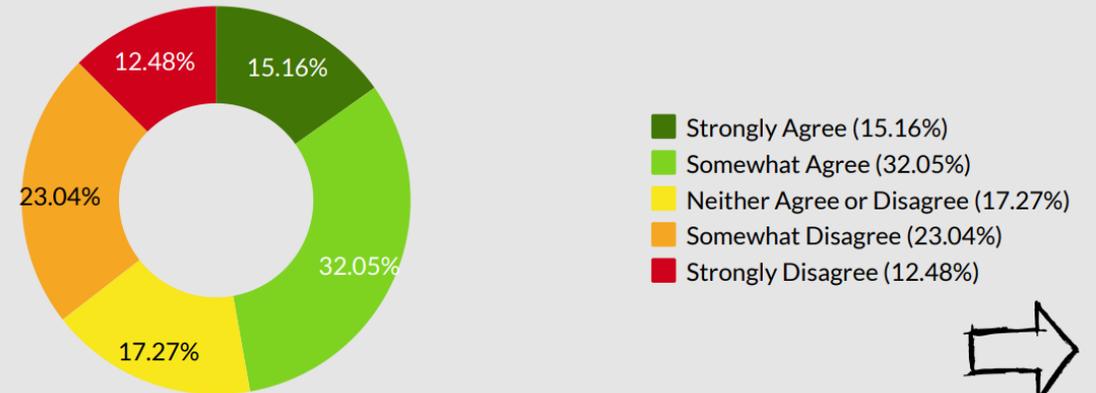
Community Survey



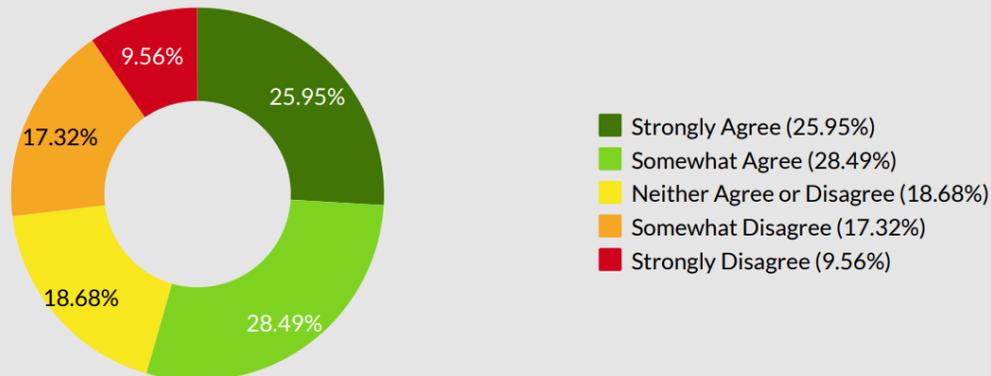
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.



Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.



The Village should protect ALL existing undeveloped farm and other agricultural land from future development.





socialpinpoint

2050 COMPREHENSIVE PLAN

Germantown2050.com



“We need to maintain the farmland and larger SFH out here. No subdivisions or smaller lots. People living out here chose this location to get away from the crowded housing subdivisions and don't want to be chased away from their homes by densely populated acreage.”

“The rural feel of our community is quickly disappearing.”

“Would like to see more areas being preserved! Germantown residents deserve quiet, peaceful neighborhoods. More of this should be put into the plan. No more industrial/commercial.”

“I like the preservation but having 1 unit per 2.5 acres neighborhoods in the north would be good.”

“Germantown needs to have more neighborhoods with medium sized lots, 1-3 acres. Less industrial especially in the northern parts of the Village. Keep the industrial south. Open up more Residential 1-3 acre lots.”

RURAL PRESERVATION WORKSHOP

ACTIVITY

FARMLAND PROTECTION

WHAT DO YOU KNOW?

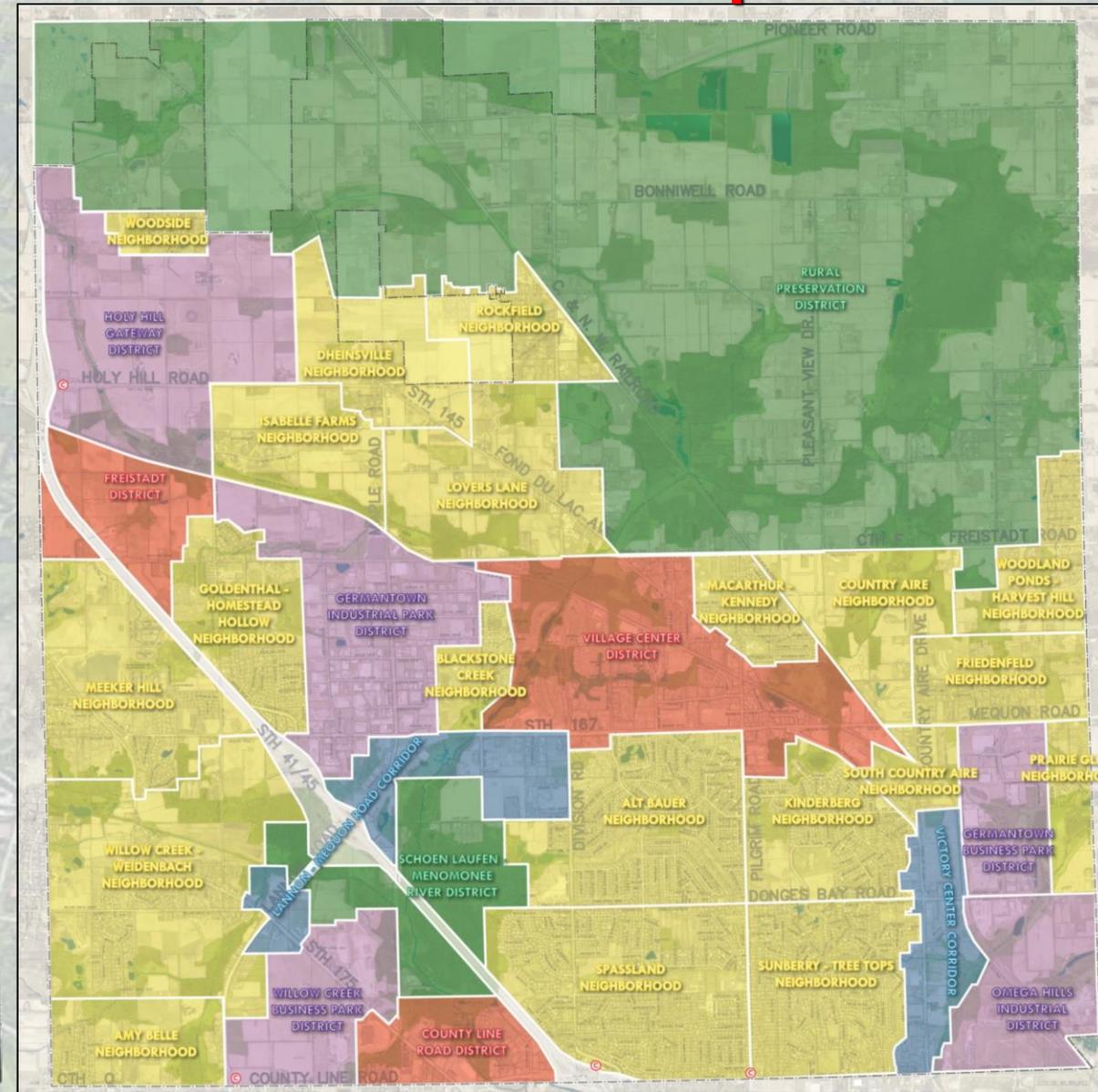
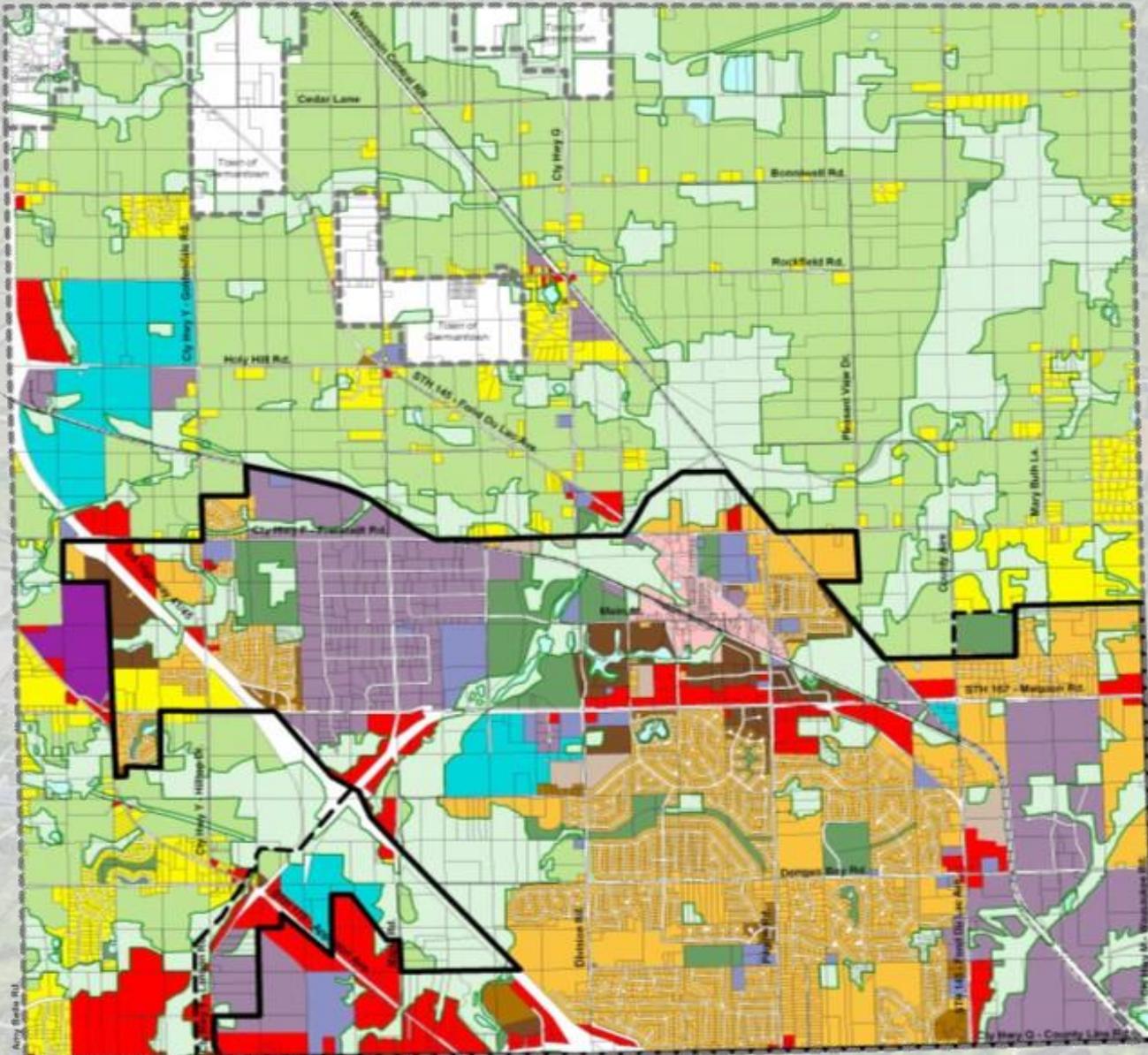
RURAL PRESERVATION WORKSHOP

