

MEETING: REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME: Monday, February 9, 2026 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 1-12-26
- V. **NEW BUSINESS:**
 - A. Premier Real Estate Management, LLC, Agent for Victory Place, LLC, Property Owner. Application for Rezoning 6.87 acres from the I: Institutional Zoning District to the Rm-2: Multiple-Family Residential Zoning District for a 48-unit multi-family residential development located on Fond du Lac Avenue and Crimson Road (approximately W140 N9889 Fond du Lac Avenue) in the Victory Center Corridor. (PUBLIC HEARING & ACTION)
 - B. Bradley Jansen, Agent and Prospective Owner for Rao Farms, LLC, Property Owner. Application to amend/transfer Conditional Use Permit No. 6-12 for the “Operation of a Commercial Stable and Horse Boarding Facility” pursuant to Section 17.13(2)(jj) of the Village Zoning Code from property located at N136W21238-21342 Bonniwell Road. (PUBLIC HEARING & ACTION)
 - C. Lisa Burck, Innovative Signs, Agent for Truck Country of WI, Inc. property owner; N128 W21795 Holy Hill Road; Sign Application for wall and monument signage. (ACTION)
 - D. Status Report on Village Center District Community Engagement Program (CEP)

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.

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, January 12, 2026 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 and Committee Members Warren, Shadid, Tarantino, Williams and Henk were all present. Committee Member Ewert was absent excused. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (via Webex).
- 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.*
Citizens that spoke included:
Lynn Bednarz who lives on Pawnee Court.
David Baum who lives on Highland Road.
Melanie Smythe who lives on Cedar Lane.
- IV. **MEETING MINUTES:**
 - A. PC Minutes 12-8-25
Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)
- V. **NEW BUSINESS:**
 - A. Jorden Rauch, Daniel Llanas, and Olivia Tatlock, Agents for Hack House Performance, LLC and Techplex, LLC, Property Owner. Conditional Use Permit (CUP) for an approximate 6,000 sqft indoor baseball training and athletic

development facility located at N115W19150 Edison Drive in the Germantown Industrial Park. (PUBLIC HEARING & ACTION)

Associate Planner Yanke gave a brief overview of the proposed CUP. He stated that parking will be primarily on the east side of the building with additional parking on the front and west sides of the building as well.

Chairman Soderberg opened the public hearing at 6:45pm.

No residents came forward to speak.

Chairman Soderberg closed the public hearing at 6:46pm.

Staff recommends approval of the Conditional Use Permit for a 6,000 square foot indoor baseball training and athletic development facility located at N115 W19150 Edison Drive, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and supporting documents received November 17, 2025. Days and hours of operation shall be limited to those specified in the CUP supporting documents submitted to the Village.
2. The owner/operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the Conditional Use Permit(CUP) may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. Prior to occupancy and commencement of any uses, a health/safety inspection is required and shall be conducted in coordination with Building Inspection Services (SAFEBuilt) and the Fire Department. If required by Building Inspection Services or the Fire Department, the owner/operator shall install and/or update necessary fire safety measures, emergency management, and/or other improvements to ensure fire and building code compliance for the type of occupancy/use proposed.
5. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
6. All future site improvements, including all building, parking area, landscaping, stormwater management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.

7. This Conditional Use Permit (CUP) shall be non-transferable. In the event there is a change in the owner/operator of the indoor baseball training and athletic development facility for which this CUP was issued, this CUP shall become null and void. If a new businessowner/operator wants to operate a business that provides indoor baseball training and athletic development, a new CUP would have to be obtained pursuant to Sections 17.33 and 17.42 of the Zoning Code in order for the new owner/operator to operate said business from this property.

Motion: Approve as presented

Motioned By: Robert Warren

Seconded By: Josh Tarantino

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion Passed (Yes 6, No 0, Abstained 0)

- B. FastSigns, Agent for Interplastic Corp., Property Owner. Sign Review Application for North American Composites at W194N11756 McCormick Drive. (ACTION)

Associate Planner Yanke gave a brief summary of the sign proposal.

