

Planning for Sustainable Brownfield Redevelopment

GERMANTOWN, WISCONSIN – SAXONY VILLAGE CONNECTIONS

SITE STATISTICS



Figure 4. Main Street and Park Intersection in November 2018.

- **Community:** Germantown, Wisconsin (Main Street)
- **EPA Region 5 Lead:** Stephanie Ross, Ross.StephanieD@epa.gov
- **Site and Use:** Saxony Village apartment complex (a former fuel, lumber, and agricultural chemicals facility remediated brownfield site)
- **Technical Assistance:** Sustainable Practices - Downtown Connectivity Plan

PROJECT BACKGROUND

Located adjacent to Main Street and south of the Wisconsin & Southern Railroad, the new Saxony Village development provides much needed multi-family housing to downtown Germantown. One of the long-term goals of Saxony Village is to develop a community pathway system that links residential neighborhoods to parks, schools, and businesses, surrounding the Main Street District.

PROJECT CHALLENGE

The City needed assistance with increasing walkability and incorporating green infrastructure to leverage the economic, environmental and housing benefits of the new Saxony Village development. Including these sustainable development practices throughout the Village and around Main Street would also benefit additional mixed-use brownfield redevelopment (industrial, residential and entertainment facilities) in the downtown area.

HOW EPA HELPED

EPA provided land revitalization technical assistance support, including:

- Coordinating a three-day visioning workshop with local village officials and key stakeholders to develop connectivity options.
- Providing analysis and design recommendations for improved connectivity between Saxony Village, Firemen's Park, surrounding residential neighborhoods and the historic Village Center, and recommendations for the redevelopment and reuse of other blighted sites within this key area of the Village.
- Final technical assistance products included a connectivity plan focused on street section enhancements with pedestrian and bike facilities that incorporated green infrastructure features, and leveraged existing and planned amenities.

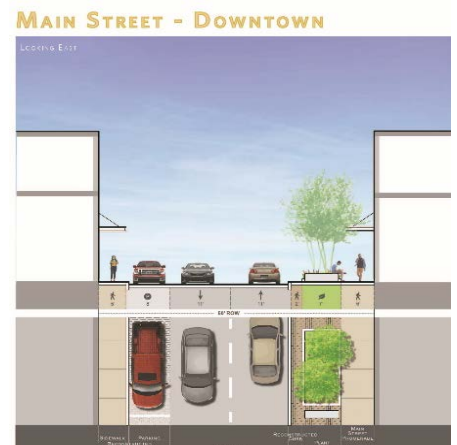


Figure 5. Street view for the Main Street downtown area.

COMMUNITY'S NEXT STEPS



Figure 6. Street section enhancement opportunities and development opportunity sites.

- Work with community organizations to implement park and sidewalk improvements.
- Engage the larger community to build enthusiasm for the downtown connections and to identify additional redevelopment connections within the historic Village center.
- Partner with Washington County leaders to leverage the recommended bikeway and trail network plan.
- Identify funding that can be used for street redesign and phase to correspond with major street projects already budgeted.