APPROACH TO FARMLAND PROTECTION & RURAL PRESERVATION

2020 Plan vs. 2050 Plan

2020 Land Use Map

2050 Neighborhood-District-Corridor Map

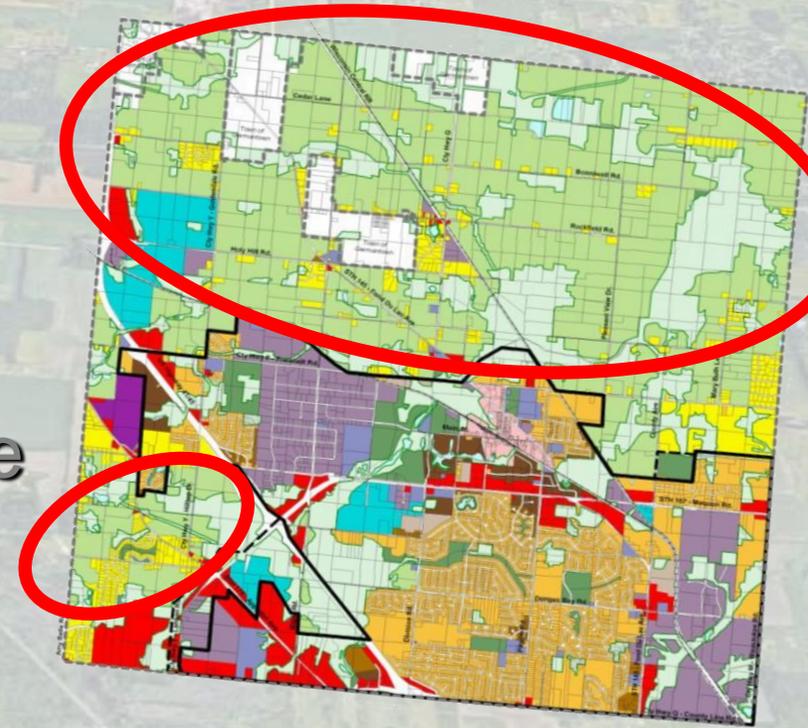


2020 PLAN APPROACH

“Agricultural / Conservation Residential” Area

Purpose

- Protect farmland & open space
- Allow ag-compatible land uses only
- Prohibit urban infrastructure
- Recognizes farming trends & increasing pressure for non-farm development
- Allow large-lot / low-density residential non-farm development
- Encourages Conservation Subdivision Design & Planned Development (PDD) Zoning with:
 - Smaller lot size @ same density
 - Private streets

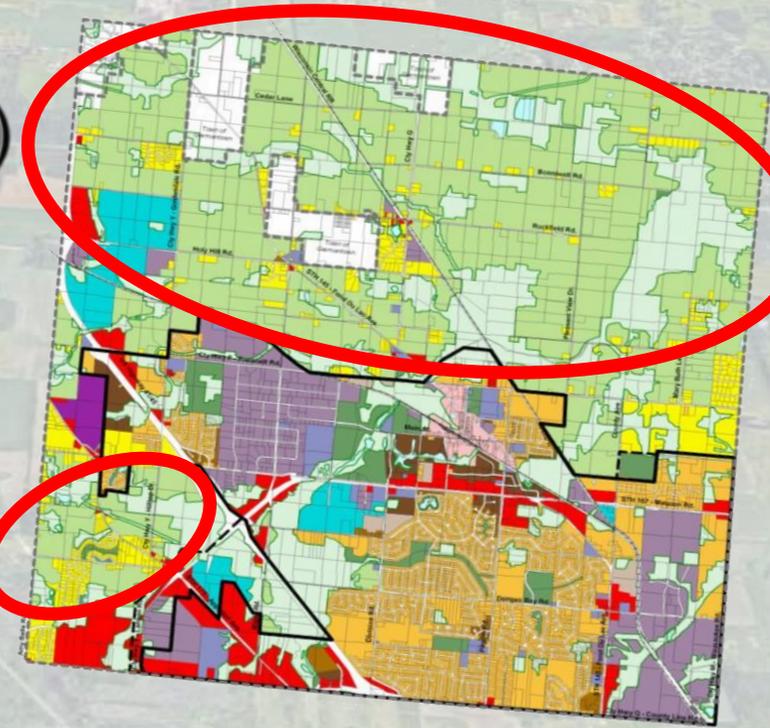


2020 PLAN APPROACH

“Agricultural & Conservation Residential” Area

Land Uses

- Agriculture (crops, livestock, orchards, nursery)
- Large-scale & hobby farms
- Agri-business & agri-tourism
- No non-farm industrial or retail commercial
- Non-farm home-based business w/ restrictions
- Non-farm residential (1 option)



Density & Lot Size (*new residential development*)