Staff recommends approval of the proposed sign for North American Composites for property located at W194 N11756 McCormick Drive.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Robert Warren

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion Passed (Yes 6, No 0, Abstained 0)

- C. Flamingo Marine, Agent for TI Investors of Germantown V LLC, Property Owner. Sign Review Application for Flamingo Marine at W210N12995 Gateway Crossing. (ACTION)

Associate Planner Yanke gave a brief summary of the sign proposal.

Staff recommends approval of the proposed sign package for Flamingo Marine for property located at W210 N12995 Gateway Crossing.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Bridget Henk

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion Passed (Yes 6, No 0, Abstained 0)

D. Community Development Department - Holy Hill Gateway District Master Plan: Consultant Proposal Review and Recommendation. (ACTION)

Director Retzlaff stated that the Holy Hill Gateway District Master Plan is intended to be a supplement to and a refinement of the future land use plan, map and table in the 2050 Comprehensive Plan. The Master Plan will guide future land uses, the amount, type, location, design and appearance of future development and redevelopment, infrastructure improvements and environmental resource protection in the Holy Hill Gateway District. As envisioned in the RFP, the process is intended to be a nine-month process to develop and adopt the Master Plan. The budget is expected to be between \$65,000 and \$90,000. The Plan Commission is intended to provide oversight to the consultant and the overall process serving as the steering committee as set forth in the RFP. There are specific objectives to be obtained in the Master Plan process. Those are set forth in Section 2 of the RFP.

We received a total of five (5) consultants who submitted proposals, all meeting the general proposal requirements set forth in Section 7 of the RFP. Those five (5) teams include: MSA Professional Services out of Milwaukee, Vandewalle Associates & RASmith primarily out of Milwaukee and Madison, Graef/Kevin Schmolt out of Milwaukee, Chastain and Associates/1861 Group and Development Planning & Partners out of Schaumburg, IL and Confluence & Somas out of Chicago, IL. The proposal evaluation and selection process that is laid out in the RFP in Section 8 is summarized as follows: Review and recommendation by the RFP Evaluation Team comprised of Village Staff, Administrator, DPW Director, Village Engineer, Community Development Director and the Associate Planner who will make a recommendation to the Plan Commission. The Plan Commission in turn will review and make a recommendation to the Village Board, with the Village Board making the final selection. There is an optional step that is built into the RFP which entails holding interviews of up to three (3) of the consultants. If the Plan Commission or the Village Board if they decide and feel it's necessary to interview consultants. The selection criteria that's set forth in Section eight (8) of the RFP includes qualifications and demonstrated experience, understanding of and proposed approach to the Master Plan project, the Community Engagement plan proposed and the project schedule and cost. The RFP evaluation team did meet and based on the criteria in the RFP and it's own one (1) to five (5) ranking scheme with five (5) being the highest has ranked the consultant proposals in the following order: MSA, Vandewalle Associates & RASmith, Graef and furthermore. The RFP evaluation team therefore recommended selecting MSA.

Discussion Followed. Committee Members questioned the need for interviews and decided that they wouldn't be needed and decided to move forward with recommending MSA to the Village Board on January 19th, 2026. They would also like to request that MSA have a representative attend that meeting and give a brief presentation to the Village Board.

Motion: Approve recommending MSA to the Village Board and request that they attend and give a brief presentation

Motioned By: William Shadid

Seconded By: Bridget Henk

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion Passed (Yes 6, No 0, Abstained 0)

VI. ANNOUNCEMENTS:

None.

VII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 7:07pm.

REZONING APPLICATION

2/9/26 Plan Commission Meeting

Premier Real Estate Management LLC / Victory Place LLC

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Premier Real Estate Management LLC, agent for Victory Place LLC, property owner, is requesting approval to rezone 6.99 acres from the I: Institutional to the Rm-2: Multi-Family Residential Zoning District to develop a 48-unit multi-family residential community on a 7-acre parcel on Fond du Lac Ave in the "Victory Center Corridor".

