

FUTURE LAND USE

During the Vision 2050 planning process, the Village and Plan Commission engaged in a process to update the Land Use Plan.

The updated Land Use Plan has been developed as a “place based” approach to land use planning. It represents a customized tool that helps describe the desired future character of the various “places” in and around Germantown. Unlike a typical land use planning approach, the updated plan does not assign a single acceptable future land use designation to a parcel. Rather it gives a range of possible uses and/or activities and design criteria that represent possible acceptable uses for a parcel.

This updated Land Use Plan gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to help discuss, evaluate and respond to development proposals in the village. The Land Use Plan on the following pages includes:

The Future Land Use Plan Map

The Land Use Plan Map (page x) illustrates the Village as a series of places. Each place has a unique natural, cultural and economic character and special identity within Germantown.

Each of the Neighborhoods, Districts, Corridors, and Overlay Areas is defined with solid “boundary” lines. These areas were formed after feedback from the community, Plan Commissioners, and Village staff. These guideline “boundaries” may shift over time to accommodate an updated view of the Neighborhoods, Districts, and Corridors in the village.

Most importantly, the Neighborhoods, Districts and Corridors are not representative of a singular use, but illustrate an area with a mix of compatible existing and future uses. These are detailed in the Future Land Use Plan Tables on the following pages.

Future Land Use Plan Table

The Future Land Use Plan Table (pages xx) organize important land use considerations:

Category, Place Type, & Names

These columns identify each Neighborhood, District, or Corridor, the type of place it is, and the name of the place. Each area of Germantown is categorized.

Preferred Future Land Uses

These columns identify the range of desirable uses and activities for the various places within the Village planning area. While not intended to be an exhaustive inventory of all possible land uses, the listed uses and activities represent the vast majority of likely and desirable uses within Germantown. Other possible uses not represented in a place or on the table will be considered on a case-by-case basis and may require a land use amendment to fully comply with this Land Use Plan.

The generalized types of uses and activities include:

- **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**

Each of these uses and activities is “rated” on its degree of desirability for each place within the Village planning area. Each general use is given a designation to reflect that rating. The designations are defined as follows:

- **Desirable (D)** - These uses should be encouraged and support the desired character of the area.
- **Allowable (A)** - These uses are appropriate for the area, but may require additional consideration to fit the vision.
- **Undesirable (U)** - In general, these uses should not be encouraged, but may still be acceptable for the area under special circumstances.

A designation of Desirable or Allowable for the overall place does not imply that the use or activity will automatically be approved or judged suitable for every parcel within that place. Conversely, an Undesirable rating does not automatically exclude the use or activity from every parcel within that general place. Rather the designation of a use as Desirable, Allowable, or Undesirable within a particular place is intended as a guide to inform the discussion about the general suitability of a proposed use and its appropriateness in supporting the overall future vision for the area and its compatibility with existing and planned uses in and around the neighborhood or district.

Furthermore, the designation of Desirable or Allowable does not imply an entitlement to that future land use on any particular parcel of land within the village. The appropriateness of any specific future land use on any particular parcel will be determined on a case-by-case basis and is subject to further detailed review, evaluation and approval by the Village of Germantown as part of any and all applicable Village of Germantown ordinances and processes.

It is important to note that the Future Land Use Plan Table identifies possible future uses, but it does not propose the discontinuation of existing uses. There are a wide variety of existing uses throughout the village and these uses, as they currently exist, should not be discouraged. However, as uses become obsolete or change and future uses are proposed for the area, the Future Land Use Plan Table should be utilized to guide the discussions and make evaluations of the appropriateness of proposed uses.

As the land planning process evolves, the possible future uses/activities and their ratings within a particular place may be amended, added, or removed.

SSA

The village contains different portions of land that are either served by public sanitary sewer or are outside of sewer service area (SSA). Properties outside of the SSA must provide individual private sewer facilities. Addressing the availability and future needs of utilities and facilities for a community is a primary component for a comprehensive plan. Utilities can be particularly influential when determining the location and extent of future land uses. The intensity of uses generally necessitates the use of a public sanitary sewer system. Since social responsibility is one aspect of smart growth, the appropriate utilities should be provided prior to allowing the development of more intensive land uses. The extent to which utilities are made available to non-urban land relates directly to the extent by which urban land uses may be developed in those areas.

Environmental Corridor

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has identified linear concentrations of unique recreational, aesthetic, ecological and cultural resources. It is a region-wide goal to protect and preserve these corridors.

Three types of Environmental areas are mapped on the NDC (hatched underlay):

- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area

As part of any future land use decision, the NDC table will identify if the area contains a SEWRPC-delineated Environmental Corridor and if it does, additional regulations or guidelines will be required.