Only Option: Minor Land Divisions & Subdivisions

- 1 lot / 5-acre density (average # of homes per acre)
- 5-acre minimum lot size

2050 COMPREHENSIVE PLAN

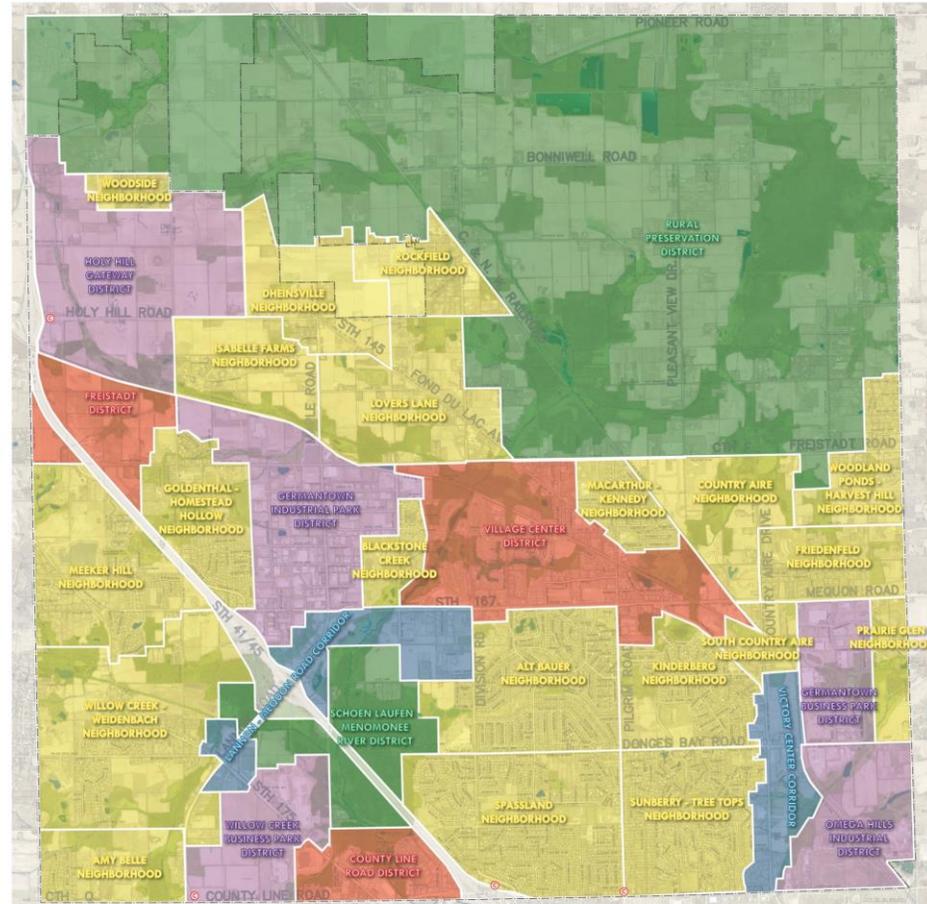
Land Use Plan Map & Development Policy Matrix

■ “Neighborhoods-Districts-Corridors” (NDC) Concept

- Map w/ (32) total contiguous areas
- Land Use / Development Matrix

NEIGHBORHOODS, DISTRICTS, CORRIDORS

Village of Germantown 2050 Future Land Use Map



Germantown 2050 - Comprehensive Plan Update | Neighborhoods, Districts, & Corridors Land Use Table – Districts & Corridors (Page One)

Neighborhood / District / Corridor	Places		Preferred Future Land Uses													SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
	Place Type	Place Name	Existing Uses (+ existing non-conforming usage) See Note 3 for details	Residential Single Family	Residential Two to Four Family	Residential Multi-Family / Senior	Mixed-Use Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial (Includes Publicly Owned)	Industrial	Open Space / Recreational	Mixed Employment	Industrial	Agricultural / Hobby Farming / Agriculture	Sewered (Y/N/Partial)			Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	
District	Mixed-Use	Village Center District	A	u	A	D	D	u	D	A	D	u	u	u	Y	YES	D	A	U	10 units/acre	
District	Mixed-Use	County Line Road District	A	u	u	A	A	A	D	A	A	A	u	u	Y	YES	-	-	-	10 units/acre	
District	Industrial / Commercial	Willow Creek Business Park District	A	u	u	u	D	u	D	A	A	A	u	D	Y	YES	-	-	-	-	
District	Industrial / Commercial	Germantown Business Park District	A	u	u	u	u	D	A	A	A	A	u	D	Y	YES	-	-	-	10 units/acre	
District	Industrial / Commercial	Germantown Industrial Park District	A	u	u	u	u	D	A	A	A	A	u	D	Y	YES	-	-	-	-	
District	Industrial / Warehousing	Holy Hill Gateway District	A	u	u	u	u	D	A	A	A	A	D	u	N	YES	-	-	-	10 units/acre	
District	Industrial / Landfill	Omega Hills Industrial District	A	u	u	u	u	u	D	A	A	A	u	D	Y	YES	-	-	-	10 units/acre	
District	Mixed-Use	Freistadt District	A	A	A	D	D	D	A	A	A	A	u	D	N	YES	U	U	D	see NOTE 1	
District	Rural / Open Space	Rural Preservation District	A	A	u	u	u	u	u	u	A	D	u	u	P	YES	-	-	-	-	
District	Open Space	Schoen Laufen - Menomonee River District	A	u	A	A	A	A	D	A	A	u	u	u	P	YES	D	U	U	10 units/acre	
Corridor	Mixed-Use	Lannon - Mequon Road Corridor	A	u	A	A	A	A	D	A	A	u	u	u	Y	YES	D	U	U	8 units/acre	
Corridor	Mixed-Use	Victoria Center Corridor	A	u	A	A	A	A	D	A	A	u	u	u	Y	YES	D	U	U	-	

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)
 2.2 units/ acre (4 or fewer CSM lots)
 3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
 1 unit/ 5 acres (4 or fewer CSM lots)

NOTE 2: Neighborhood in SSA (see notes & annex)
 Neighborhood outside SSA (see notes & annex)
 The density listed in this column is the maximum density permitted. However, a lower density may be required on a case-by-case basis and higher density may be allowed in certain areas.

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.

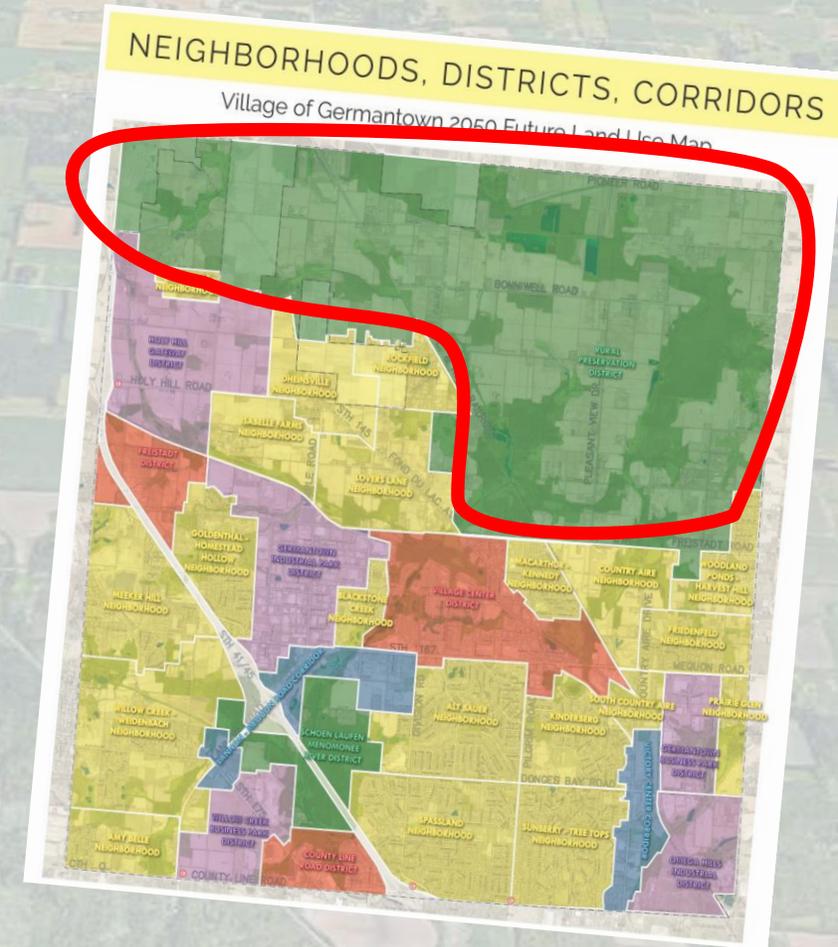


2050 PLAN APPROACH

“Rural Preservation District”

Purpose

- Protect farmland & open space
- Protect “rural character & appearance”
- Allow ag-compatible land uses only
- Prohibit urban infrastructure
- Recognizes continuing farming trends & pressure for non-farm development
- Balances rural preservation w/ private property rights & values
- Recognizes current large-lot / low-density residential development NOT a good strategy
- Requires (vs. encourage) Conservation Subdivision (if dividing 5 lots or more)