Location: Fond du Lac Ave ¾ mile south of Donges Bay Road

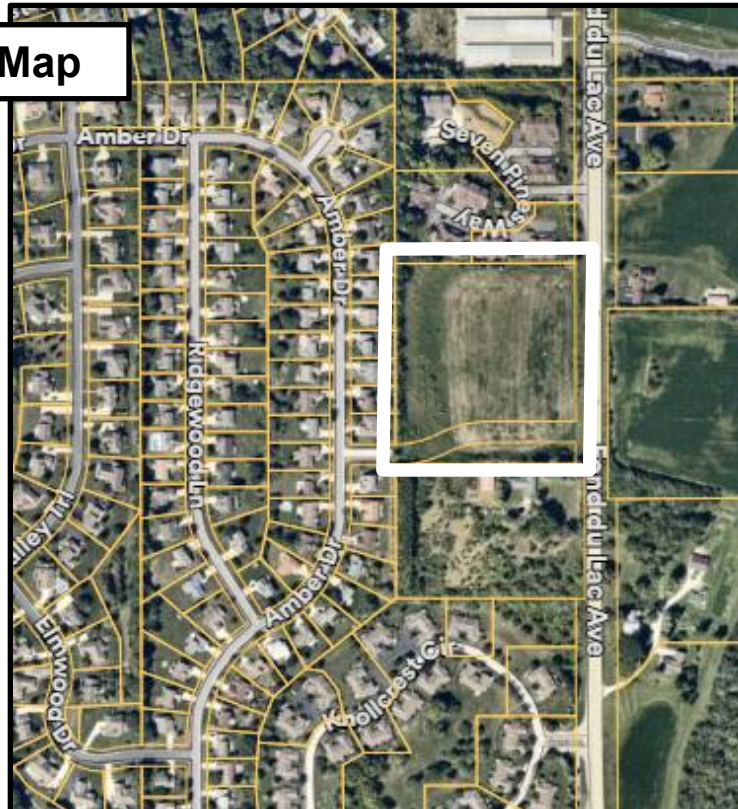
Applicant/

Owner: Emily McFarland Premier Real Estate LLC Brookfield, WI 53045	Victory Place LLC 840 S Main St Fond du Lac, WI 54935
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Current Zoning: I: Institutional
Proposed Zoning: Rm-2: Multi-Family Residential (up to 8 DU/acre)

Adjacent Land Uses		Zoning
North	Residential	Rm-1 PDD
South	Residential	Rs-1
East	Residential/Agricultural	Rs-1/A-2
West	Residential (Autumn Ridge Subdivision)	Rd-2

Location Map



Background

This parcel was created in 2000 and rezoned into the I: Institutional Zoning District in anticipation of a new Christian Life Center church development. Christian Life Center Inc. received site development and building plan approval for a new church & school facility in 2003. The proposed development of this 6.99-acre parcel was supposed to include a 39,700 sqft church, Sunday school, daycare and gymnasium with associated on-site parking and storm water facilities. Development was planned to occur in two (2) phases with Phase 1 consisting of a 17,380 sqft church, parking, on-site storm water management facilities, and an extension of Crimson Road from the Autumn Ridge Subdivision easterly to Fond du Lac Avenue. At that time, right-of-way for the extension of Crimson Road to Fond du Lac Avenue was dedicated and a development agreement with the Village was made that assigned responsibility for constructing the Crimson Road extension to Christian Life Center Inc. However, after years of no development activity, in 2008 Christian Life Center Inc. requested that the Village terminate their development agreement and withdrew their development plans.

In June of 2024, SunStarr Real Estate Ventures LLC, agent for Victory Place LLC, property owner, presented a concept plan to the Plan Commission for a potential 68-unit multi-family residential development proposal to be called "Victory Place". At that time, the PC and staff expressed concerns with the building layout, traffic circulation within the development, single access into the development, and landscape buffering along the west property line from Autumn Ridge. After making some revisions to the plan to address Plan Commission concerns (reoriented the buildings and reduced from 68 to 66 dwelling units), SunStarr submitted a rezoning application (to Rm-3: Multi-Family) that was subject of a public hearing before the Plan Commission in December 2024. At that time, the Plan Commission requested further revisions, including fewer units/lower density before adopting a recommendation that the Rm-3 rezoning be denied. SunStarr withdrew the application at that time with the intention of submitting a revised plan prior to final action by the Village Board (see 12-9-24 PC meeting minutes attached).

