

## **INTRODUCTION AND RELATIONSHIP TO MULTI-JURISDICTIONAL PLAN**

All of the information included in the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2035*, including maps, tables, and explanatory text, were adopted by the Germantown Town Board in 2008 as the Town of Germantown comprehensive plan. This report supplements and updates the information in the year 2035 multi-jurisdictional comprehensive plan. This report also documents the 10-year update of the Town of Germantown comprehensive plan, which is expected to be adopted by the Town Board after the County plan update is adopted by the Washington County Board of Supervisors.

## **INVENTORY INFORMATION**

Figures E.1 through E.5 provide information about existing population and employment, agricultural and natural resources, land uses and transportation facilities, and utilities and community facilities and services in the Town of Germantown.

## **PROJECTIONS**

The comprehensive planning law requires information to be provided on existing and projected future population, household, and employment levels. The U.S. Census reported 254 residents and 91 households (occupied housing units) in the Town in 2010, a decrease of about 9 percent from the 278 Town residents in 2000. Information developed by the U.S. Bureau of Economic Analysis and SEWRPC indicated that about 230 people worked in the Town in 2010, with Riteway Bus Company being the largest employer in the Town, followed by Rockfield Elementary School. No significant changes to the 2010 population, household, and employment levels are anticipated during the planning period.

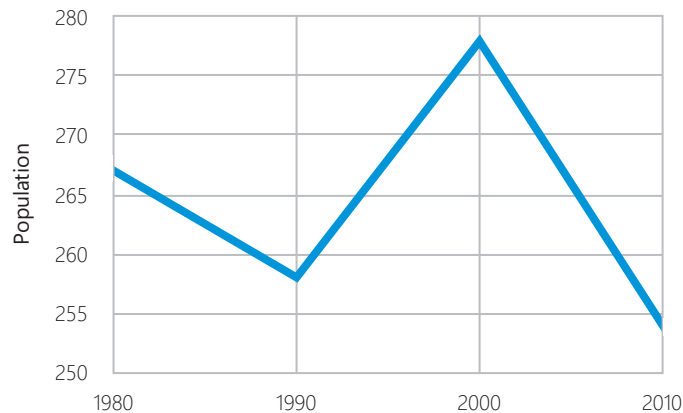
## **ISSUES AND OPPORTUNITIES ELEMENT**

The purpose of the issues and opportunities element is to define a desired future for the Town and provide an overall framework for development of the comprehensive plan. A vision statement was developed by the Town to express the preferred future and key characteristics desired by the Town.

**Figure E.1**

**Town of Germantown Comprehensive Plan Fact Sheet: Population, Household, and Employment Trends**

**Town of Germantown Population Trends: 1980-2010**



Source: U.S. Census Bureau (2010 Census) and SEWRPC

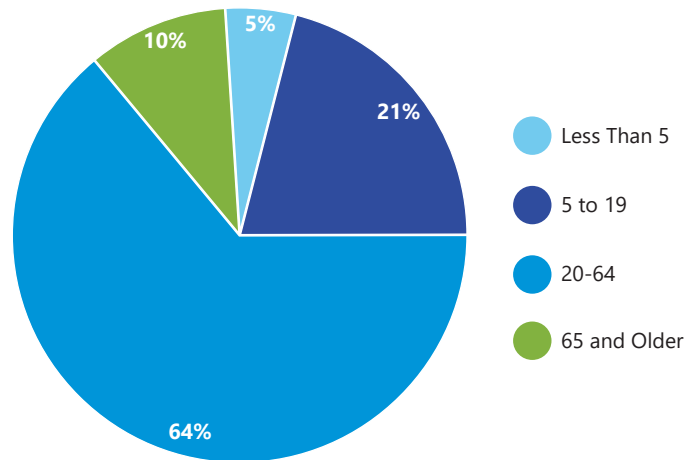
**POPULATION**

- According to the U.S. Census Bureau, the Town's population was 254 in 2010
- The Town's population decreased by about 9 percent between 2000 and 2010

**Town of Germantown Age Distribution: 2010**

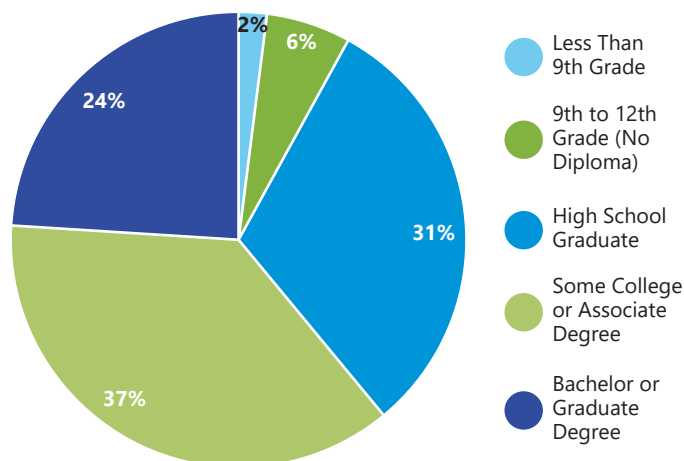
**AGE DISTRIBUTION**

- Persons 20 to 64 years old made up 64 percent of the Town's population
- 21 percent of the population were those 5 to 19 years old
- Persons 65 years and older were 10 percent of the population
- 5 percent of the Town's population was less than 5 years old
- The median age was 44 years in 2010



Source: U.S. Census Bureau (2010 Census) and SEWRPC

**Town of Germantown Educational Attainment of People 25 and Older: 2010-2014**



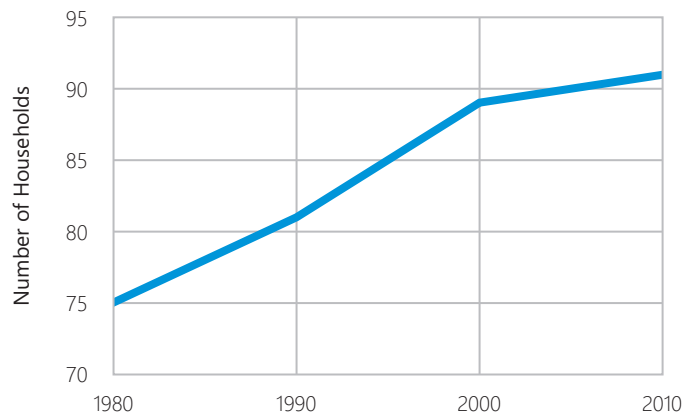
**EDUCATIONAL ATTAINMENT**

- 24 percent of the population received a bachelor or graduate degree
- 31 percent have received a high school diploma
- 37 percent have had some college or an associate's degree
- 6 percent have some high school education but have not received a diploma
- 2 percent have not completed 9th grade

Source: U.S. Census Bureau (2010-2014 American Community Survey) and SEWRPC

**Figure E.1 (Continued)**

**Town of Germantown Number of Households: 1980-2010**

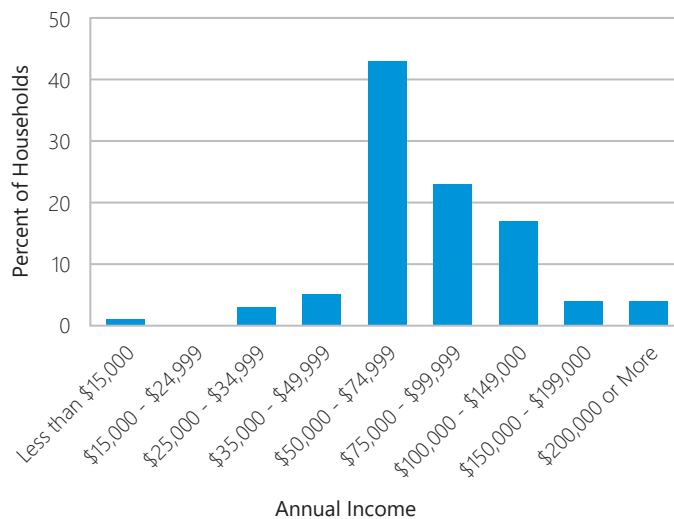


Source: U.S. Census Bureau (2010 Census) and SEWRPC

**HOUSEHOLDS**

- There were 91 households (occupied housing units) in the Town in 2010
- The number of households increased by 2 percent from 2000 to 2010
- The average household size in 2010 was 2.8 persons

**Town of Germantown Household Income: 2010-2014**



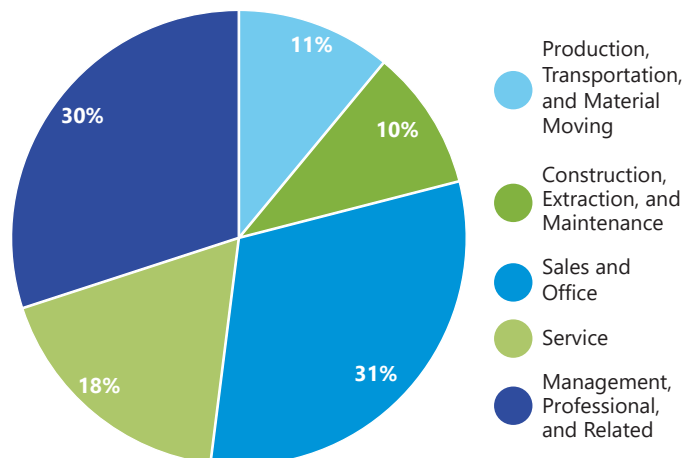
Source: U.S. Census Bureau (2010-2014 American Community Survey) and SEWRPC

**Town of Germantown Occupation Types: 2010-2014**

**EMPLOYMENT AND OCCUPATIONAL CHARACTERISTICS**

Employed persons are the number of residents holding jobs, regardless of the location of the employer and whether the jobs are part-time or full-time.