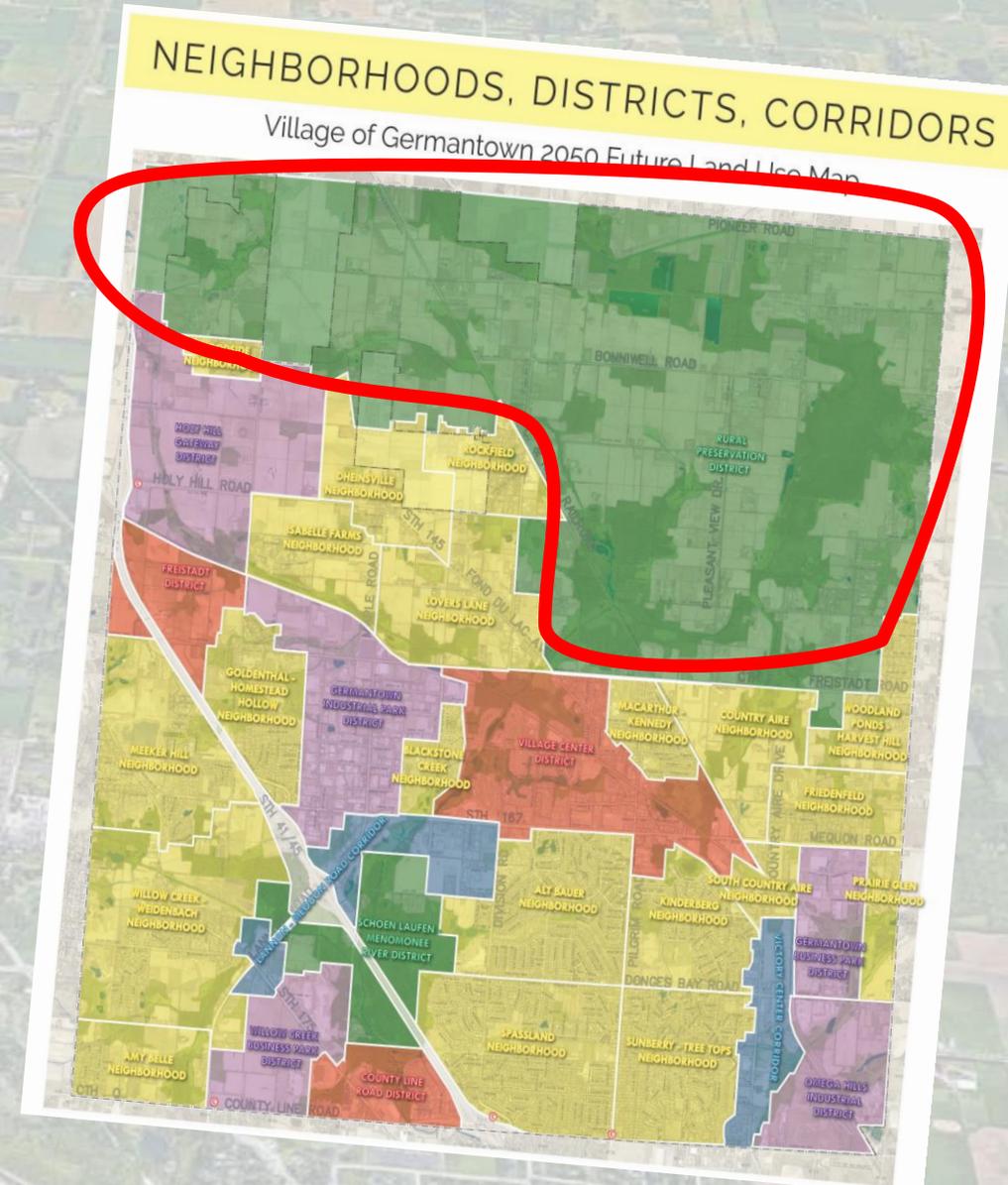


2050 PLAN APPROACH

“Rural Preservation District”

Land Uses (same as 2020 Plan)

- Agriculture (crops, livestock, orchards, nursery)
- Large-scale & hobby farms
- Agri-business & agri-tourism
- No non-farm industrial or retail commercial
- Non-farm home-based business w/ restrictions
- Non-farm residential (2 options)



2050 PLAN APPROACH

“Rural Preservation District”

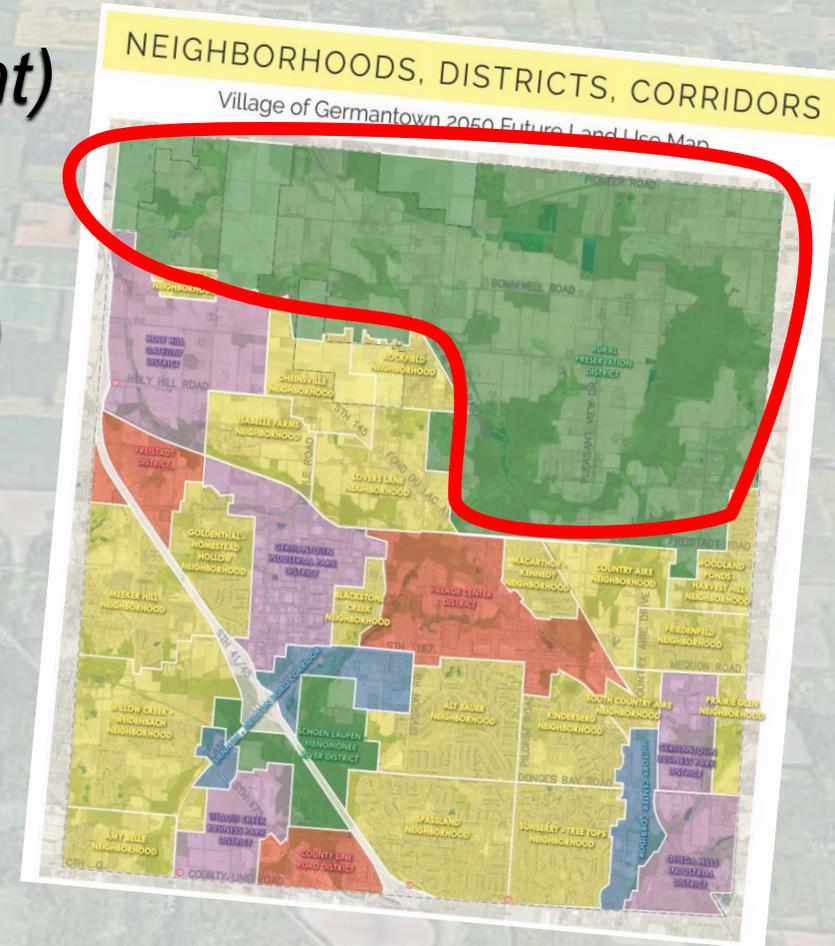
Density & Lot Size (*new residential development*)

Option 1: Minor Land Divisions (< 5 lots)

- 1 lot / 20-acre density (avg # homes per acre)
- 20-acre minimum lot size

Option 2: Subdivisions (5 or more lots)

- 1 lot / 5-acre density (avg # homes per acre)
- 1-acre minimum lot size
- Conservation Design **REQUIRED**
- 60% minimum open space (HOA, private or public Conservancy ownership)
- Conservation Easement & Stewardship Plan