Proposal

At this time, Premier Real Estate Management LLC, a.k.a. "PRE/3", is requesting approval to rezone the 6.99-acre parcel from the I: Institutional to the Rm-2: Multi-Family Residential Zoning District to develop a single-family attached residential community with the following characteristics (see proposed Site Plan dated 12-16-2025 and building renderings):

- Forty-eight (48) total dwelling units in (4) two-story buildings (12 DU per building)
- 6.9 DU/acre density
- 2-bed/2 bath units w/ private patios or balconies
- 1,050 to 1,150 sqft per unit each w/ private entry & 1-car attached garage
- (148) total parking stalls – 3 stalls per unit 48 1-car garage stalls + 48 1-car driveway stalls + 52 surface stalls for guests)
- Wood-frame const w/ vinyl shake & horizontal siding, brick veneer wainscoting & architectural shingles
- Landscaping & berming around site perimeter
- On-site storm water management pond
- Center "amenity area" (non-specific amenities)

-
- 3.9 acres (56%) of “open space”
 - Emergency access road to Crimson Road w/ gate (proposed)
 - Cross-access easement @ FDL driveway entrance for possible access to future development on 4.8-ac parcel to south

As discussed previously, the proposal is contingent on eliminating the Crimson Road extension and vacating the existing 60’ wide right-of-way that extends through the property owned by Victory Place LLC along the southern portion of the property. Disposition of the Crimson Road right-of-way to the west through the Autumn Ridge neighborhood will be determined at the time a certified survey map (CSM) needed for this development is reviewed and approved by the Village.

Staff Comments: Planning & Zoning

Land Use

The property is located in the “Victory Center Corridor” under the 2050 Plan. The “Victory Center Corridor” is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development. With respect to residential, development can be in both a traditional or conservation design pattern with single-family densities ranging from 2.2 to 2.9 DU/acre on 15-20,000 sqft lots; two and four-family densities up to 6 DU/acre; and multi-family densities up to 10 DU/acre.

The PRE/3 proposal includes a total of 48 dwelling units and a density of 6.9 DU/acre that are both consistent with the parameters for residential development allowed in the “Victory Center Corridor”. Although commercial land use is the only “desirable” land use intended within the Corridor, “acceptable” land uses include all types of residential uses including those proposed in the PRE/3 plan. By comparison to the previous SunStarr “Victory Place” proposal, the PRE/3 proposal has significantly fewer units (48 vs. 66) and a lower density (6.9 vs. 9.5 DU/acre).

Staff believes this property is better suited for residential (vs. commercial) development as an allowable use in the “Victory Center Corridor”. The property abuts existing single-family residential development to the west. The Autumn Ridge neighborhood is zoned Rd-2: One & Two-Family Residential that allows both single-family and two-family dwellings. To the north, the Seven Pines multi-family condominiums are zoned Rm-1: Multi-Family Residential that allows multi-family dwellings at a density up to 6 DU/acre. An existing single-family home on a 4.5-acre parcel lies to the south and is currently zoned Rs-1: Single-Family that allows 1 DU/5 acres.

Density

The maximum density for multi-family residential development allowed in the “Victory Center Corridor” is 10 units/acre, regardless if it is for-sale condominiums, rental apartments, or any other multi-unit building types providing rental or ownership units. Staff’s vision for future residential development in the “Victory Center Corridor” as well as other corridors and districts in the Village is one where the type of dwelling units and buildings will vary within the corridor or district and not necessarily be all of one type or

density (unlike the existing residential “neighborhoods” designated in the 2050 Plan). Other than the 65-acre Frenz Trust property to the north, most if not all the remaining developable or potentially re-developable parcels in the “Victory Center Corridor” are under 10 acres in size with many in the 5-to-10-acre range... including this property. In order to foster and encourage infill development and re-development of previously subdivided parcels that have challenging characteristics or land use compatibility concerns that may have hindered development in the past, Staff believes that the Village should allow development with a higher residential density on these 5-10-acre parcels. A good example of this is the recently approved 4-unit townhouse development by Virtus Development (Greg Nagel) as part of the Kuhburg PDD that includes the former Kuhburg Junction tavern and new Kaffeehaus coffee shop. If not for the higher density (6 DU/ac) and flexibility created through the “planned development district” (PDD) zoning requirements created specifically for that area, it is unlikely that the old, dilapidated school house and bar would have been re-developed in the manner and timeframe that it has (the coffeehouse is complete, the restaurant has been permitted and financing now available, and the 4-unit townhouse project hopefully starting soon).