- 143 Town of Germantown residents age 16 and older were in the labor force
- 2 percent were unemployed



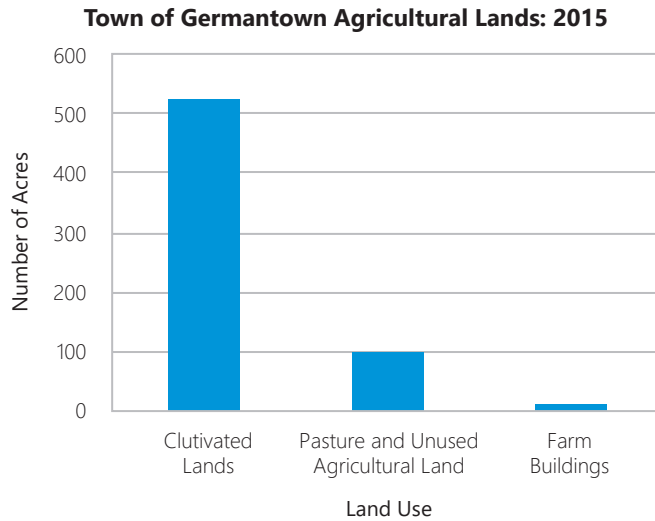
Source: U.S. Census Bureau (2010-2014 American Community Survey) and SEWRPC

**Figure E.2**  
**Town of Germantown Comprehensive Plan Fact Sheet:**  
**Inventory of Agricultural, Natural, and Cultural Resources**

**AGRICULTURAL RESOURCES**

**Existing Farmland**

- The Town of Germantown had a total of 635 acres of agricultural land in 2015



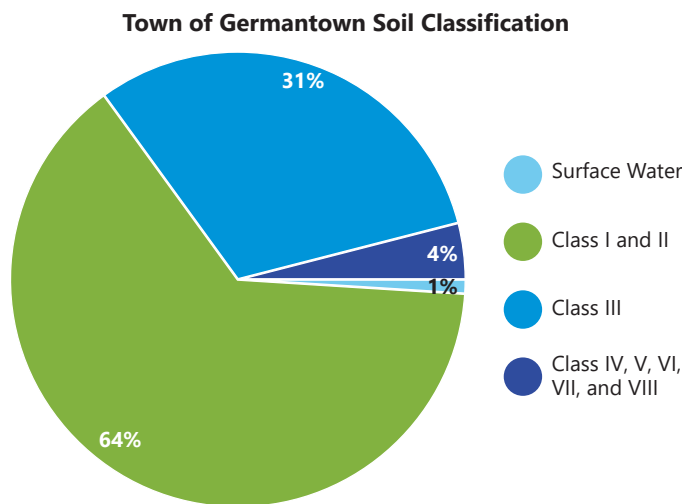
Source: SEWRPC

**Soils**

- The Town of Germantown contains 588 acres of saturated soils, which equals 51 percent of the Town. These soils are saturated with water or have a water table at or near the surface.

**Soil Classifications**

- Class I and II soils are considered "National Prime Farmlands" and have few limitations
- Class III soils are considered "Farmlands of Statewide Importance" but may have limitations that require special conservation practices
- Class IV soils have very severe limitations that may limit the choice of crops and/or require special management
- Class V, VI, and VII soils are considered suitable for pasture but not for crops
- Class VIII soils do not produce economically worthwhile yields of crops, forage, or wood products



Source: Natural Resources Conservation Service and SEWRPC

Figure E.2 (Continued)

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## NATURAL RESOURCES

### Water Resources (2015)

- 6 acres of surface water
- 369 acres of floodplains
- 237 acres of wetland

### Park and Open Space Sites (2015)

- Rockfield Elementary School (8 acres)

### Environmental Corridors and Isolated Natural Resource Areas

Areas in which concentrations of the best remaining elements of the natural resource base occur.

#### *Primary Environmental Corridors*

- At least 400 acres in size
- Two miles long
- 200 feet wide

#### *Secondary Environmental Corridors*

- If linking primary corridors, no minimum area or length criteria apply
- If not linking primary corridors, it must be at least 100 acres in size and one mile long

#### *Isolated Natural Resource Areas*

- Encompass at least 5 acres but not large enough to meet the size or length criteria for primary or secondary environmental corridors

In 2015, there were about 214 acres in the Town of Germantown within primary environmental corridors, or about 18 percent of the Town. Secondary environmental corridors encompassed about 41 acres, or about 4 percent of the Town, and isolated natural resource areas encompassed about 27 acres, or about 2 percent of the Town.

## CULTURAL RESOURCES

The Germantown Historical Society maintains a pair of museums and a research library, all within the confines of the historic Dheinsville Settlement, providing great insight into the pioneer lifestyle.

**Figure E.3**

**Town of Germantown Comprehensive Plan Fact Sheet: Inventory of Existing Land Uses**

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**AGRICULTURAL LANDS**

- Agricultural lands include all croplands, pasture lands, orchards, nurseries, and nonresidential farm buildings.
  - In 2015, agriculture was the predominate land use in the Town. It encompassed 635 acres, or 55 percent of the Town.

**NATURAL RESOURCE AREAS**

- Natural resource areas included rivers, streams, woodlands, and wetlands.
  - In 2015, natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 270 acres, or about 23 percent of the Town.

**RESIDENTIAL**

- In 2015:
  - Residential uses encompassed 124 acres, or about 11 percent of the Town.
  - All residential uses in the Town were single-family homes.

**TRANSPORTATION, COMMUNICATION, AND UTILITIES**

- In 2015, transportation, communication, and utility land uses encompassed about 71 acres, or about 6 percent of the Town. All but six of the 71 acres were made up of street and highway rights-of-way

**OPEN LANDS**

- Open lands include lands in rural areas that are not being farmed, and other lands that have not been developed.
  - In 2015, open lands encompassed about 41 acres, or about 4 percent of the Town.

**COMMERCIAL**

- In 2015, commercial land encompassed about 13 acres, or 1 percent of the Town.

**GOVERNMENTAL, INSTITUTIONAL, AND RECREATIONAL**

- In 2015, land used for government, institutional, and recreational uses encompassed about 8 acres, or less than 1 percent of the Town. There was one parcel in this category, the Rockfield Elementary School.

**INDUSTRIAL**

- In 2015, industrial land encompassed about 3 acres, or less than 1 percent of the Town

**Figure E.4**  
**Town of Germantown Comprehensive Plan Fact Sheet:**  
**Inventory of Transportation Facilities and Services**

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## **STREETS AND HIGHWAYS**

### **Arterial Highways**

- Arterial highways carry traffic between communities and to destinations outside the County.
  - There were 2.7 miles of arterial highways in the Town of Germantown in 2015 under the jurisdiction of the Wisconsin Department of Transportation (WisDOT) (State Highway 145)
  - There were 0.9 miles of arterial highways under the jurisdiction of Washington County (County Highways G and Y)

### **Collector and Land Access Streets**

- All Town streets are classified as collector or land access streets
  - In 2015, there were 8.5 miles of collector and land access streets in the Town

## **RURAL AND SMALL URBAN COMMUNITY PUBLIC TRANSPORTATION**

### **Washington County Shared-Ride Taxi System**

- Provides transportation for Washington County residents within Washington County and to and from Menomonee Falls and areas up to one mile into Ozaukee County.

## **OTHER TRANSPORTATION FACILITIES AND SERVICES**

### **Airports**

- There are no airports in the Town. General passenger service is provided by Milwaukee Mitchell International Airport in Milwaukee County. Public airports in Washington County include the West Bend and Hartford Municipal Airports.

### **Rail Freight Services**

- There is no rail freight service in the Town. Rail service in the County includes two railway companies over approximately 48 miles of active mainline railway and a 15 mile spur railway line. A mainline railway, operated by the Wisconsin and Southern Railroad Company (WSOR), and the spur line, operated by the Canadian National Railway (CN), both cross through the Village of Germantown.

**Figure E.5**

**Town of Germantown Comprehensive Plan Fact Sheet: Utilities and Community Facilities**

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**COMMUNITY FACILITIES**

**Town Hall and Library**

- The Town Hall is located in the home of the Town Clerk. Town meetings are held at the Rockfield Elementary School, N132 W18473 Rockfield Road.
- The nearest library is the Germantown Community Library in the Village of Germantown.

