

MEETING: REGULAR MEETING OF THE PLAN COMMISSION

DATE & TIME: Monday, January 13, 2025 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 12/9/24
- IV. **UNFINISHED BUSINESS:**
 - A. 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.(TABLED FROM DECEMBER 9, 2024; PUBLIC HEARING AND ACTION)
 - B. Harter's Lakeside Disposal, Agent for Lakeside Property Management, and, Skyline Development Corp, Property Owner, 12.7 acre parcel on the northeast corner of the Fond du Lac Ave @ Spaten Ct intersection; Rezoning Application from the M-1: Limited Industrial to the M-2: General Industrial Zoning District; and Conditional Use Permit (CUP) Application for a new "Solid Waste Disposal, Collection and Transportation Operations" Business. (2ND PUBLIC HEARING & ACTION; POSSIBLE RE-CONSIDERATION OF PREVIOUS RECOMMENDATION; ITEM REFERRED BY VILLAGE BOARD)
- V. **NEW BUSINESS:**
 - A. Blair and HeLayne Burkette, and Terrance and Kristie Kurtenbach, Property Owners, are requesting approval of a Certified Survey Map (CSM) to transfer 5.02 acres of land between two (2) existing parcels. Properties are located at W148 N13372 Pleasant View Drive and approximately W148 N13310 Pleasant View Drive in the Rural Preservation District. (ACTION)
 - B. Capstone Development Company and Innovative Signs, Agents for CQ WI 2021, LLC, Property Owner, are seeking approval of a Site Plan and Sign Review for exterior tenant improvements and a new wall sign for the Capstone

41 - Phase II industrial building. Property is located at N128 W20955 Holy Hill Road in the Holy Hill Gateway District. (ACTION)

- C. Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner, and Dittmar Realty, Inc.; Site Plan Consultation for an 88.3-acre residential development comprised of 283 total dwelling units. Property is located at the northeast corner of the Lannon Road (CTH Y) and County Line Road (CTH Q) intersection in the Lannon Gateway Neighborhood.
(CONSULTATION/DISCUSSION)

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.