Like the properties in the Kuhburg PDD, the size and proximity of the PRE/3 Victory Place LLC property along Fond du Lac Avenue is not conducive to single-family uses at the same density as the residential neighborhoods to the west and beyond Fond du Lac Ave/STH145. Moreover, this property is situated relatively close to and topographically higher than the Waste Management facilities located east of Fond du Lac Ave/STH 145. It’s size, relative location, and (as will be discussed later) the public right-of-way that bisects the property, are challenging characteristics that have impeded development. Therefore, it is reasonable to assume that this and other parcels like it can benefit from the Village allowing higher density AND provide dwelling unit types that serve market demand and that are economically feasible. In Staff’s opinion, a higher density allowance for multi-family development for this property is warranted.

Residential Housing & Market Demand

The PRE/3 proposal also meets many of the objectives contained within the Housing element under the Implementation section of the Village’s 2050 Comprehensive Plan. The 2050 Plan maintains the following *“Developing a diversity of housing choices is also an important part of community resiliency, allowing residents of all ages to grow up and stay in the community through all life’s stages and encouraging inter-generational interaction and support. Diverse housing choices are also important for Germantown’s economic development, allowing the workers that earn their livelihood in Germantown the opportunity to live in the Village as well. Finally, a diverse housing stock can help ensure that living in Germantown is accessible to residents of various income levels and family sizes.”* The development not only meets this goal/objective laid out in the 2050 Plan, but it also provides for a needed housing product in the Village as specified in the Residential Market Analysis prepared by Tracy Cross & Associates, Inc., dated February 9, 2024.

The PRE/3 proposal is consistent with and intended to satisfy an existing market demand for new rental housing in the Village's target household annual income range of \$50k-\$150k as identified in the Tracy Cross report. PRE/3 indicates that the rental price for these 2-story, 2-bed/2-bath rental units w/ private entrance and attached garage will be \$2100/month and higher.

Single-Family vs. Multi-Family Housing Ratio

In 2025, staff was directed to keep track of the Village's ratio of multi-to-single-family housing units. Using January 1, 2024, estimates as a baseline, the table below presents the effect of the proposed PRE/3 development on the number and ratio of single-family vs. multi-family housing units in the Village (middle table). The cumulative effect of the PRE/3 proposed development plus all residential development approved since Jan 1, 2024, is also shown below (lower table).

Baseline (Jan 1, 2024)	Total Units	Single-Family Units	Multi-Family Units	Single-Family to Multi-Family Ratio	
Housing Units	8,619	6,464	2,155	% SF Units	% MF Units
				75.0%	25.0%

PRE/3	Total Units	Single-Family Units	Multi-Family Units	Single-Family to Multi-Family Ratio	
SF Units: 0	8,667	6,464	2,203	% SF Units	% MF Units
MF Units: 48				74.6%	25.4%

Cumulative (Jan 1, 2024 to Feb 1, 2026)	Total Units	Single-Family Units	Multi-Family Units	Single-Family to Multi-Family Ratio	
SF Units: 169	8,974	6,633	2,341	% SF Units	% MF Units
MF Units: 186				73.9%	26.1%

Residential Development Included in Cumulative Total:

Sutton Farm- Home Path Financial; 2025

Carillon- Cirrus Development Corp.; 2025

Victory Place-PRE/3; proposed 2026

Financial Impact

As summarized in the table below, the PRE/3 multi-family development is expected to generate approximately \$36,300 in annual property tax revenue for the Village of Germantown (only); \$54,300 for the Germantown School District; and a total of \$108,300 annual property tax revenue for all taxing jurisdictions (including MATC and Washington County):

Housing Type	Units	Projected Value (unit)	Estimated Total Value	Estimated 2026 Property Taxes (Village Germantown)	Estimated 2026 Property Taxes (Germantown School Dist)	Estimated 2026 Property Taxes (ALL Taxing Jurisdictions)
Multi-Family	48	\$ 165,000	\$ 7,920,000	\$ 36,416	\$ 54,276	\$ 108,338
Total	48		\$ 7,920,000	\$ 36,416	\$ 54,276	\$ 108,338

