

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, March 31, 2025 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- 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.*

Chairman Wolter called the meeting to order at 6:43pm.

II. **ROLL CALL:**

Chairman Wolter and Committee Members Baum, Tarantino, Williams, Shadid (via Webex) and Ewert were all present, Henk was absent excused. Also present were Community Development Director Retzlaff and Associate Planner Jordan Yanke.

III. **APPROVAL OF MINUTES:**

A. PC Minutes 3/10/25

Motion: Amend to correct previous minutes approvals/abstains & Approve

Motioned By: David Baum

Seconded By: Josh Tarantino

Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

IV. **NEW BUSINESS:**

- A. Public Hearing regarding the proposed creation of Tax Incremental District No. 10, including the proposed boundaries of and proposed Project Plan for the District, followed by consideration and possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10. (PUBLIC HEARING & ACTION)

Community Development Director Retzlaff summarized the proposal. He went over the background for Tax Incremental District No. 10 (TID 10) located in and around the Mequon Road @ Pilgrim Road intersection in the "Village Center District". The Village estimates project costs at approximately \$49.2 million to undertake the projects listed in the Project Plan and anticipates that TID 10 will generate sufficient tax increment to pay all project costs within the maximum allowable 27 years. He explained that the Plan Commission is responsible for holding a public hearing of the TID 10 boundaries and Project Plan prior to making a recommendation to the Village Board and the Joint Review Board through action on the proposed resolution. Director Retzlaff announced Bailey Copeland from Copeland Associates, who gave a presentation on the proposed Village Center. Bailey Copeland announced John Cameron from Ehlers who gave a

presentation on the proposed TID 10 finances.

Discussion Followed.

Public Hearing opened at 8pm.

Comments were received from:

Lynn Bednarz who lives on Pawnee Court spoke against TIDs and multifamily housing.

Sarah Larson who lives on Butternut Road feels that Trustee Baum should recuse himself and is against a TID.

Charles Hargan who lives on Biscayne Drive feels this is an overblown project.

Steven Wesolowski who lives on Pheasant Run feels this is just a way to justify building a bunch of apartments and wants the Richfield agreement cancelled.

Doug Loman who lives on Riversbend Circle spoke against government spending and closed-door meetings.

Mike Foley who lives on Blackstone Circle stated that he is neither for nor against, but he is concerned about parking and increased traffic.

Jeff Braun who lives on Cedar Lane stated that he wants more input on the 2050 plan and stated that there was no mention of needing multifamily housing.

Melanie Smythe who lives on Cedar Lane stated that she has a problem with no appraisals, feels that this process is not complete and that there are too many questions for this to move forward.

Scott Hefle who lives on Old Farm Road feels that this is a risk management nightmare and feels there is a lot of risk with this TID.

Larry Kaminski who lives on Navajo Court stated that he's against this project and feels that the Village is addicted to TIDs

Judith Cimuchowski who lives on Oak Lane stated that she is against this project and expressed concerns about losing the Ascension Clinic.

Tom Barney who lives on Old Farm Road stated that school enrollment would increase and is concerned about traffic.

Charlene Brady who lives on Hawthorne Drive stated that she is against this project as it changes the character of the Village.

Tammy Schneider who lives on Lannon Road stated her concerns about the TID and feels this should be postponed.

Chairman Wolter read aloud 4 emails against this project and TID.

Public Hearing closed at 8:50pm.

Director Retzlaff read aloud the proposed resolution and asked that the Plan Commission make their motion regarding said resolution.

Motion 1: Approve the resolution establishing the boundaries of and approving the Project Plan for TID 10 which is Resolution #01-2025 as presented

Motioned By: David Baum

Seconded By: Josh Tarantino

Administrator Kreklow came forward to state that the Joint Review Board had completed their meeting and conducted their business and if there are questions about the Joint Review Board actions they can be addressed by the Village Attorney at a later date. Kreklow stated that the properties have already been purchased and will need to be paid for. Williams asked if this proposal is voted down tonight, will this kill the project completely? Kreklow replied yes. Retzlaff stated that this decision could be postponed to a later date. Williams wanted to know if there is a historical premise that the property values increasing 2% a year is a reasonable assumption and wanted more detail about the estimated revenue that is needed to make the plan work and

where exactly that will come from?

Motion 2: Postpone this decision until the next Plan Commission meeting on April 14th

Motioned By: David Baum

Seconded By: Robert Williams

Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams

No: William Shadid

Abstain: None

Motion Passed

V. ANNOUNCEMENTS:

Chairman Wolter announced the Easter Egg Hunt is this Saturday, April 5th at 11am at Fireman's Park.

VI. ADJOURNMENT:

Chairman Wolter adjourned the meeting at 9:25pm.