

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME:	Monday, February 10, 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 1/13/25
- IV. **NEW BUSINESS:**
 - A. Presentation and Discussion of a Master Plan for potential Mixed-Use Development in the Village Center District: Mequon Road @ Pilgrim Road.
 1. Presentation by RINKA+ and Copeland Companies, Land Use Planning & Real Estate Development Consultants
 2. Public Comment (*3 minute limit per person*)

FOLLOWED BY A 10-MINUTE RECESS
 - B. Capstone Development Company, Agent for CQ WI 2021, LLC Property Owner - N128 W20833 Holy Hill Road. Site Development and Building Plan Review for a 291,140 sqft Industrial/Warehousing Building in the Capstone 41 Business Park - Phase 3 (ACTION)
 - C. Briohn Design Group, Agent for TDC Willow Creek LLC, Property Owner, N102 W19200 Willow Creek Way; Certified Survey Map (CSM) Application to Divide and Convey 2.67 acres containing a Storm Water Management Basin from the Village of Germantown to TDC Willow Creek LLC. (ACTION)
 - D. Cirrus Property Group, LLC, Agent for Faith Lutheran Church, Property Owner of W172 N11187 Division Road; Site Plan Consultation for a Proposed 4.72-acre, 42-unit Multi-Family Residential Development in the Lannon-Mequon Road Corridor. (DISCUSSION)
 - E. Maysteel Industries, Agent for Zilber Property Group, Property Owner, W210 N12975 Gateway Crossing; Sign Review Application. (ACTION)
 - F. Supreme Signs, Agent for the Buzdum Trust, Property Owner, W188 N10515 Maple Road; Sign Review Application. (ACTION)

- V. **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.)*
- 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)250-4745 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.