

MEETING:	SPECIAL MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, June 23, 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 Soderberg called the meeting to order at 6:30pm.
- II. **ROLL CALL:**
Chairman Soderberg, Administrator Kreklow and Committee Members Warren, Tarantino, Shadid (via Webex), Henk and Ewert were all present; Williams was absent-excused. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (via Webex).
- 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)
Administrator Kreklow introduced Nick Johnson, who gave the presentation, and Dr. Chris Reuter, Germantown School Superintendent, discussed the results. (Discussion Followed)
Speaker: Nick Johnson, Project Manager, MDRoffers Consulting
- B. Market Overview: Village Center Residential & Commercial Study (PRESENTATION & DISCUSSION)
Director Retzlaff introduced Pete Moegenburg who gave a presentation. (Discussion Followed)
Speaker: Pete Moegenburg, Moegenburg Research Inc.
- C. Residential Realtor Perspective: Germantown Housing Needs (PRESENTATION & DISCUSSION)
Director Retzlaff introduced Pat Tasker, Kevin Nash and Joey Carini who gave presentations. (Discussion Followed)
Speakers: Pat Tasker, Shorewest
Kevin Nash, Shorewest
Joey Carini, Keller Williams Realty

D. Developer Perspective: Multi-Family & Mixed-Use Development Experience (PRESENTATION & DISCUSSION)

Director Retzlaff introduced Cindy Shaffer and Matt Moroney who gave presentations. (Discussion Followed)

Speakers: Cindy Shaffer, Shaffer Development
Matt Moroney, Wangard Partners

E. Commercial Retail Broker Perspective: What Makes a Successful Mixed-Use Development (PRESENTATION & DISCUSSION)

Director Retzlaff introduced Kevin Schmoldt who gave a presentation. (Discussion Followed)

Speaker: Kevin Schmoldt, 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.*

Residents who spoke included:

Scoff Hefle who lives on Old Farm Road.

Lynn Bednarz who lives on Pawnee Court.

Doug Loman who lives on Riversbend Circle.

Judy Rogers who lives on Wagon Trail.

Melanie Smythe who lives on Cedar Lane.

V. ANNOUNCEMENTS:

None.

VI. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 10:02pm.