RURAL PRESERVATION WORKSHOP

2050 COMPREHENSIVE PLAN

RURAL PRESERVATION DISTRICT

RURAL PRESERVATION DISTRICT

2050 Plan Approach



Sanitary Sewer Service Area (SSA) Boundary

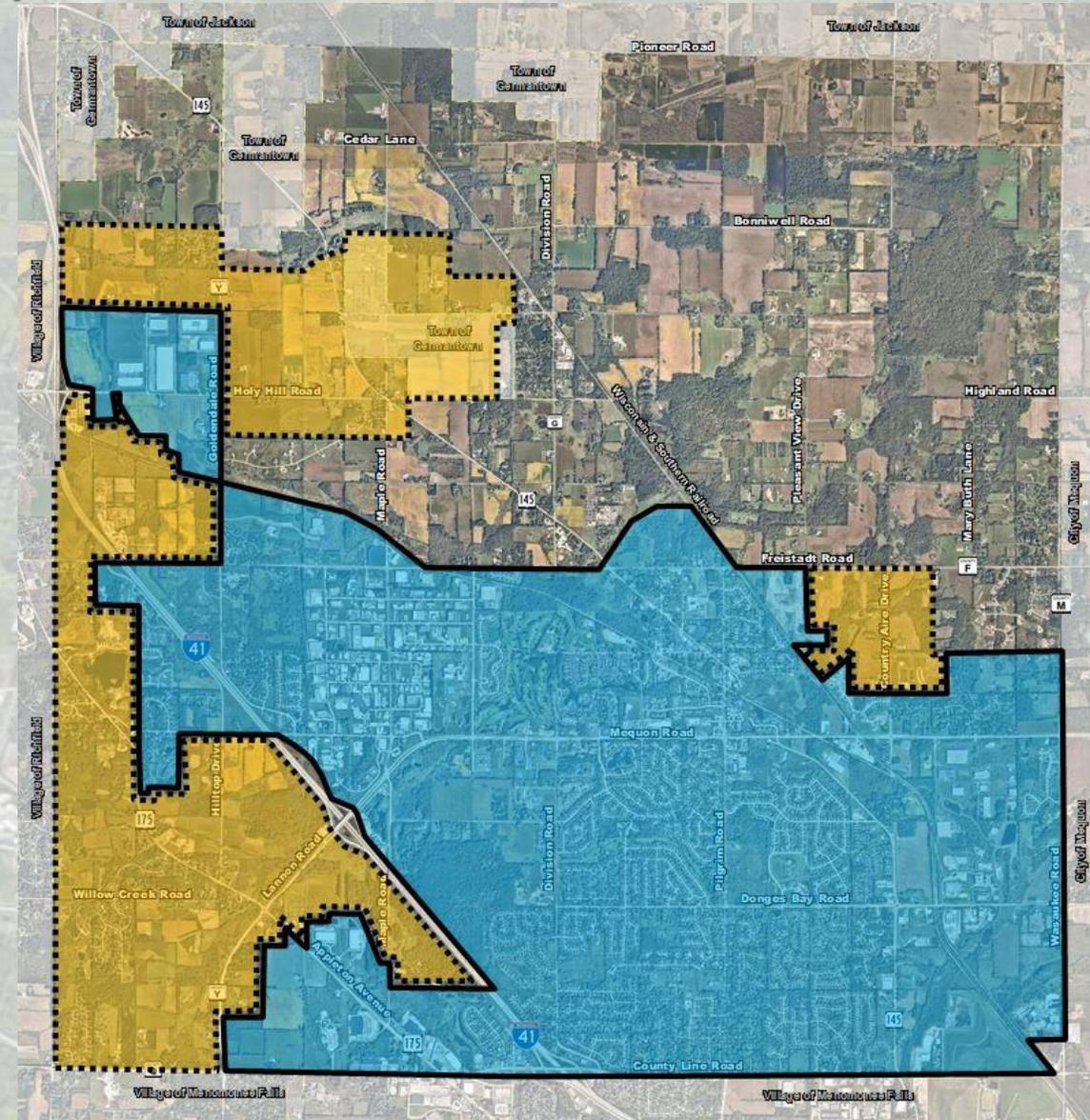
- Area served by Milwaukee Metropolitan Sewer District (MMSD)
- a.k.a. “Urban Service Area” and “Urban Boundary”
- Defined area served by public sewer, water & other “urban” services (now or in the future) to guide cost-effective decision-making for:
 - Provision & extension of infrastructure
 - Land use & development decisions
- Areas determined by Village (approved by MMSD) to be suitable & capable for intensive & higher density land uses given proximity to transportation & existing urban services

RURAL PRESERVATION DISTRICT

2050 Plan Approach

Germantown's (SSA) Boundary

- **BLUE**: Existing SSA approved by MMSD & currently served with sewer OR capable of being served with facility expansion
- **ORANGE**: Potential SSA given location of existing sewer facilities within BLUE & capable of being served given facility capacity

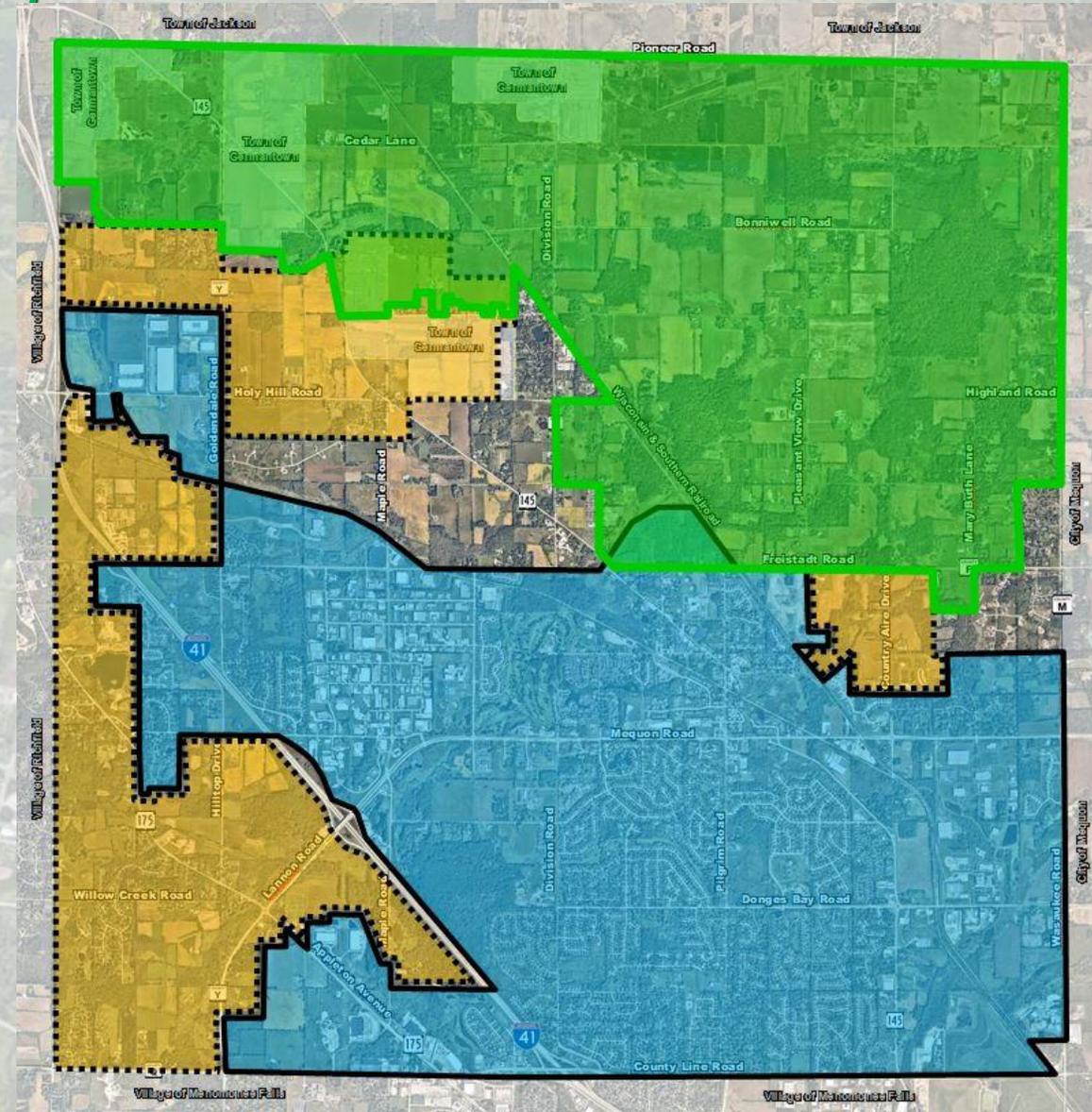


RURAL PRESERVATION DISTRICT

2050 Plan Approach

Rural Preservation Boundary

- **GREEN:** Rural Preservation District (proposed)
- **BLUE:** Existing SSA approved by MMSD & currently served with sewer OR capable of being served with facility expansion
- **ORANGE:** Potential SSA given location of existing sewer facilities within BLUE & capable of being served given facility capacity



RURAL PRESERVATION DISTRICT

2050 Plan Approach

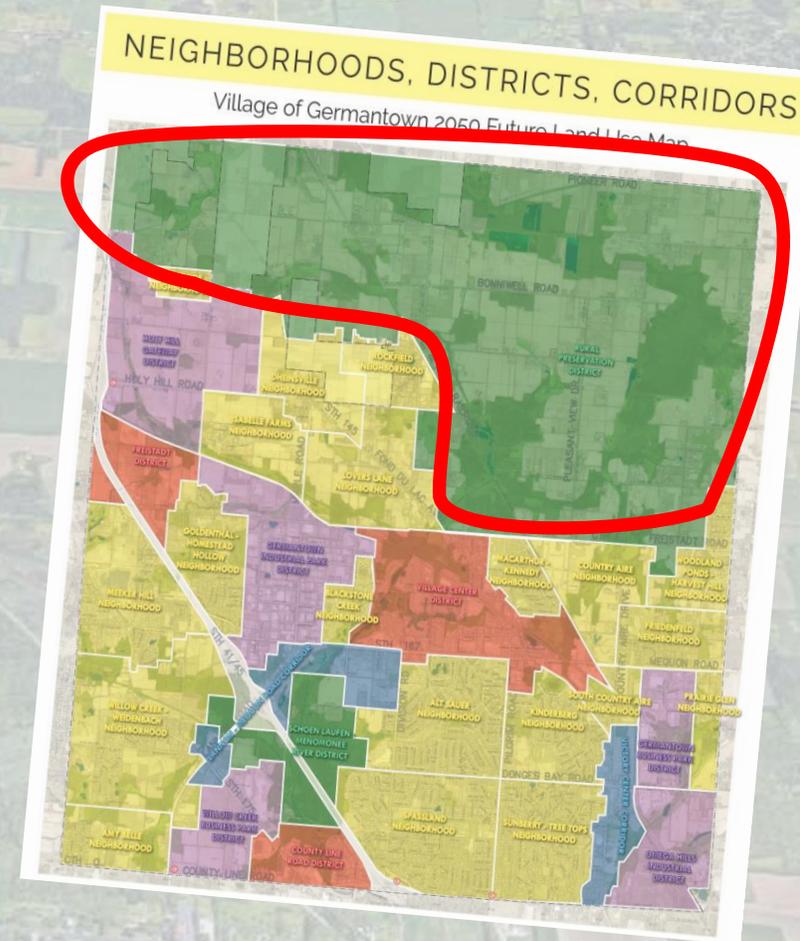
Residential Development Policy (proposed)