**Police, Fire Protection, and Emergency Rescue Services**

- Police protection in the Town is provided by the Washington County Sheriff’s Department, which is located in the City of West Bend.
- Fire protection and emergency rescue services are provided by the Richfield Volunteer Fire Company, located in the Village of Richfield.

**Schools**

- The Town of Germantown is located entirely within the Germantown School District. The District operates one school in the Town, Rockfield Elementary School (serving Kindergarten through 5th grade).
- Public middle and high school students attend schools in the Village of Germantown.

**Health Care Facilities**

- There are no hospitals or clinics for non-specialized medical services located in the Town.
- Clinics and additional health care facilities are located in nearby Washington County communities and in Milwaukee and Waukesha Counties.
  - St. Joseph’s Community Hospital – Town of Polk
  - Aurora Medical Center – City of Hartford

**UTILITIES**

**Sanitary Sewers**

- All developed properties in the Town rely on private onsite waste treatment systems (POWTS). Washington County regulates POWTS in the Town under the County Sanitary Code.
- Between 1980 and 2017, permits were issued for 51 POWTS in the Town.

**Water Supply**

- Water for domestic and other uses in the Town is supplied by groundwater through the use of private wells. The Town does not have a public water supply system.

**Stormwater Management**

- Stormwater in the Town drains through natural watercourses, roadside ditches, and culverts. The Town does not have a storm sewer system.

**Electric Power and Natural Gas**

- WE Energies provides electric power and natural gas service throughout the Town.

**Street Lighting**

- The Town provides street lighting at the intersections of Cedar Lane and STH 145, Pioneer Road and STH 145, Pioneer Road and Springside Lane, Rockfield Road and Maple Road, Rockfield Road and STH 145, and Marquette and Shadow Lane.

**Solid Waste Management Facilities**

- The Town of Germantown contracts with Waste Management for curbside recycling and trash pickup services for Town residents.



## **Town Vision**

Washington County University of Wisconsin – Extension (UWEX) staff met with the Town Plan Commission and Town Board on June 12, 2007, and developed the following vision statement:

*“The Town of Germantown is the oldest town in Washington County (established in 1846) and the smallest in land area in the State. Residents take a certain pride in the Town’s capacity to adapt and survive. The ability of residents to “stick together” serves the Town well into the future as the Town strives to remain in control of its own destiny. In 2035, Town residents continue to enjoy a safe, quiet, primarily residential community, while still being able to access the amenities of nearby urban areas. A higher than normal ratio of jobs to residents allows the Town to provide employment for the surrounding region, keep local taxes low, and provide above average services.”*

## **Issues and Opportunities**

The following public participation events were held to obtain input from Town residents and identify the Town’s issues and opportunities.

### **Comprehensive Planning “Kickoff” Meeting**

A comprehensive planning “kickoff” meeting was held in the Town on February 14, 2006. The meeting was an opportunity for Town residents to learn about the comprehensive planning process and participate in a strengths, weaknesses, opportunities, and threats (SWOT) assessment. A total of 35 people attended the meeting. The following are the issues identified as being most important by SWOT analysis participants:

- *Strengths:* Something that makes a community stand out when compared to other communities; resources or capabilities that help a community be successful/strong.
  - Small size/community
  - Cohesiveness/sense of community
  - Rural atmosphere
  - Lower taxes – but still good services
  - Easy access to elected officials
  - Safe
  - Quiet
- *Weaknesses:* Deficiencies in resources for a community to be successful.
  - Limited local control of land use
  - Lack of cable/high speed internet
  - Small size and population
  - Small pool of candidates for clerk, board, planning commission, etc.
  - Lack of citizen participation in government/town affairs
  - Lack of communication between town and citizens
- *Opportunities:* Something that could be done to improve a community; factors or situations that can affect a community in a favorable way.
  - Better definition of who we are and who we want to be/don’t want to be
  - Local control over land use
  - Residents becoming more involved
  - Increased communication between Town and residents
  - Access to high-speed internet

- **Threats:** Anything that could jeopardize the future success of a community; factors or situations that can affect a community in a negative way.
  - Possible businesses in residential areas
  - Village expansion
  - Fragmentation of the town
  - Conflicting land use visions of other communities
  - Being forced to hook up to public sewer and water (especially if just installed a new system)
  - Increased traffic
  - Decrease in neighborhood safety
  - The wrong type of businesses
  - Depletion of groundwater due to new development of businesses
  - The extraterritorial power of the village
  - Increasing values – increasing taxes
  - Local roads being worn out by traffic from Cabela's, etc.

### ***Comprehensive Planning Visioning Workshop***

A comprehensive planning visioning workshop/open house was held in the Town on September 11, 2006. The event was an opportunity for Town residents to review the inventory chapters of the comprehensive plan, map future land use on an interactive Smart Board using Geographic Information Systems (GIS) software, review existing Town goals, share opinions on development preferences, and develop a vision statement for the Town. A total of 10 residents attended the workshop and the majority wanted to preserve wetlands and other natural areas. There was also support for use of conservation subdivisions to protect wooded areas and other natural resources.

### **Town Goals and Objectives**

A meeting was held with the Town Plan Commission and Town Board on June 12, 2007, to develop goals and objectives for the comprehensive plan. The meeting was facilitated by UWEX staff. The goals and objectives are organized under the nine elements of a comprehensive plan required by Section 66.1001(2) of the *Wisconsin Statutes*. The following Town goals and objectives supplement the goals, objectives, policies, and programs listed in Chapters VIII through XIV of the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2035*.

#### ***General Goals and Objectives (Issues and Opportunities Element)***

*Goal:* Promote the general welfare, health, safety, morals, comfort and prosperity of the Town.

*Goal:* Preserve and promote the general attractiveness and character of the community.

#### ***Agricultural, Natural, and Cultural Resources Element***

*Goal:* Preserve and protect the natural beauty and character of the landscape and topography of the area.

*Objective:* Minimize the disruption of environmentally sensitive areas, such as primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and wetlands.

*Goal:* Preserve agricultural lands and protect farming operations as long as they remain viable in the Town.

*Objective:* Develop methods to protect and preserve productive agricultural lands.

*Goal:* Work with the historical societies and similar organizations in the area.

*Objective:* Periodically forward appropriate Town records of historical value to interested organizations.

#### ***Land Use Element***

*Goal:* Guide the proper distribution and location of population and of various land uses.

*Objective:* Encourage land use decisions that would reduce conflict from incompatible adjacent land uses.

### **Housing Element**

*Goal:* In cooperation with neighboring communities, provide for a range of housing types to serve the varied and special needs of residents.

*Objective:* Encourage flexible zoning to accommodate a variety of housing options.

*Objective:* In cooperation with neighboring communities, promote affordable housing choices for people who work in the Town of Germantown.

### **Transportation Element**

*Goal:* Continue to promote the safety and efficiency of local streets and highways.

*Objective:* Ensure proper maintenance and care, such as road repair and plowing, of local streets and highways.

### **Utilities and Community Facilities Element**

*Goal:* Provide for the public safety of Town residents and businesses.

*Objective:* Coordinate with nearby communities to provide adequate law enforcement, emergency medical response, and fire protection.

### **Economic Development Element**

*Goal:* Continue to conserve and stabilize the economic values of the community.

*Objective:* Avoid, if possible, land use decisions that would be detrimental to property values.

*Objective:* In cooperation with neighboring communities, promote affordable housing choices for people who work in the Town of Germantown.

### **Intergovernmental Cooperation Element**

*Goal:* Continue to cooperate with neighboring communities.

*Objective:* Encourage joint planning efforts with the Village of Germantown.

*Objective:* Continue shared services with neighboring communities.

*Objective:* Coordinate with nearby communities to provide adequate law enforcement, emergency medical response, and fire protection.

### **Implementation Element**

*Goal:* Ensure the Town's comprehensive plan remains relevant.

*Objective:* Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

## **LAND USE ELEMENT**

SEWRPC and Washington County staff met with the Germantown Town Board and Plan Commission on April 4, 2007, to develop a preliminary land use plan map for 2035 and to review data layers to help identify environmentally sensitive lands and natural limitations for building site development in the Town. The land use plan map developed by the Town was included in the Washington County land use plan map (Map 84 in the *Multi-Jurisdictional Plan for Washington County: 2035*). The County and Town land use plan maps were updated in 2013 to delineate areas that meet the criteria established by the County for farmland preservation areas (FPAs). The Town agreed with the County to designate FPAs in the Town. However, due to a lack of interest among eligible landowners in participating in the Wisconsin Farmland Preservation Program, the Town has declined to establish a zoning district that meets the Farmland Preservation zoning district requirements specified in Chapter 91 of the *Wisconsin Statutes* (Wisconsin Farmland Preservation Program). As a result, areas designated as FPAs on the Town land use plan map in 2013 have been re-designated as general agriculture on the year 2050 Town land use plan map.

In 2016, Washington County began work on an update to its comprehensive plan, in cooperation with SEWRPC and 14 local government partners. The Town of Germantown participated with the County in the plan update, and worked with SEWRPC to prepare this update to the Town comprehensive plan.