As summarized in the table below, the PRE/3 multi-family development is expected to generate approximately \$412,200 in one-time impact fee revenue for the Village of Germantown:

Impact Fee Type	Units	2026 Fee	Total
Water Connection	48	\$ 1,003	\$ 48,144
Sewer Connection	48	\$ 5,244	\$ 251,712
Police Protection	48	\$ 148	\$ 7,104
Park & Recreation	48	\$ 1,311	\$ 62,928
Library	48	\$ 711	\$ 34,128
Fire Protection	48	\$ 171	\$ 8,208
Total			\$ 412,224

School District Student Enrollment Impact

The proposed PRE/3 development is located within Germantown School District (GSD) Attendance Area #58 which feeds the County Line Elementary School. Based on a student generation rate of 0.11 students/new multi-family unit recommended in the MD Roffers *Community Growth & Students Enrollment Projection Report* (dated June 2, 2025), the 48-unit development would generate a total of approximately five (5) school-aged children (4K-Grade 12 students).

According to the MD Roffers Report, a total of 84 new family dwelling units (duplex and multi-family) are included in the assumed growth projections for Attendance Area #58 by 2027 with 64 new multi-family units assumed to develop on the PRE/3 7-acre property (higher than the 48 proposed units). The MD Roffers report also assumes an additional 20 duplex units will develop on the 5-acre parcel to the south in the 2035-2040 time period.

Since there has been no new residential units, single or multi-family, approved or constructed within Attendance Area #58 since the MD Roffers Report was published in June 2025, the 48 multi-family units proposed by PRE/3 for this property have already been taken into account in the student enrollment projections and school capacity impacts presented in the MD Roffers report.

Crimson Road Right-of-Way

As has been the case with previous development proposals, PRE/3 has indicated that if they are required to complete Crimson Road from Amber Drive to Fond du Lac Ave/STH145, the project will not be economically nor logistically feasible. PRE/3 has indicated a willingness to provide some sort of emergency vehicle only access from the existing Crimson Road segment that abuts the development property in the southwest corner.

Although a previous owner, Christian Life Center Inc., originally agreed to dedicate the right-of-way for and construct the remaining segment of Crimson Road as part of their original church and school campus proposal, subsequent developers that have discussed this property with staff and consulted with the Plan Commission have all indicated that the cost of road construction and location of the right-of-way are/would be significant impediments to development of this 7-ac parcel.

When the SunStarr Victory Place multi-family proposal was discussed in 2024, residents from the Autumn Ridge subdivision expressed opposition to extending Crimson Road. The basic argument from the Autumn Ridge neighborhood was and likely will continue to be: this built out neighborhood has functioned just fine without the Crimson Road connection for 25+ years. No inconvenience or safety issues, no school bus issues, no delivery truck issues. So, why build it now?

In past discussions with the Plan Commission on this topic, it was stated that the Department of Public Works, Fire Department, and Police Department did NOT support eliminating the Crimson Road extension to Fond du Lac Avenue. That position has since changed.

Village staff in all three departments agree that, although the connection from Amber Drive to Fond du Lac Avenue/STH145 would provide improved traffic circulation, quicker and more convenient emergency vehicle access to the Autumn Ridge subdivision, the Crimson Road extension is not a critically important segment in the overall street system nor is it a high priority road improvement. With that said, while vehicle access may no longer be as important, the Department of Public Works is concerned with pedestrian accessibility and the opportunity potential lost if Crimson Road is not extended. Consequently, the DPW and Village Engineer are recommending that, if the Plan Commission and Village Board agree to vacating the right-of-way for the extension of Crimson Road, provisions be made to extend pedestrian access across/through the development to Fond du Lac Avenue.

It was suggested by a representative for the Village's Park & Recreation Commission back in 2024 that a pedestrian/bicycle path be installed along the southern property line starting at the existing Crimson Road segment west of the PRE/3 property and then across or through the new development property to Fond du Lac Avenue. While not shown on the proposed concept plan, PRE/3 has indicated a willingness to discuss the possibility of providing/accommodating a pedestrian path across the south side of the property.

