

MEETING: REGULAR MEETING OF THE PLAN COMMISSION

DATE & TIME: Monday, November 10, 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. **MEETING MINUTES:**
 - A. PC Minutes 10/13/25
- V. **NEW BUSINESS:**
 - A. Jason Zimmermann, Property Owner. Application for a Conditional Use Permit (CUP) to allow encroachment into portions of a 25' wetland setback pursuant to Section 24.04(3)(c)(5) of the Municipal Code, for construction of an above-ground pool/deck and detached garage on property located at W202N11787 Merkel Drive. (PUBLIC HEARING & ACTION)
 - B. Brad and Brenda Kunz, Property Owners W156N11599 Pilgrim Road. Application to Rezone a .35-acre Property from the B-3: General Business to the Rd-2: One & Two-Family Residential Zoning District. (PUBLIC HEARING & ACTION)
 - C. Community Development Department - Possible Reconsideration of the Plan Commission's Action on October 13, 2025 to Deny (and Further Action on) the Lime Kiln Solar Farm Site Plan application submitted by OneEnergy Development, LLC, Agent for Robert Overmier, Property Owner for the 54-acre property located at N144 W12531 Pioneer Road. (ACTION)
 - D. Heyday and CR Devco LLC, Agent for Daniel, Douglas & Todd Roskopf, Property Owners; 40 acre Property Located on Lilac Lane east of Schoen Laufen Park (Parcel ID GTNV-282-999). Consultation for a Proposed 164

Dwelling Unit Single-Family Attached & 2-Story Townhome Residential Community. (DISCUSSION)

- E. American Architectural Group Inc., Agent for Frank Stangl and Weimer Bearing & Transmission Inc., Property Owner; N112W13131 Mequon Road. Site Plan Application for a 45,000 sqft Addition to the Existing 62,640 sqft Office, Manufacturing, and Distribution facility in the Germantown Business Park (ACTION)
- F. Neumann Developments, Agent for Wrenwood North LLC, Property Owner; Wrenwood North Subdivision Located south of Freistadt Road and Pleasant View Drive; Final Subdivision Plat for Phase 3 (23 Single-Family lots). (ACTION)
- G. Northshore Garage, Agent for Christy and Jason Madore, Property Owners. Zoning Permit review for an architectural variance from Section 17.41(2a) of the Zoning Code to construct a detached residential accessory structure (garage) with a metal roof on property located at N124W12650 Lovers Lane. (ACTION)
- H. Signarama, Agent for Piefer Industrial Properties, LLC, Property Owner. Sign Review Application for Marbach at N116W18333 Morse Drive. (ACTION)
- I. Community Development Department - Holy Hill Gateway District Master Plan Project: Review Consulting Services Request for Proposals (ACTION)

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 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.