Option 1: Minor Land Divisions (< 5 lots)

- 1 lot / 20-acre density (avg # homes per acre)
- 20-acre minimum lot size

Option 2: Subdivisions (5 or more lots)

- 1 lot / 5-acre density (avg # homes per acre)
- 1-acre minimum lot size
- Conservation Design **REQUIRED**
- 60% minimum open space (HOA, private or public Conservancy ownership)
- Conservation Easement & Stewardship Plan



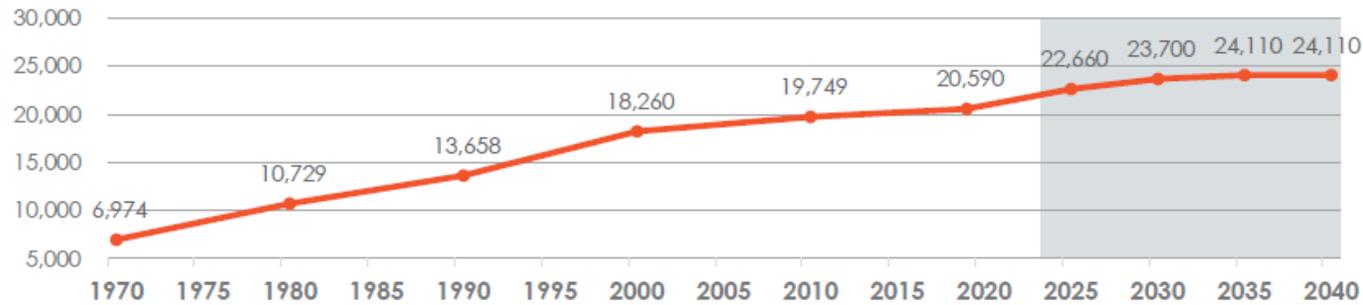
RURAL PRESERVATION DISTRICT

2050 Plan Approach

The current 5-acre minimum lot size policy CAN'T protect farmland & preserve rural character over time

- Projected population & housing needs will exceed 2,100 homes by 2050
- 5-acre lots will consume too much land

Table 1.1 – Village of Germantown Population History & Projection



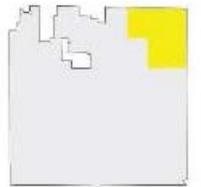
Agricultural/Conservation Residential
(5 Acre lots)

consumes **10,500 acres**
(2,100 UNITS EACH ON A 5 ACRE LOT)



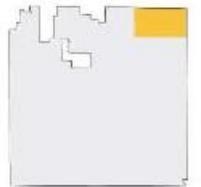
Rural Residential (1 Ac. Min. Lot Size)

consumes **2,100 acres**
(2,100 UNITS EACH ON A 1 ACRE LOT)



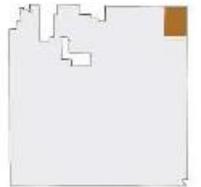
Low Density Residential (2 d.u./Acre)

consumes **1,050 acres**
(2,100 UNITS EACH ON A 0.5 ACRE LOT)



Medium Density Residential
(4 d.u./Acre)

consumes up to
525 acres



High Density Residential (8 d.u./Acre)

consumes up to
262 acres



RURAL PRESERVATION DISTRICT

2050 Plan Approach

The current 5-acre minimum lot size policy CAN'T protect farmland & preserve rural character over time

- Property owners in 5-acre lot subdivisions use only 2 acres (est.) of total lot; undeveloped areas can contribute to fragmented farmland, open space & environmental corridors



RURAL PRESERVATION WORKSHOP

ACTIVITY

GROUP MAPPING EXERCISE

RURAL PRESERVATION DISTRICT BOUNDARY

RURAL PRESERVATION WORKSHOP

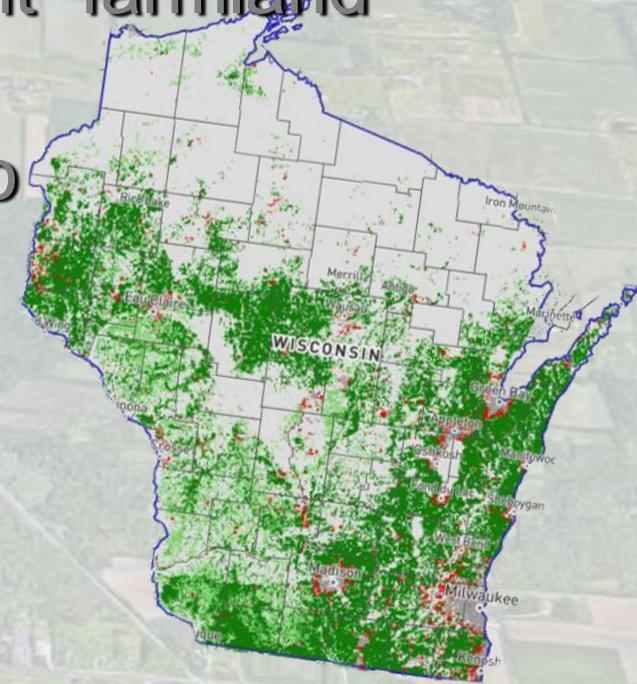
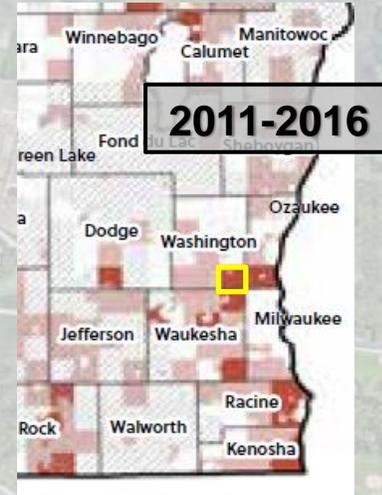
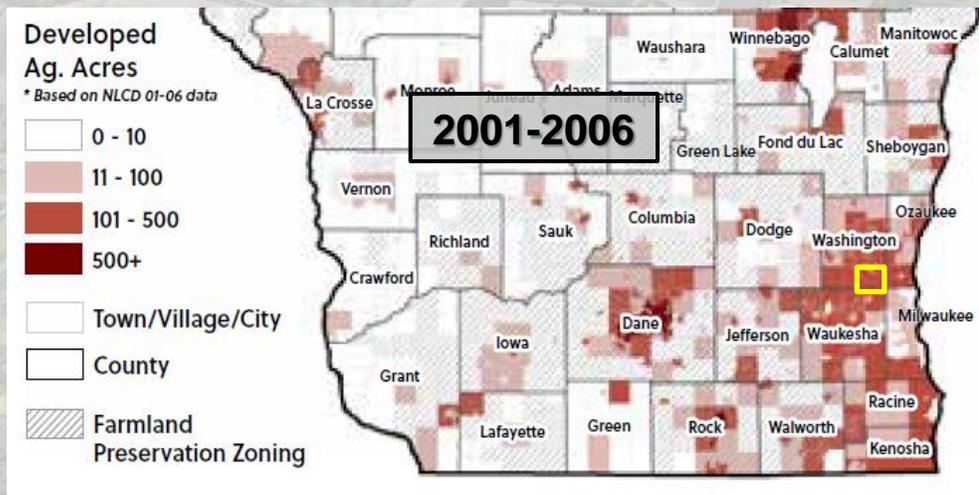
RESIDENTIAL DEVELOPMENT POLICY

