

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, August 14, 2023 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #: **2553 216 2843** Password: **qRNIKJrY345** which can be accessed by phone at **408-418-9388** or by logging on at <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mc9dce1f069066f4f2d3614fe9ee4ae0f> Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration. Previously recorded Village Board Meeting Videos can be viewed at https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:**
 - A. July 24, 2023
- IV. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*
- V. **NEW BUSINESS:**
 - A. Hans Dawson, Agent for Moraine Development LLC, Property Owner - W218 N11546 Appleton Avenue. Applications to (1) Create an Rs-2:Single-Family Residential Planned Development District (Rs-2/PDD) pursuant to Sections 17.15 and 17.27 of the Zoning Code; and, (2) Rezone from the M-4:Mineral Extraction, A-2:Agricultural, and Rs-2:Single-Family Zoning Districts into the newly created Rs-2/PDD Zoning District; and (3) Certified Survey Map (CSM) to combine six parcels for purposes of restoring and redeveloping the former gravel mining property into a 126.5-acre, 15-unit residential condominium and conservation development. (PUBLIC HEARING & ACTION)
 - B. Carter Schmitz Training Systems, LLC, Agent for Ozaukee Development Corporation, Property Owner - W188 N11770 Maple Road Unit 5. Conditional Use Permit (CUP) application for an "Indoor Health or Recreation Establishment" pursuant to Section 17.33(3)(h) and Section 17.29(1)(kk) of the Village Zoning Code. (PUBLIC HEARING & ACTION)
 - C. Greg Kamyszek for BioRESEARCH Associates, Inc., Agent for Gerald M. Grosenick Trust, Property Owner - W157 N11593 Fond du Lac Avenue. Conditional Use Permit (CUP) application to allow circuit board

assembly and testing as a component of the proposed business pursuant to Section 17.30(3)(ii) of the Village Zoning Code. (PUBLIC HEARING & ACTION)

- D. Virtus Development LLC, Agent for District One LLC and the Robert & Mary Hacker Trust, Property Owners - W140 N10363 Fond du Lac Avenue and Parcel Tax Key GTNV 351-984 for applications to (1) Rezone Parcel 1 from the B-1: General Business District and Parcel 2 from the Rs-6: Single-family Residential Zoning District to the B-3/PDD "Kuhburg District" Planned Development District and (2) Amend the General Development Plan for the "Kuhberg District" PDD, Resolution #16-2018 to include the expansion of the business parking and a multi-family development and (3) Site Plan Review for a 4-unit multi-family townhouse. (ACTION)
- E. The Dickman Company, Agent for RA Steinman Legacy LLC and Holy Hill Self Storage LLC, Property Owners & Truck Country - N128 W21795 Holy Hill Road. Site Plan Review Consultation (CONSULTATION)
- F. Village of Germantown 2050 Comprehensive Plan Implementation: Holy Hill Gateway District & Freistadt District Master Plans - Preliminary Review of Consultant Proposals. (DISCUSSION & ACTION)

VI. ANNOUNCEMENTS:

VII. ADJOURNMENT:

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v Greendale Village Board, even though the Village Board will not take formal action at this meeting.