

MEETING: REGULAR MEETING OF THE PLAN COMMISSION

DATE & TIME: Monday, December 9, 2024 at 6:30 PM

LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road

Any member of the body and/or citizen 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=m3e60c9657945a5ad89155bdbfd3c356f>

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. PC Minutes 11/11/24
- IV. **UNFINISHED BUSINESS:**
 - A. OneEnergy Development, LLC, Agent for Wayne Lutynski, Property Owner. Certified Survey Map (CSM) to combine parcels and Site Plan Review for a 30-acre Solar Energy Facility located at approximately N132W18100 Rockfield Road. (ACTION)
- V. **NEW BUSINESS:**
 - A. Sunstarr Real Estate Ventures LLC, Agent for Victory Place LLC, Property Owner - Application to Rezone a 7-acre parcel located at approximately W140 N9915 Fond du Lac Avenue from the I: Institutional to the Rm-3: Multifamily Residential Zoning District. (PUBLIC HEARING & ACTION)
 - B. Jeff Osgood, Agent for Kwik Trip, Inc., and Ben Venue Properties, Property Owner, N112W18741 Mequon Road (former PNC Bank). Kwik Trip Convenience Store Relocation from W188N10963 Maple Road. Conditional Use Permits (CUPs), Site/Sign Plan, and Rezone from B-3 to B-5. (PUBLIC HEARING & ACTION)
 - C. Village of Germantown Community Development Department - Proposed Text Amendments to Section 14 (Building Code), Section 17 (Zoning Code), and Section 18 (Subdivision & Platting Code) of the Village of Germantown Municipal Code.(STAFF REQUEST TO TABLE PRESENTATION & PUBLIC HEARING TO JANUARY 13, 2025)
 - D. Briohn Building Corp. Agent for TDC Willow Creek LLC Property Owner - N102 W19200 Willow Creek Way. Site Development & Building Plan Application for a 1.55-acre Outdoor Storage Area. (ACTION)

- E. Monches Engineering, Agent for Store Master Funding XIII LLC, Property Owner and Systems LLC - W194 N11481 McCormick Drive. Revised Site Plan Application for a 21-stall parking lot expansion and outdoor storage area improvement. (ACTION)

VI. CITIZEN INPUT/PUBLIC APPEARANCE: *(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.)*

VII. ANNOUNCEMENTS:

VIII. 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)250-4745 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.