Map E.1 depicts the Town of Germantown preliminary land use plan for the year 2050. Table E.1 provides the number of acres and percent of the Town in each land use category in both the year 2015 (existing land uses) and the year 2050 (planned land uses), and the changes between existing and planned land uses. Map E.2 shows land uses within the Town in 2015.

Categories included on Map E.1 are described as follows:

### **Single-Family Residential (Suburban Density)**

Residential uses occupy 246 acres, or about 21 percent of the Town, on the 2050 land use plan map, which is an increase of 122 acres in the amount of land developed for residential uses in 2015. All future residential uses are categorized as single-family, at a suburban density. The suburban density reflects the three-acre minimum lot size required by the two single-family residential zoning districts in the Town zoning ordinance.

### **Commercial**

Commercial uses occupy 14 acres, or about 1 percent of the Town, on the 2050 land use plan map. All of the commercial areas shown on the plan map were existing uses in 2015, and include taverns, restaurants, landscape sales, and an office related to a waste disposal business. This category is intended to allow general retail and service uses, including stores, taverns, offices, restaurants, and other uses permitted by the Town zoning ordinance.

### **Industrial**

The plan envisions that the areas devoted to industrial land uses would occupy four acres, or less than 1 percent of the Town. The industrial area shown on the plan reflects an industrial use (a waste disposal business) existing in 2015, and adjacent lands north of the existing business. This category is intended to accommodate manufacturing and other industrial uses permitted by the Town zoning ordinance.

### **Governmental, Institutional, and Recreational**

The Governmental, Institutional, and Recreational land use category includes governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes. The governmental, institutional, and recreational use shown on the land use plan map is the Rockfield School, which occupies 15 acres, or about 1 percent of the Town.

### **Street and Highway Rights-of-Way**

All existing street and highway rights-of-way (as of January 1, 2015) are shown on Map E.1 as a separate category. There were 65 acres, or about 6 percent of the Town, within existing street and highway rights-of-way in 2015. There are 74 acres in this category on the land use plan map, which includes planned extensions of Woodland Avenue and Scott Lane (east of Rockfield School). Additional minor streets may be needed if the 122 acres of additional land shown on the land use plan map are developed for residential use; however, about 59 acres of this additional 122 acres are part of existing residential lots and unlikely to be further developed. The *Multi-Jurisdictional Comprehensive Plan for Washington County: 2050* provides additional information regarding planned arterial streets and other transportation facilities in the Town and Washington County.

### **Utilities and Other Transportation**

This category includes transportation facilities other than street rights-of-way. The Riteway Bus Company facilities are in this category on Map E.1; and occupy about six acres, or less than 1 percent of the Town.

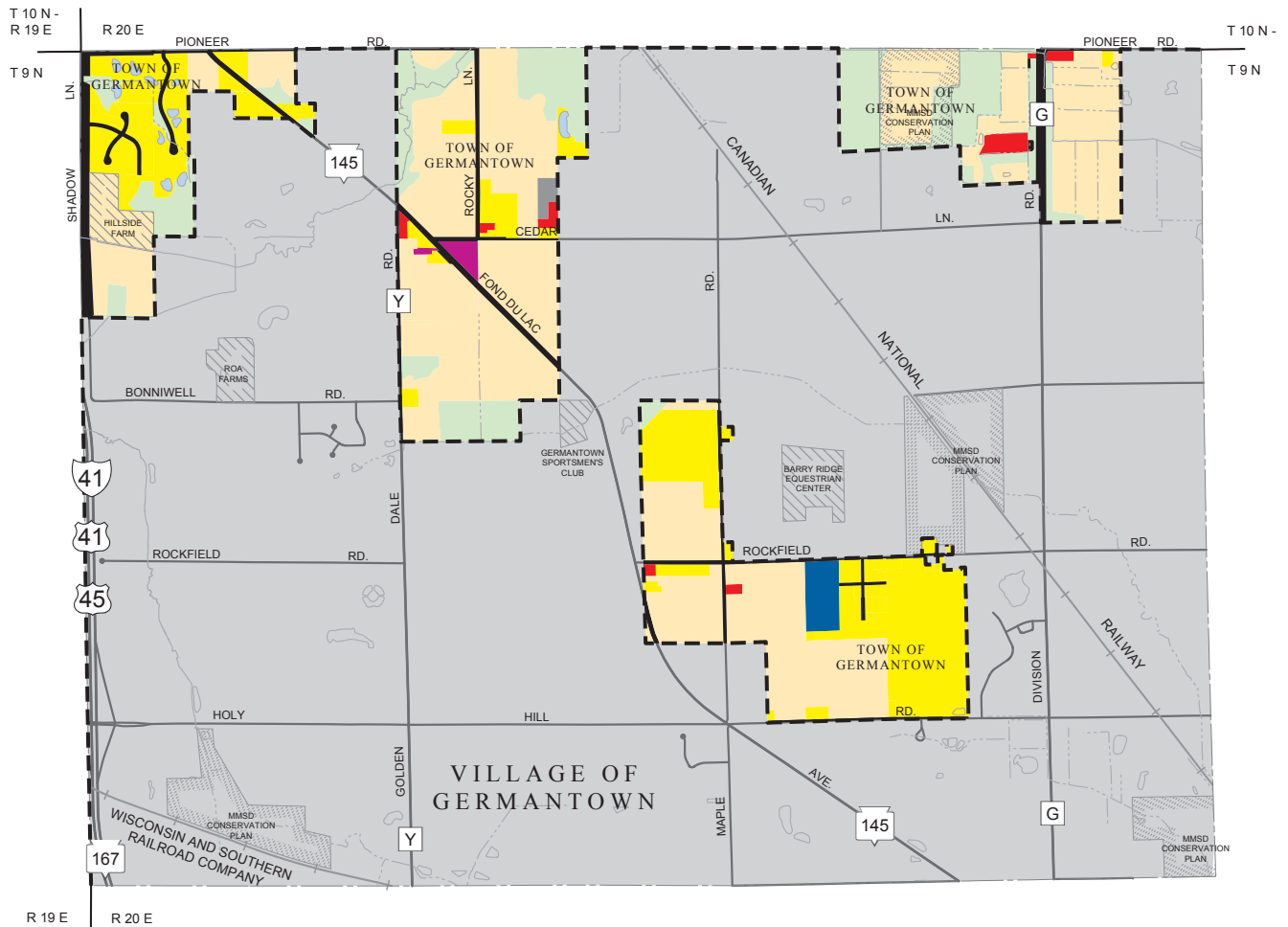
### **General Agriculture**

The General Agriculture category occupies 609 acres, or about 52 percent of the Town, on the 2050 land use plan map. The agricultural category would allow all agricultural uses, as well as residential development with a minimum lot size of three acres. The plan encourages the continuation of agricultural activity in these areas.

### **Wetlands**

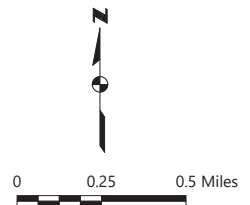
Wetlands encompass 191 acres, or about 16 percent of the Town. Wetlands are regulated under State and Federal laws and County ordinances. Development of wetlands (usually requiring them to be filled)

# Map E.1 Preliminary Land Use Plan for the Town of Germantown: 2050



- SINGLE FAMILY RESIDENTIAL (SUBURBAN DENSITY)
- GENERAL COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL, INSTITUTIONAL, AND RECREATIONAL
- STREET AND HIGHWAY RIGHTS-OF-WAY
- UTILITIES AND OTHER TRANSPORTATION
- GENERAL AGRICULTURE
- WETLANDS
- SURFACE WATER
- TOWN/VILLAGE BOUNDARY

Note: This map may be revised prior to adoption by the local governing body and, once adopted, may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



Source: Town of Germantown, Washington County, and SEWRPC

**Table E.1**  
**Existing and Planned Land Uses in the Town of Germantown: 2015 and 2050**

Land Use Category	Existing Land Uses (2015)		Planned Change		Planned Land Uses (2050)	
	Acres	Percent of Total	Acres	Percent Change	Acres	Percent of Total
Urban						
Single-Family Residential (Suburban Density) <sup>a</sup>	124	10.6	122	98.4	246	21.1
Commercial	13	1.1	1	7.7	14	1.2
Industrial	3	0.3	1	33.3	4	0.3
Government, Institutional, and Recreational	8	0.7	7	87.5	15	1.3
Street and Highway Rights-of-Way	65	5.6	9 <sup>b</sup>	13.8	74	6.4
Utilities and Other Transportation	6	0.5	0	0.0	6	0.5
Urban Subtotal	219	18.8	140	63.9	359	30.8
Nonurban						
General Agriculture <sup>c</sup>	635	54.5	-26	-4.1	609	52.3
Open Lands (Rural)	41	3.5	-41	-100.0	0	0.0
Woodlands	27	2.3	-27 <sup>d</sup>	-100.0	0	0.0
Wetlands	237	20.4	-46	-19.4	191	16.4
Surface Water	6	0.5	0	0.0	6	0.5
Nonurban Subtotal	946	81.2	-140	-14.8	806	69.2
Total	1,165	100.0	--	--	1,165	100.0

<sup>a</sup> Minimum lot size of three acres.

