

MEETING: REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME: Monday, September 8, 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. **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.*
- IV. **APPROVAL OF MINUTES:**
 - A. PC Minutes 7/14/25 (ACTION)
 - B. Joint Village Board and PC Minutes - 7/28/25 (ACTION)
- V. **PUBLIC HEARINGS:**
 - A. The public hearing scheduled for September 8, 2025, regarding proposed amendments to the Blackstone Creek Planned Development District (PDD) General Development Plan that would allow the development of two commercial retail sites and approximately 205 multi-family residential dwelling units has been POSTPONED. The future date and time for this public hearing is to be determined. Consequently, public comments regarding this proposal will not be received and the Plan Commission will not discuss this proposal at the September 8 meeting (including the development of a Culver's restaurant intended for one of the two proposed retail sites).
- VI. **NEW BUSINESS:**
 - A. Keller, Inc., Agent for Prescription Analytics, Inc., Property Owner. Site Plan application for exterior and interior remodeling of the existing 54,000 sqft industrial/office building located at N114 W18770 Clinton Drive. (ACTION)
 - B. Blades Golf, Agent for Ozaukee Development Corporation, Property Owner. Sign Review Application for Blades Golf located at W188N11770 Maple Road in the Germantown Industrial Park. (ACTION)

- C. JSD Professional Services, Inc., Agent for Heather Lake, LLC and Ellsworth Corporation, Property Owner - N109W13300 Ellsworth Drive. Site Plan Approval Extension Request. (ACTION)
- D. Impact General, Agent for Grant Dr Germantown WI LLC, Property Owner, and TCI Allient Power. Certified Survey Map (CSM) and Site Plan application for a 39,000 sqft addition to the existing corporate office and manufacturing facility located at W132 N10611 Grant Drive in the Germantown Business Park. (ACTION)
- E. Cirrus Property Group, LLC, Agent for Faith Lutheran Church, Property Owner. Site Plan Consultation for a Proposed 5.40-acre, 35-unit Multi-Family Residential Development located at W172 N11187 Division Road in the Lannon-Mequon Road Corridor. (DISCUSSION ONLY)
- F. Potential Policy on the Amount of Multi-Family Housing Development in the Village of Germantown (ACTION)
- G. Review of the 2050 Comprehensive Plan Implementation Objectives & Action Steps: Priority List & Schedule for the Neighborhoods, Districts, & Corridors (NDC) Master Plans. (DISCUSSION & ACTION)

VII. ANNOUNCEMENTS:

VIII. 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.