

MEETING: REGULAR MEETING OF THE PLAN COMMISSION

DATE & TIME: Monday, April 28, 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 #: **2554 915 6290** Password: **vbBsJn478R3** 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=m346442641011b4239decb111c3da7490>

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 4/14/25
- IV. **NEW BUSINESS:**
 - A. Josh Tarantino, Agent for LAW Development, Property Owner, and Wendland Nursery & Wendland Landscape Services, Inc.; Amendment to Conditional Use Permit (CUP) No. 06-1989 allowing horticultural services and the retail sale of products not grown on the property; and Site Plan Review for a proposed 2,560 sqft square greenhouse on the property located at W172N10415 Division Road. (PUBLIC HEARING & ACTION)
 - B. Paul & Christine Ryan, Property Owners, W168N12394 Century Lane. Conditional Use Permit (CUP) Application for a Mother-In-Law Suite. (PUBLIC HEARING & ACTION)
 - C. Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210 N10738 Appleton Avenue. Site Plan Review for a 5,200 sqft building and a Conditional Use Permit (CUP) Application to allow grading & filling within a 25' wetland and 75' navigable waterway setback. (PUBLIC HEARING & ACTION)
 - D. Discussion of a Potential Policy on the Amount of Multi-Family Housing Development in the Village of Germantown (DISCUSSION)
 - E. Vincent Hallmann, Property Owner. Zoning Permit application to install a 6' fence in a public drainage easement on property located at N106 W16331 Fieldstone Pass. (ACTION)
 - F. Bauer Sign & Lighting, Agent for Kahlid Ahmed, Property Owner W156 N9650 Pilgrim Road; Sign Permit Review for proposed canopy and monument signs for CITGO re-branding of the gasoline convenience & car wash facility located at W156 N9650 Pilgrim Road. (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.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
- 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.