

MEETING:	JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, July 28, 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.*

Village President Bob Soderberg called the Joint Meeting of the Village Board and Plan Commission to order at 6:32 PM.

II. **ROLL CALL:**

A. Village Board

Present: Village President Bob Soderberg, Trustee Robert Warren, Trustee David Baum, Trustee Jan Miller, Trustee Rick Miller, Trustee Kristen Borst, Trustee Terri Kaminski, Trustee Meg Cutts

Excused: Trustee Jolene Pieper

B. Plan Commission

Present: Village President Bob Soderberg, Trustee Robert Warren, Plan Commissioner William Shadid, Plan Commissioner Bridget Henk, Plan Commissioner Josh Tarantino, Committee Member Russell Ewert

Excused: Plan Commissioner Robert Williams

Also Present: Village Administrator Steve Kreklow, Village Clerk Donna Ott, Community Development Director Jeff Retzlaff

III. **NEW BUSINESS:**

A. Multi-Family Housing Development Policy (DISCUSSION - CONTINUED FROM MAY 5 & MAY 12)

Community Development Director Retzlaff provided insight on increasing Germantown population trends, current housing characteristics, arguments for and against adopting a multi-family housing development policy, considerations for adopting said policy, the Community Growth & Projections Report provided by the Germantown School District

and how its results impact Village development, the 2050 Comprehensive Plan, and recommendations for future monitoring and reporting in lieu of an adopted housing policy.

Discussion ensued regarding the adoption of a formal multi-family housing development policy.

B. Status of Existing Village of Germantown Tax Increment Districts (TIDs) and Village Center Financing Options (PRESENTATION & DISCUSSION)

Phil Cosson of Ehlers Public Finance Advisors provided information and answered questions regarding existing TIDs, Village Center financing risks and options, and the benefits and impact of development.

C. Village Center Property Redevelopment - Future Direction, Process, Responsibilities & Timeline for Creating Zoning Regulations & Proposal Guidelines (PRESENTATION & DISCUSSION)

Bailey Copeland of CopeLand Companies provided a conceptual redevelopment process outline and proposed timeline for the Village Center property and answered questions.

IV. **CITIZEN INPUT:** *(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.*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding Village development and guidelines.

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding rezoning timelines and the Village Center.

Sarah Larson (W159N9737 Butternut Rd) spoke regarding the Village Center location and development guidelines, TIDs, and consultant ethics.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding neighborhood meetings and community input, and Village development.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding Village development.

Judy Rogers (W165N10611 Wagon Tr) spoke regarding community input and the Village Center.

Scott Schroeder (N96W19602 County Line Rd) spoke regarding single and multi-

family housing development.

Village Administrator Kreklow read the following comments into the record:

- Seone Silverman submitted comments regarding the Village Center and housing development.
- Pat Tasker submitted comments regarding the Village Center and development.

V. ANNOUNCEMENTS:

VI. ADJOURNMENT:

Village President Soderberg adjourned the meeting at 9:43 PM.