

MEETING: SPECIAL MEETING OF THE PLAN COMMISSION

DATE & TIME: Monday, June 23, 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. **NEW BUSINESS:**

PERSPECTIVES ON GROWTH: HOUSING, RETAIL & MIXED-USE DEVELOPMENT IN THE VILLAGE OF GERMANTOWN

- A. Germantown School District Enrollment Projection Report (PRESENTATION & DISCUSSION)
Speaker: Nick Johnson, Project Manager, MDROffers Consulting
 - B. Market Overview: Village Center Residential & Commercial Study (PRESENTATION & DISCUSSION)
Speaker: Pete Moegenburg, Moegenburg Research Inc.
 - C. Residential Realtor Perspective: Germantown Housing Needs (PRESENTATION & DISCUSSION)
Speakers: Pat Tasker, Shorewest
Kevin Nash, Shorewest
Joey Carini, Keller Williams Realty
 - D. Developer Perspective: Multi-Family & Mixed-Use Development Experience (PRESENTATION & DISCUSSION)
Speakers: Cindy Shaffer, Shaffer Development
Matt Moroney, Wangard Partners
 - E. Commercial Retail Broker Perspective: What Makes a Successful Mixed-Use Development (PRESENTATION & DISCUSSION)
Speaker: Kevin Schmoltdt, Newmark
- IV. **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 four (4) 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.

V. ANNOUNCEMENTS:

VI. 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 hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of these bodies per State ex rel. Badke v Greendale Village Board, even though these bodies will not take formal action at this meeting.