Preferred Site Design

This column gives guidance regarding the Village's preferred pattern of residential or mixed-use development in a particular place within the Village planning area. The three general community design types include the following:

- **Traditional Neighborhood Design (TND):**

A compact mixed-use neighborhood where residential, commercial and civic buildings are generally within close proximity to each other. TNDs may occur in infill settings or on the edges of older well-established areas, but often involve all-new construction on previously undeveloped land. This type of development involves traditional town planning principles. TND projects include a range of housing types, a network of well-connected streets (arterial, collector and local) and sidewalks, meaningful and useful public spaces, and where economically feasible have amenities such as stores, schools, and places of worship within walking distance of residences. TND projects generally have a variety of residential lot sizes ranging from smaller and narrower "village type" lots to larger and wider "estate type" lots. This type of development is similar in character to a number of the long-established neighborhoods and districts in Germantown.

- **Conservation Subdivision Design (CSD):** A residential housing development in a rural or semi-rural area that is characterized by compact lots, clustered home sites and shared common open space, and where the natural features of land are preserved, enhanced and made accessible to the greatest extent possible. In this type of development dwellings are located in a manner that reduces the area of land cleared, graded, and converted from agricultural, woodland, or wildlife habitat uses to building sites, driveways, and yard space. In such developments, lot sizes, dimensions, and setbacks may be reduced from those typically required for conventional suburban type developments. Often the total allowable number of dwellings is increased as a bonus for preserving or creating meaningful and significant open space or environmental features. The common open space often makes up over 30% of the total parcel area. Often the common open space is held in joint ownership by a homeowners association or other conservation related organization and is maintained and preserved according to a professionally prepared open space management plan.

- **Suburban Subdivision Design (SSD):** A residential housing development that subdivides an entire parcel of land into private lots and which does not contain significant common open space parcels or features. Generally these types of developments contain no more than 10% open space for such uses as stormwater control or possibly small park spaces. Other significant environmental features are often included within private development lots as amenities for the individual lot owners. Typical suburban subdivisions usually contain a network of streets that often have only "collector" level connections to surrounding neighborhoods. Designs often utilize landscaped cul-de-sacs to create a sense of privacy and value for individual lot owners. Landscaped streets, pathways sidewalks and parks are included in most well-designed suburban subdivisions.

Density

This column provides recommended densities within a particular place. The inclusion of a density maximums is intended to remind landowners, Village officials and developers about the overall goal of maintaining the efficient use of land and resources. Planning for a slightly higher denser development pattern within the Village makes use of the existing infrastructure that can accommodate further growth in Germantown.

The suggested range of densities is intended to ensure new development fits the character of existing neighborhoods. Reasonable variations from the stated densities may be considered at the time developments are proposed and should be evaluated relative to the goals, objectives, policies and recommendations of the approved 2050 Comprehensive Plan.

Preferred General Character Description

Each place includes a 2-page narrative that describes the desired overall character of the place. It is intended to give a brief snapshot of the Village's intentions for the general mix and character of the future land uses in the area.

Neighborhoods, Districts, Corridors

Germantown's neighborhoods, districts and corridors fit these principles, with many unique identities and regional attractions.

Future land use for Germantown is based on two elements in this chapter:

- the Neighborhoods, Districts & Corridors map ("Future Land Use map"), and
- the Future Land Use table.

Determining the appropriate future land use for a parcel or a set of sites comes from these two items.

Neighborhoods

Germantown neighborhoods were identified during the comprehensive planning process based on their distinct identities, housing characteristics, and geographic features. Some neighborhoods are well-established, while others are generally undeveloped but have potential for growth.

Neighborhoods in Germantown:

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

Districts

Districts were selected during the comprehensive planning process as areas where the Village, property owners, and investors should concentrate business activity and expansion over the next thirty years. District types include mixed-use, industrial, and rural/agricultural.

Districts in Germantown:

- Mixed-Use
 - Village Center District
 - County Line Road District
 - Freistadt District
- Industrial
 - Willow Creek Business Park District
 - Germantown Business Park District
 - Germantown Industrial Park District
 - Holy Hill Gateway District
 - Omega Hills District
- Rural/Agricultural
 - Rural Preservation District
 - Schoen Laufen District

Corridors

Corridors identify areas of connectivity between the neighborhoods and districts that can accommodate a variety of land uses, including natural, recreational and cultural uses.

Corridors in Germantown:

- Lannon- Mequon Road Corridor
- Victory Center Corridor

Overlays

There is only one overlay area in Germantown. This overlay has been created to cater to the special circumstances of the village's development pattern surrounding natural features.

- SEWRPC Environmental Corridor Overlay