CONSERVATION SUBDIVISION DESIGN

CONSERVATION SUBDIVISION DESIGN

Farmland Trends

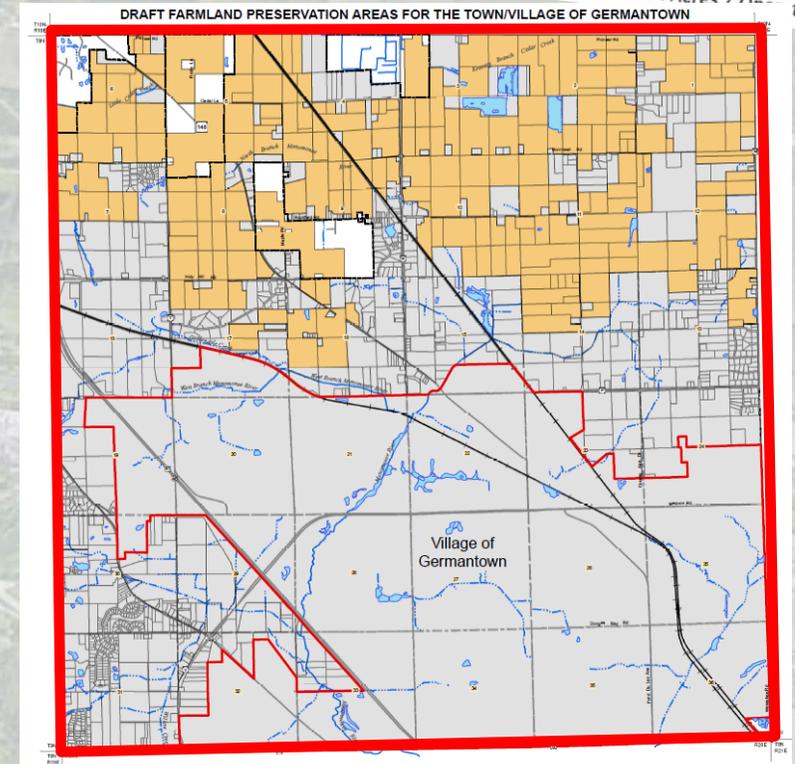
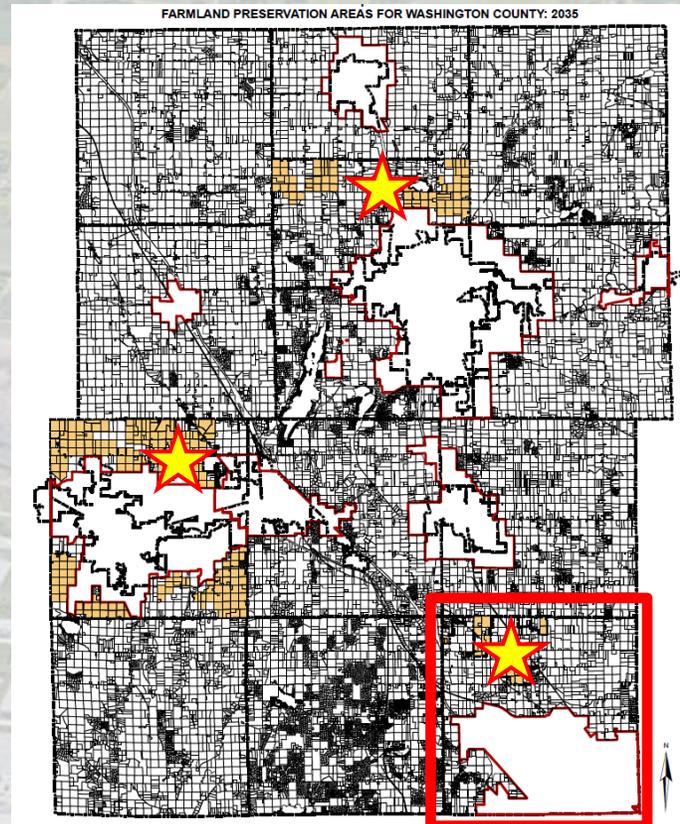
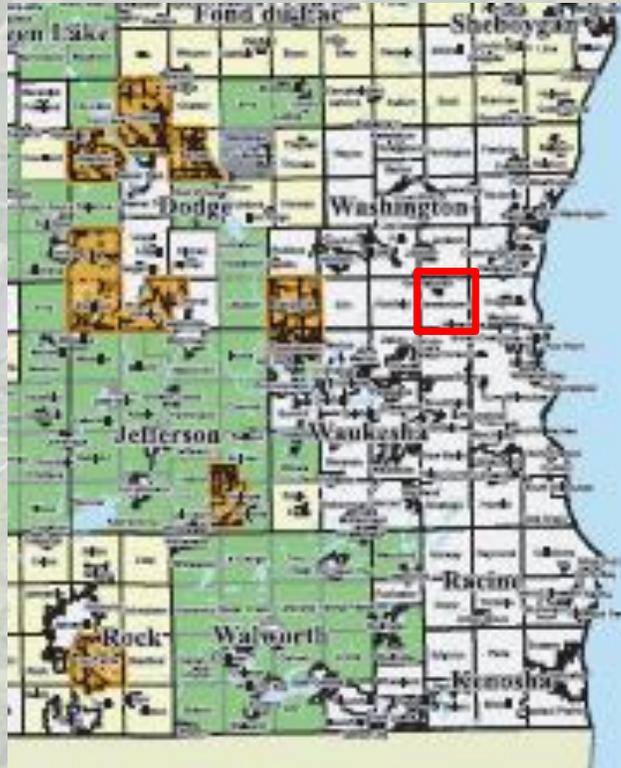
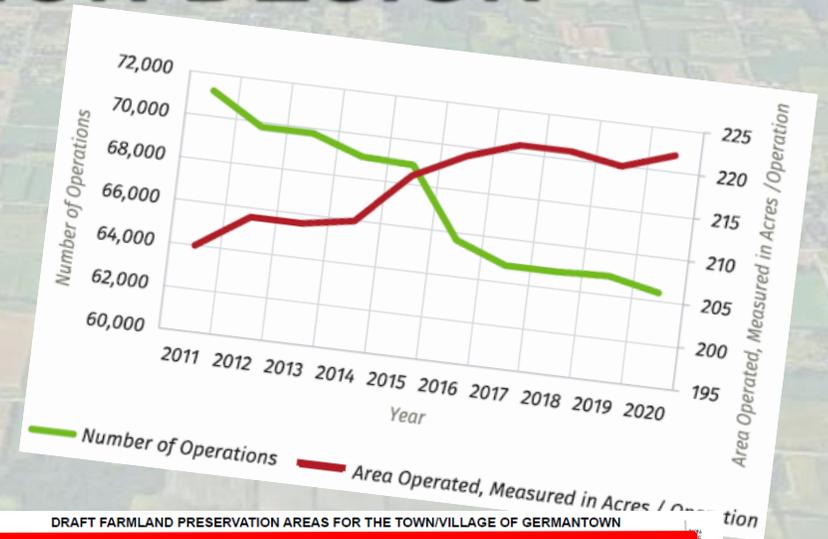
- American Farmland Trust (AFT) reports that 2,000 acres of farmland in the U.S. is lost for development or other non-farm purposes each day.
- 2001 to 2016 11 million acres of farmland in the U.S. was lost or fragmented, including 4.4 million “Nationally Significant” farmland
- 250,000 acres of WI farmland & open space (crop, pasture & woodland) was lost for development (96K to urban & 154K to low-density residential)



CONSERVATION SUBDIVISION DESIGN

Farmland Trends

- # of WI Farms declining (10% 2011 to 2021)
- Avg Farm size increasing (220 ac)
- Farmland protections (zoning) contracting



CONSERVATION SUBDIVISION DESIGN

Farmland Trends

- 2019 Disparity in Land Value (measured by sales) for farmland sold for **development** (\$14,780/ac) was 180% **higher** than land sold for continued agricultural use (\$5,280/ac)
- State avg; varies by location; higher near urban areas (e.g. Madison & Milwaukee)

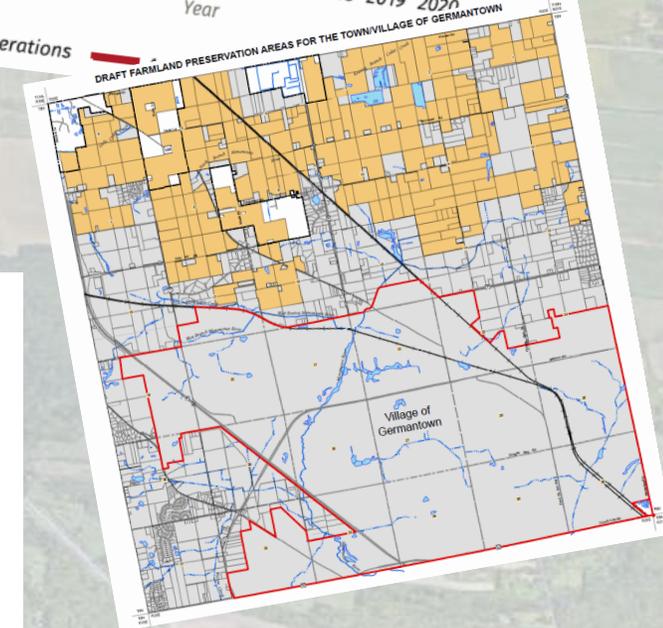


Table 1: Total Agricultural Land Sales in Wisconsin, 2012-2018 for Lands with and without Improvements⁴