<sup>b</sup> Reflects extensions of Woodland Avenue and Scott Lane.

<sup>c</sup> Allows agricultural uses and residential uses with a minimum lot size of three acres.

<sup>d</sup> Although woodlands are not shown on the plan map, they may still be in existence in 2050.

Source: SEWRPC

is limited. Permits to allow development in wetlands generally require “mitigation,” which requires new wetlands to be created or existing degraded wetlands to be restored. Mitigation may be required on the same development site or in a different location.

### Surface Water

Surface waters in the Town include small ponds and streams and encompass six acres, or less than 1 percent of the Town.

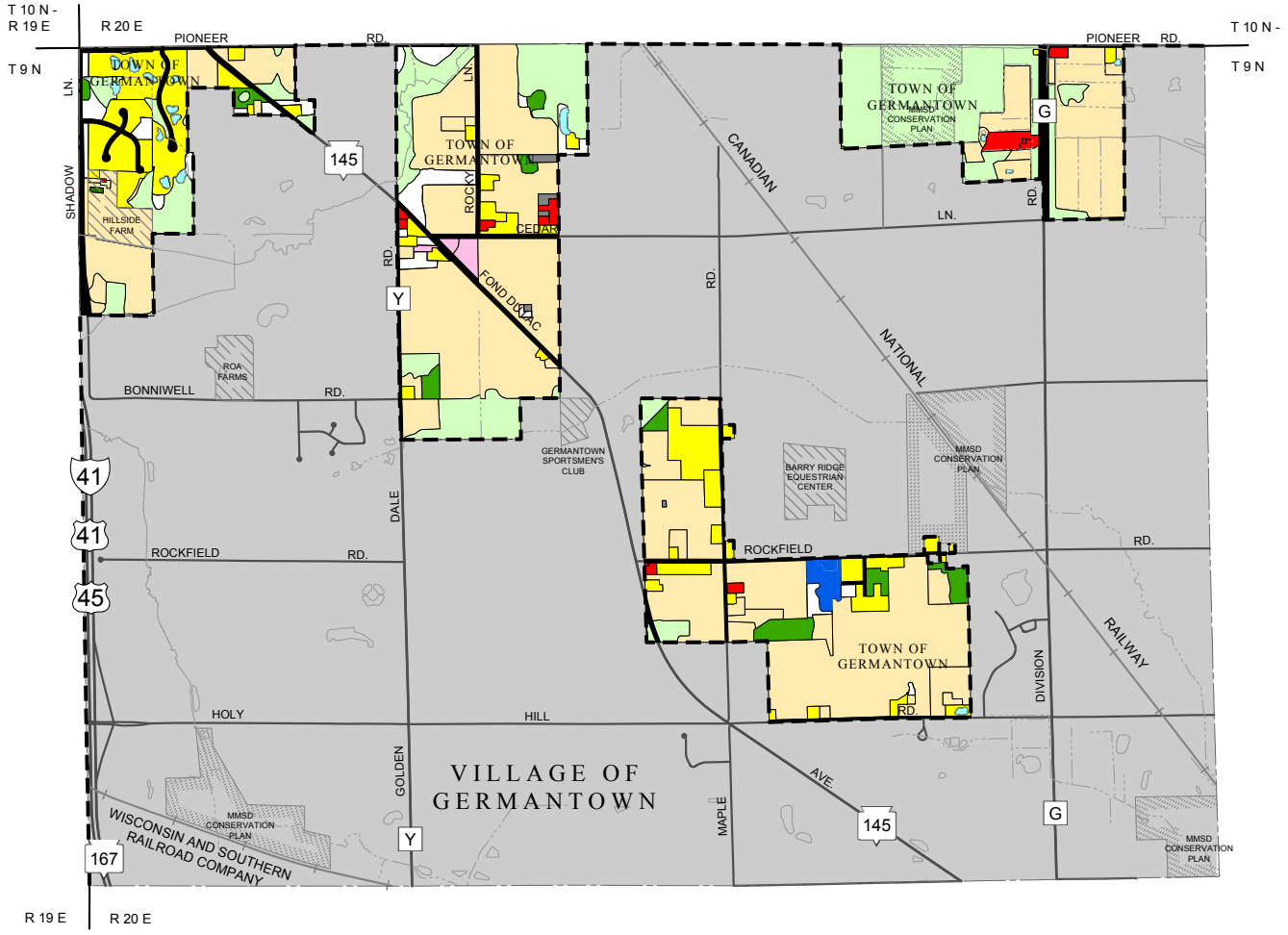
### Supporting Maps














The following maps supplement the land use plan map:

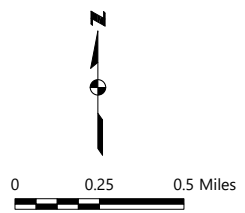
- Environmentally Sensitive Lands and Natural Limitations to Building Site Development**  
 Natural resources and related features within the County are identified in Chapter 5 of the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2050*. Environmentally sensitive lands of importance to the Town are shown on Map E.3, and include primary environmental corridors, secondary environmental corridors, isolated natural resource areas, woodlands, and one-percent-annual-probability (100-year recurrence interval) floodplains. Recommendations for the protection and management of these resources are included in the Agricultural, Natural, and Cultural Resources Element of the multi-jurisdictional comprehensive plan. The Town will use the guidelines presented on Table 2.1 in Chapter 2 of the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2050* when reviewing development proposals on parcels that include primary environmental corridors, secondary environmental corridors, or isolated natural resource areas.

Natural resource features that may limit development are shown on Map E.4. These features include hydric soils, surface water, wetlands, and bedrock within three feet of the ground surface. All of these features affect the construction costs of urban development, and may limit the location of buildings, pavement, utilities, and private onsite wastewater treatment systems (POWTS). In some

**Map E.2**  
**Existing Land Uses in the Town of Germantown: 2015**

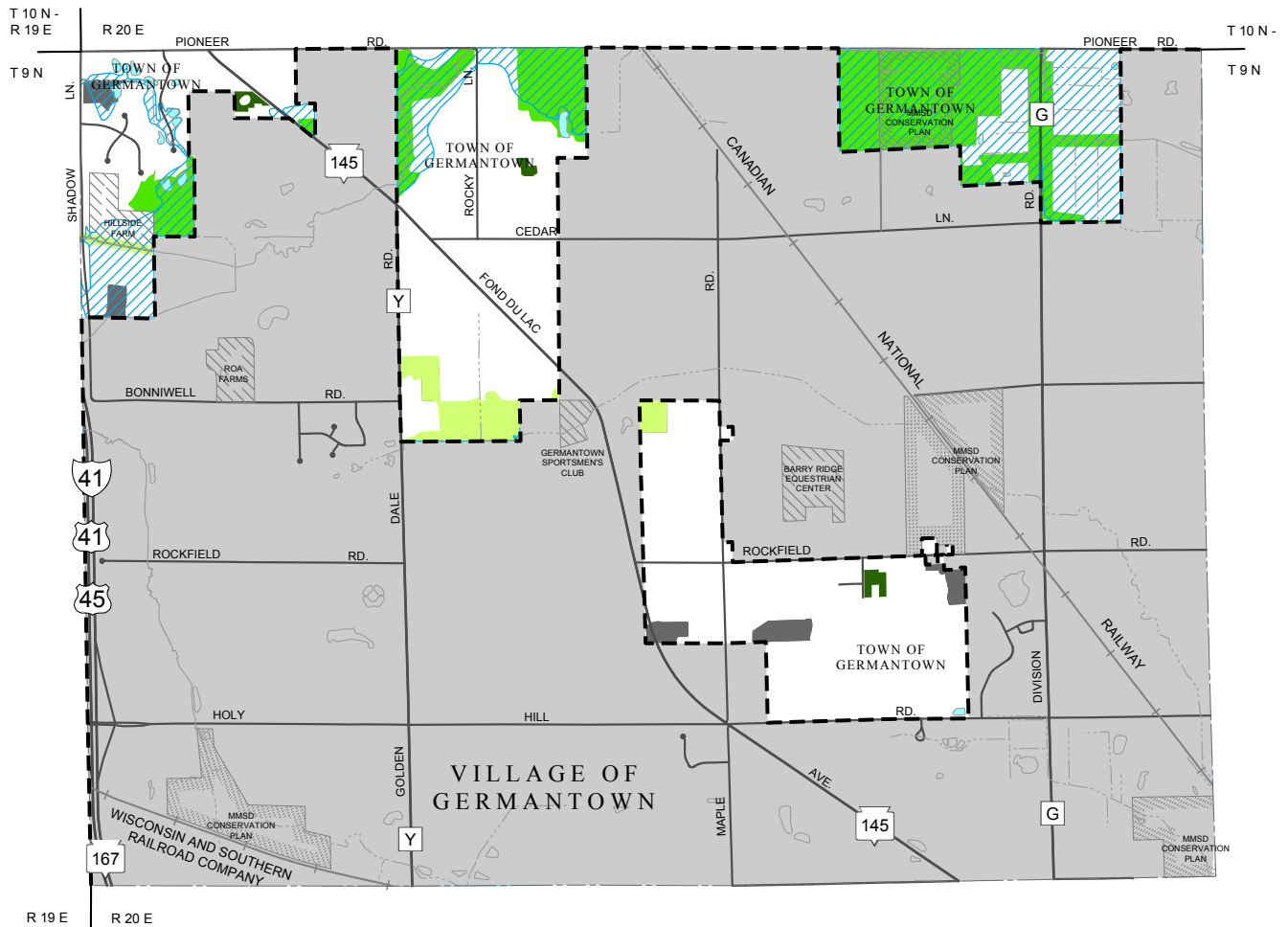


- |   |                                    |   |                       |
|---|------------------------------------|---|-----------------------|
|  | SINGLE-FAMILY RESIDENTIAL          |  | WETLANDS              |
|  | COMMERCIAL                         |  | AGRICULTURAL          |
|  | INDUSTRIAL                         |  | OPEN LANDS            |
|  | GOVERNMENTAL AND INSTITUTIONAL     |  | SURFACE WATER         |
|  | RECREATIONAL                       |  | TOWN/VILLAGE BOUNDARY |
|  | STREET AND HIGHWAY RIGHTS-OF-WAY   |   |                       |
|  | UTILITIES AND OTHER TRANSPORTATION |   |                       |
|  | WOODLANDS                          |   |                       |

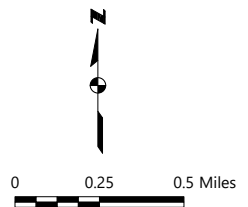


Source: SEWRPC

## Map E.3 Environmentally Sensitive Areas in the Town of Germantown



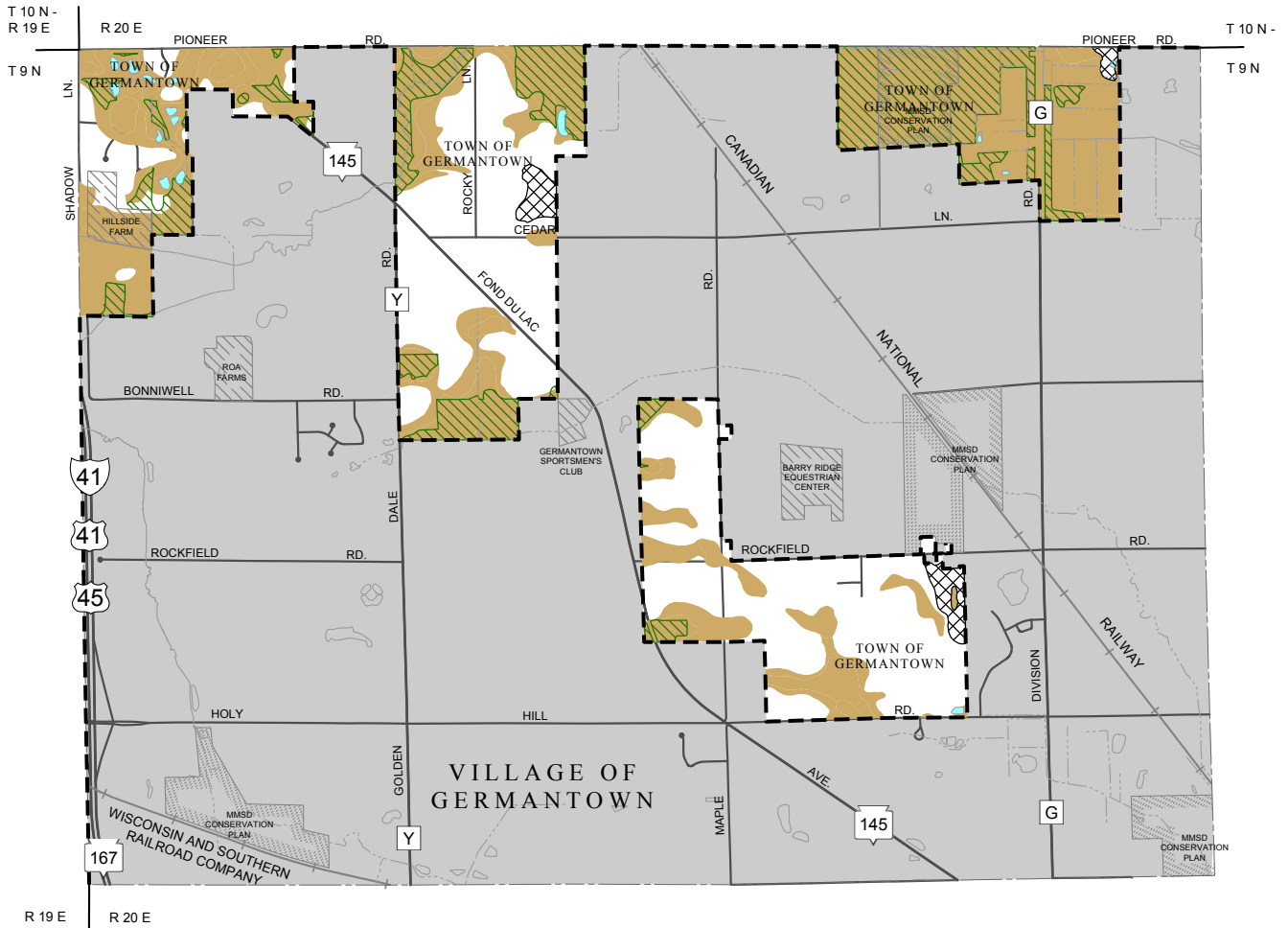
- PRIMARY ENVIRONMENTAL CORRIDORS (2015)
- SECONDARY ENVIRONMENTAL CORRIDORS (2015)
- ISOLATED NATURAL RESOURCE AREAS (2015)
- WOODLANDS OUTSIDE OF PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS (2015)
- SURFACE WATER
- ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (2015)
- TOWN/VILLAGE BOUNDARY



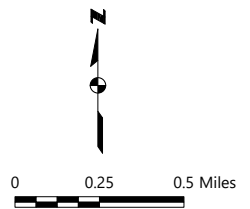
Source: Federal Emergency Management Agency and SEWRPC



# Map E.4 Natural Limitations to Building Site Development in the Town of Germantown



- SATURATED (HYDRIC) SOILS
- SURFACE WATER
- WETLANDS
- AREAS WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE
- TOWN/VILLAGE BOUNDARY



Source: USDA - Natural Resources Conservation Service and SEWRPC

cases, particularly in wetlands and floodplains, State regulations and County ordinances will also affect site development.

Map E.5 shows areas identified by the Wisconsin Geologic and Natural History Survey as having potentially marketable crushed and building stone deposits. The year 2035 multi-jurisdictional comprehensive plan recommended that local governments consider allowing extractive uses as a conditional use in agricultural areas that scored below 7.0 in the land evaluation and site assessment (LESA) analysis (see following paragraph) in areas outside primary environmental corridors, floodways, and navigable waters, in order to ensure an adequate supply of nonmetallic mineral resources at a reasonable cost for new construction and maintenance of existing infrastructure. A comparison of Maps E.5 and E.6 indicates that few of the areas in the Town that scored below 7.0 in the LESA analysis are identified as marketable areas for extraction of stone.

- **Productive Agricultural Soils**

A LESA analysis was conducted as part of the comprehensive planning process to help identify productive agricultural soils that are well-suited for long term agricultural use. The LESA analysis is described in Chapter VIII of the year 2035 multi-jurisdictional comprehensive plan, and was used to help update the Washington County farmland preservation plan following adoption of the comprehensive plan by the County Board in April 2008. The results of the LESA analysis in the Town of Germantown are shown on Map E.6.

## PLAN IMPLEMENTATION

Section 66.1001(3) of the *Statutes* requires that the following ordinances be consistent with a unit of government's comprehensive plan by January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*
- Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the *Statutes*
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*

The Town has adopted subdivision regulations and a zoning ordinance and map, and is regulated under the Washington County shoreland and floodplain zoning ordinance. Zoning in effect in the Town in 2018 is shown on Map E.7. The Town zoning ordinance is summarized in Table E.2.