Year	Agricultural land continuing in agricultural use			Agricultural land diverted to other uses			Total of all agricultural land		
	Number of Transactions	Acres Sold	Dollars per acre	Number of Transactions	Acres Sold	Dollars per acre	Number of Transactions	Acres Sold	Dollars per acre
2012	2,194	144,971	4,615	88	4,277	7,229	2,282	149,248	4,690
2013	1,817	116,979	4,791	98	4,419	6,638	1,915	121,398	4,859
2014	1,511	97,419	5,407	117	5,846	5,846	1,628	102,136	5,428
2015	1,457	93,611	5,383	115	4,334	4,050	1,572	97,945	5,457
2016	1,463	98,017	5,483	98	3,227	7,085	1,531	101,244	5,534
2017	1,378	84,618	5,445	149	6,254	10,007	1,527	90,872	5,759
2018	1,504	89,582	5,818	159	5,469	12,150	1,663	90,051	6,182

CONSERVATION SUBDIVISION DESIGN

Recommended Strategy for Transitioning Communities

- Commonly used in S.E. Wisconsin as alternative to “conventional” subdivision development



CONSERVATION SUBDIVISION DESIGN

Balanced Goals

- Preserve rural landscape, natural resource areas, farmland, and other large open space areas balanced with...
- Protection of property rights by allowing non-farm residential development at rural densities

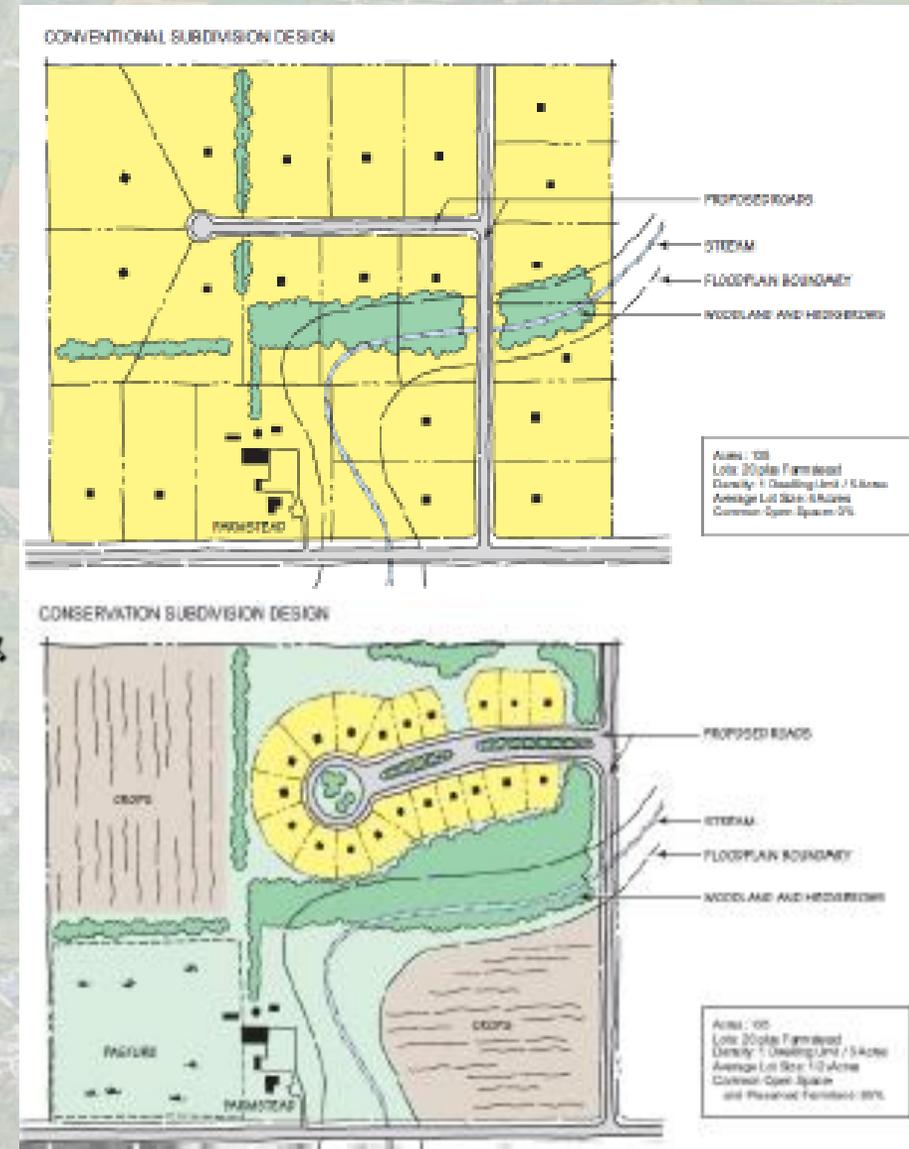
Other Benefits (vs. “Conventional” development)

- Less fragmentation & loss of environmental corridors & wildlife habitat
- Value appreciation (neighborhood open space amenities)
- Sales & marketing (owners prefer adjacent to protected open space)
- Lower development & maintenance costs (e.g. less public road)
- Increased social & recreational opportunities (open space amenities)
- Reduced demand for public open space & park land (trail connections)

CONSERVATION SUBDIVISION DESIGN

Conservation Subdivision Design

- Residential development with minimum 25-60% area set aside as permanent open space
- “Density Neutral” – allows same # of homes as conventional subdivision (on smaller lots)
- Not “one-size-fits-all” – basic requirements & allowances vary by community & location within a community (rural vs. urban)
 - Density (# of homes per acre)
 - Lot size (minimum & maximum)
 - Open Space (minimum %)

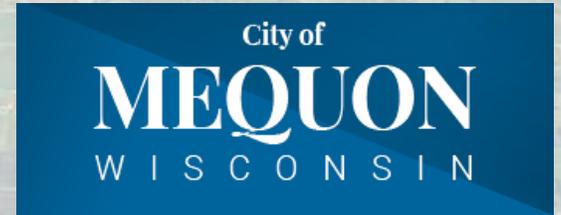


CONSERVATION DESIGN REQUIREMENTS

City of Mequon, WI

Density & Lot Size Policy (*R-1 District*)

- Minimum 25-acre parcel
- 1 lot / 5-acre density (avg # homes per acre)
- .75-acre minimum lot size
- 60% minimum open space (HOA, private or public Conservancy ownership)
- Conservation Easement & Stewardship Plan



Examples

- **Cobblestone Woods (Highland Road)**
- Hawk's Glen (Highland Road)
- Ashbury Woods (Mequon Road)
- Sutton Ridge (Mequon Road)



CONSERVATION DESIGN REQUIREMENTS

Village of Richfield, WI

Density & Lot Size Policy (*Rs-1a & Rs-1b Districts*)

- Minimum 20-acre parcel
- 1 lot / 3-acre density (avg # homes per acre)
- 1.25 & 1.5-acre minimum lot sizes
- 40% minimum open space (HOA, private or public Conservancy ownership)
- Deed Restriction & Maintenance Plan



Examples

- **Hawk's Nest (Hillside Road)**
- Winchester Fields (Elmwood Road)
- Timber Stone (Hubertus Road)
- Prairie Hollow (Mayfield Road)



CONSERVATION DESIGN REQUIREMENTS

Village of Germantown, WI

Density & Lot Size Policy (Optional - PD District only)

- Density varies by underlying zoning
- No minimum lot size
- No minimum open space %
- Deed restricted open space (HOA ownership)

Village of



Germantown

Example

- **Prairie Glen (Wasaukee Road)**
 - 39-acres w/ 31 lots
 - 1 lot / 1.25 acres
 - 60% open space
 - 15,000 sqft min lot size
 - 2001 Governor's Commendation



RURAL PRESERVATION WORKSHOP

ACTIVITY

CONSERVATION DESIGN

WHAT SHOULD IT LOOK LIKE?

YOU LIKE THIS... OR THAT?

RURAL PRESERVATION WORKSHOP

Wrap-Up

THANK YOU!

Where to Leave Feedback & Comments

- **Germantown2050.com** (Community Engagement website)
- **Germantownwi.gov** (Village website)
- **Comments@germantownwi.gov** (Village email address)

RURAL PRESERVATION WORKSHOP

Wrap-Up

- **Remaining Activities (tentative)**
 - 2050 Plan draft document to Staff (May)
 - Review draft 2050 Plan @ Public Meeting #3 (May 23)
 - Plan Commission Review draft 2050 Plan (June)
 - Joint PC-VB Public Hearing of draft 2050 Plan document-Public Meeting #4 (July)
 - Village Board Plan Adoption (July/Aug)



RURAL PRESERVATION WORKSHOP

Wrap-Up

THANK YOU!

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