The Town Board will consider the following changes to the Town zoning ordinance:

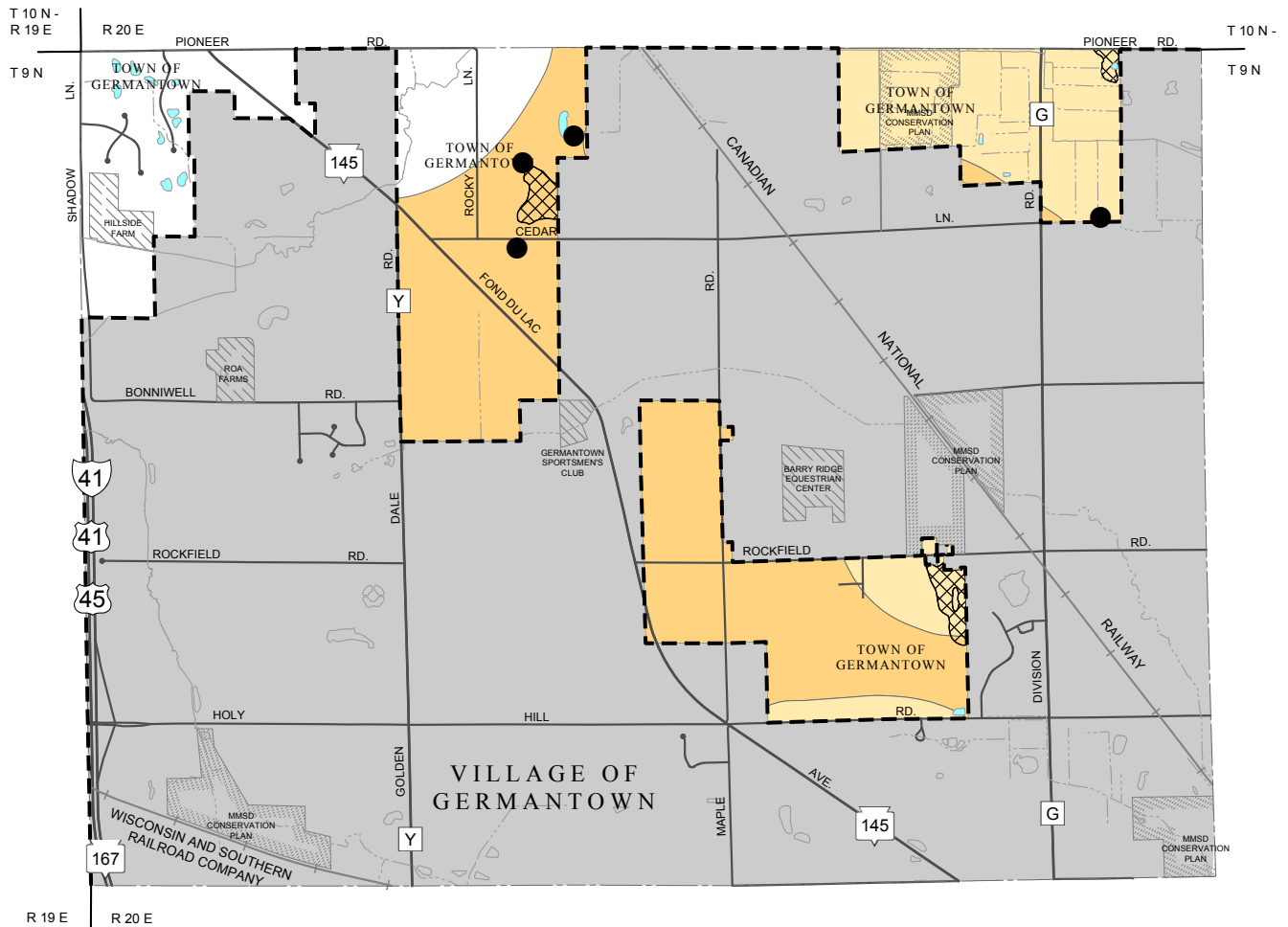
- Amend the ordinance to limit residential uses in business and commercial districts to residences for the owners or caretakers of the property






The Town Board will consider the following changes to the Town zoning map:

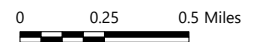
- Place wetlands in the existing conservancy zoning district.

The Town Board will consider amending the Town subdivision ordinance (Section 17 of the Town Code of Ordinances) to incorporate by reference the procedural requirements for the review of subdivisions in Chapter 236 of the *Wisconsin Statutes*.

## Map E.5 Potential Sources of Crushed or Building Stone in the Town of Germantown

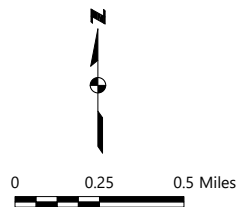
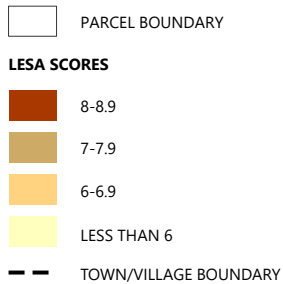
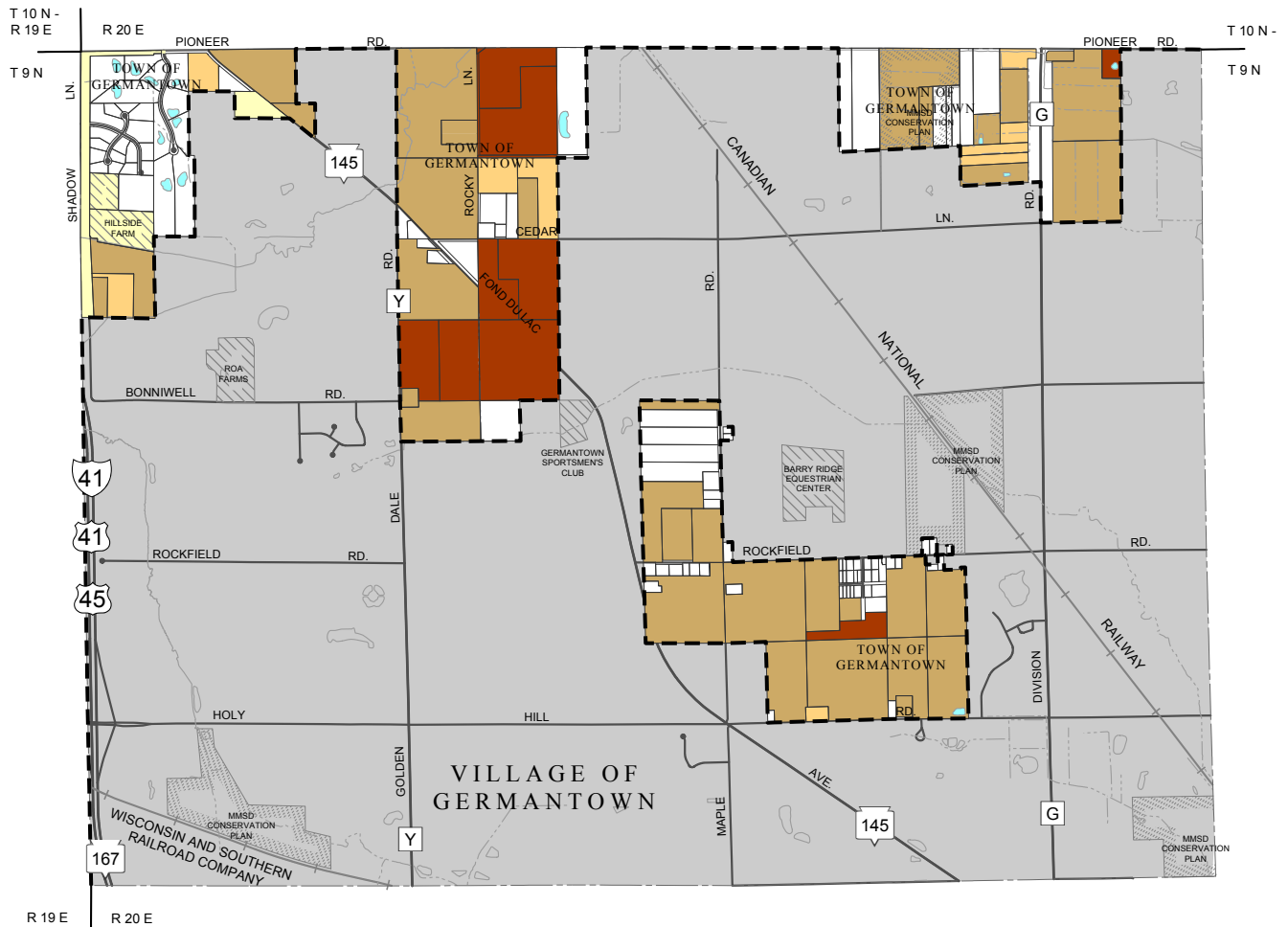


-  AREAS WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE
-  AREAS UNDERLAIN BY SILURIAN DOLOMITE/LIMESTONE WITHIN 25 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
-  AREAS UNDERLAIN BY SILURIAN DOLOMITE/LIMESTONE BETWEEN 25 AND 50 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
-  REPORTED OUTCROPS
-  TOWN/VILLAGE BOUNDARY



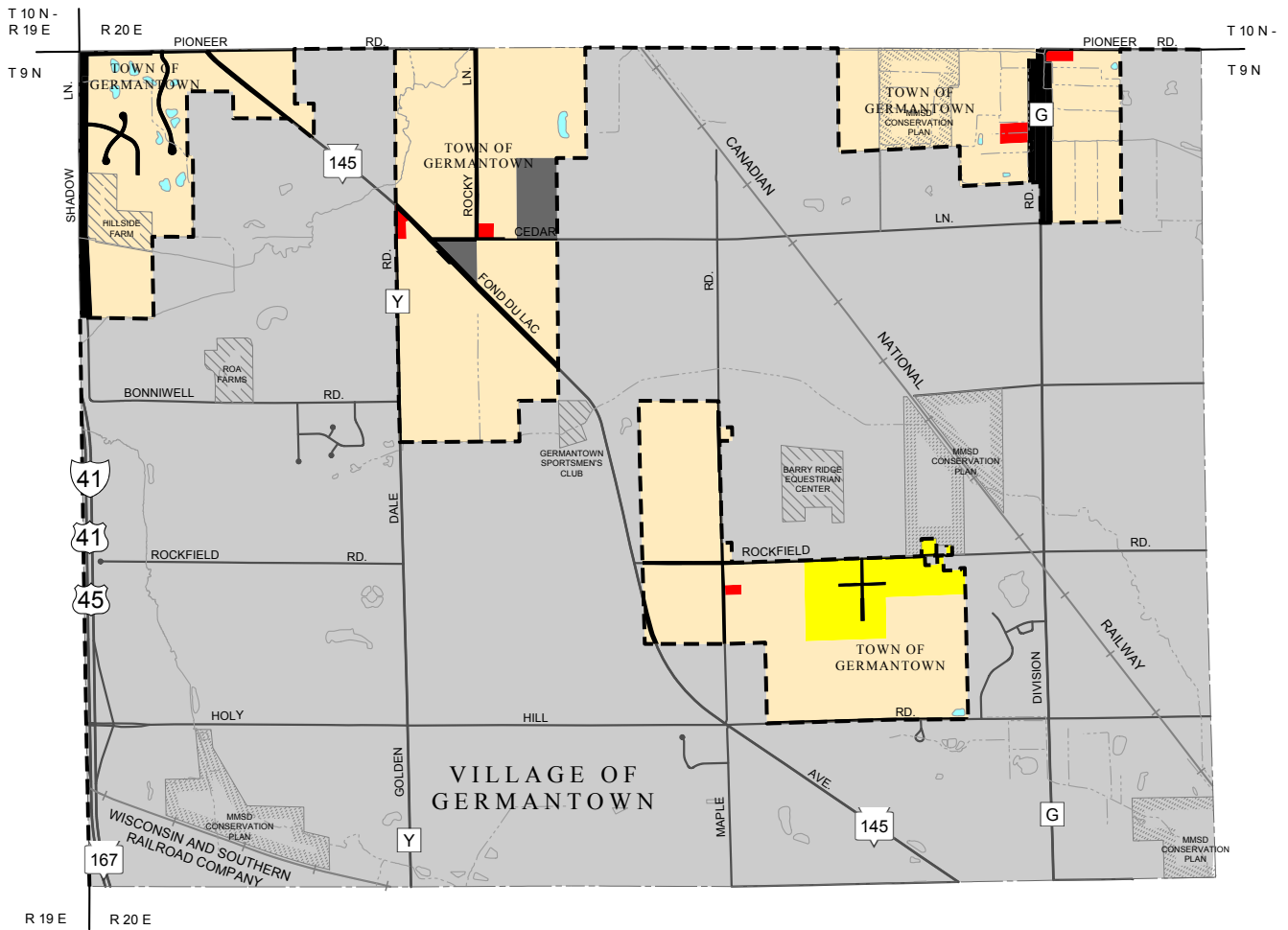
Source: USDA - Natural Resources Conservation Service, Wisconsin Geological and Natural History Survey (Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czechanski, 2006), University of Wisconsin - Extension, and SEWRPC

## Map E.6 LESA Scores for Agricultural Parcels in the Town of Germantown



Source: Washington County and SEWRPC

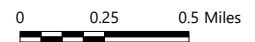
**Map E.7**  
**Zoning in the Town of Germantown: 2019**



**ZONING DISTRICT**

- AGRICULTURAL
- 'B' RESIDENCE
- COMMERCIAL AND LIGHT MANUFACTURING
- LOCAL BUSINESS
- TOWN/VILLAGE BOUNDARY

Note: Please contact the town zoning administrator to determine if the Town Board has approved any rezonings since this map was prepared.



Source: Town of Germantown and SEWRPC

**Table E.2  
Town of Germantown Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
Conservancy District	Grazing, harvesting of wild crops, hunting and fishing, sustained yield forestry, dams and hydro-electric power transmission, telephone, telegraph and power transmission, and non-residential buildings used for raising lowland animals, fowl, or fish	None	N/A	N/A
A Residence District	Single-family residences, farming and dairying, public parks and playgrounds, truck gardening and nurseries, roadside sale of farm products, and home occupations	Home occupations	3 acres, exclusive of street rights-of-way	1,400 minimum for single story; 1,800 minimum with 900 first floor minimum for two story and split level dwellings; 100 minimum per bedroom
B Residence District	All A Residence District principal uses, cemeteries not exceeding ten acres, tourist homes, and motels	Home occupations	Same as A Residence District	Same as A Residence District
Agricultural District	All B Residence District principal uses, livestock, poultry raising, golf courses, airports, kennels, and animal hospitals	Home occupations	Same as A Residence District	Same as A Residence District
Local Business District	All B Residence and Agricultural District principal uses, multi-family dwellings, automobile sales and service, banking institutions, police or fire stations, restaurants, taverns, and retail businesses	Adult businesses and home occupations	3 acres with a minimum of 40,000 sq. ft. per dwelling unit for multi-family development	1,400 minimum per family for residential portion of buildings used for both residential and business purposes; minimum floor area for single-family dwellings are the same as the A Residence District
Commercial and Light Manufacturing District	All A and B Residence, Agricultural, and Local Business District principal uses, and any other uses except specified manufacturing, storage, and salvage uses	None	Same as A Residence District	Same as Local Business District
Industrial District	All A and B Residence, Local Business, Agricultural, or Commercial and Light Manufacturing District principal uses, quarries, sand or gravel pits, excavation for the purposes of removing stone or gravel, and any other uses except specified manufacturing, storage, and salvage uses	None	Same as the Local Business District	Same as Local Business District

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Germantown zoning ordinance and map for specific zoning information.

Source: *Town of Germantown Zoning Ordinance, adopted September 1958 and amended August 1979, and SEWRPC*

## PLAN REVIEW AND ADOPTION

For any planning process, it is good practice to hold public informational meetings and hearings on recommended plans before their adoption. Such actions provide an additional opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. Accordingly, a public informational meeting for the Town comprehensive plan was held on February 21, 2008. A public hearing was held by the Town Board on May 12, 2008. The Town provided public notice of the hearing in accordance with the requirements of the comprehensive planning law, and distributed the draft plan report to all of the parties specified in the law. The Town Plan Commission approved the plan on May 12, 2008. The Germantown Town Board adopted the comprehensive plan on May 14, 2008.

This Town plan is expected to be adopted by the Town Board to update the Town's plan to the year 2050. The plan update also meets the requirement in Section 66.1001(i) of the *Wisconsin Statutes* that comprehensive plans be updated at least once every 10 years. The adopting resolution and ordinance are included in SEWRPC Memorandum Report No. 235, *A Comprehensive Plan Update for the Town of Germantown: 2050*. The Memorandum Report presents Appendix E in a free standing document and is also expected to be adopted by the Town Board.

## PLAN AMENDMENT PROCEDURE

The Town land use plan map; the goals and objectives; or other information included in this report may be amended by the Town Board at any time. The State comprehensive planning law requires that the same procedures required by Section 66.1001(4) of the *Statutes* to initially adopt this plan be used when amending or updating the plan. The following procedure will be used by the Town when amending the plan:

1. An application for a plan amendment will be submitted to the Town Plan Commission. An amendment may be initiated by a land owner, the Plan Commission, or by the Town Board.
2. The Town Plan Commission will review the plan amendment and make a recommendation to the Town Board. The Plan Commission will adopt a resolution stating whether it favors or objects to the proposed amendment.
3. The Town Board will schedule a public hearing on the proposed amendment and direct the publishing of a Class 1 notice, with such notice published at least 30 days before the public hearing and containing the information required under Section 66.1001(4)(d) of the *Statutes*. The notice will be sent to nonmetallic mining operators and other parties listed in Sections 66.1001(4)(e) and 4(f) of the *Statutes*. The Town Board may, at its discretion, hold a public informational meeting prior to scheduling a public hearing on the amendment.
4. The Town Board will review the Plan Commission's recommendation and take public comment at the public hearing. Following the hearing, or at a subsequent meeting, the Town Board will approve or deny an ordinance adopting the plan amendment. Adoption of the ordinance must be by a majority vote of all members.
5. Following Town Board action, the Town Clerk will send a copy of the adopting ordinance and the plan amendment to those parties listed in Sections 66.1001(4)(b), (e), and (f) of the *Statutes*.
6. The Town will work with the Washington County Planning and Parks Department staff to incorporate the amendment into the County comprehensive plan.