The Plan Commission should discuss the Crimson Road extension and make its own recommendation regarding the connection to Fond du Lac Ave/STH145. At this time, Village staff recommends that Crimson Road NOT be extended with the stipulations from the Department of Public Works (above).

Finally, it should be noted that the proposed concept plan submitted by PRE/3 as part of the rezoning application (dated December 16, 2025) is conceptual and depicts the likely location/orientation of buildings, access & internal circulation, storm water management, landscaping, etc. If the rezoning is approved, detailed Site Development & Building Plans will need to be prepared and submitted to the Plan Commission for final review and approval.

Other Staff Comments

1. A detailed set of Site Development & Building plans will need to be submitted and reviewed/approved by the Plan Commission pursuant to Section 17.43 of the Zoning Code. Said plans to include storm water management, landscaping, signage & lighting, water & sewer utilities, road & intersection construction;
2. Fond du Lac Avenue/STH 145 is under WisDOT access jurisdiction and a traffic impact analysis (TIA) study will be required to assess potential traffic impact and potential intersection improvements. Said TIA to be prepared and submitted prior to or concurrent with Village Site Development & Building Plan review;
3. Certified Survey Map (CSM) #5268 created the two parcels that comprise the subject property and existing Crimson Road right-of-way. The CSM also establishes a 50' highway building setback line from Fond du Lac Ave/STH145;
4. A certified survey map (CSM) is required to combine the two parcels that comprise the Victory Place LLC property (GTNV 354-978 & 354-963) and, if agreed to by the Village, memorialize vacating the Crimson Road right-of-way through and adjacent to the property. Said CSM shall be submitted for Village approval prior to or concurrent with Site Development & Building Plan approval.
5. If Crimson Road is not extended and the right-of-way through the subject parcel is vacated, an easement for the existing water and sewer utilities that Crimson Road dead end that abuts the subject property in the southwest corner will have to be created;
6. Subject to detail plans submitted as part of the Site Development & Building plans, the sanitary sewer connection for the development will have to be made to the existing sewer in the Crimson Road dead end at Amber Drive or by way of extending a collector from the Seven Pines development to the north. Connection to the 35+ feet deep interceptor sewer in the Fond du Lac Ave/STH145 right-of-way would require an outside drop and is discouraged;
7. Watermain will need to be installed through the development and connect to the existing services that are also located in the existing Crimson Road dead end (southwest) to complete a loop and provide a "betterment of service" benefit for the Village.

Staff Comments: Village Engineer & Public Works

In a review memo dated January 6, 2026, the Village Engineer identifies a series of issues and requirements that will need to be addressed and/or provided in the detailed site development & building plans. The memo contains a number of detailed specifications for water and sewer facility connections that more appropriate for addressing during the site development & building plan review stage of the review process, but are provided now to the developer to guide preparation of the required detailed plans.

VILLAGE STAFF RECOMMENDATION

APPROVE the request to rezone the 7-acre Victory Place LLC property from the I: Institutional to the Rm-3: Multi-Family Residential Zoning District for purposes of developing a 48-unit multi-family residential community subject to the following conditions:

1. The final arrangement of buildings, parking, access & internal circulation, storm water management facilities, public & private utilities, landscaping & lighting, sidewalks, pedestrian paths and other amenities, the final number, density, and type of buildings and dwelling units, building architecture and materials, emergency vehicle access, and all other features of the development will be determined through the site development & building plan review and approval process. Detailed site development & building plans shall be submitted for review and approval by the Plan Commission pursuant to Section 17.43 of the Zoning Code prior to the issuance of any permits authorizing construction. Said plans shall be generally consistent with the Proposed Site Plan dated December 16, 2025, and conceptual elevations and renderings submitted in the rezoning application in terms of the number and layout of buildings and dwelling units, architecture and materials, access intersection and internal street layout.
2. A certified survey map (CSM) is required to combine the two parcels that comprise the Victory Place LLC property (GTNV 354-978 & 354-963) and memorialize the right-of-way vacation of Crimson Road through and adjacent to the property. Said CSM shall be submitted for Village approval prior to or concurrent with Site Development & Building Plan approval.
3. If the Village does not require the developer to construct the Crimson Road extension to Fond du Lac Ave/STH145 and agrees to vacate the Crimson Road right-of-way through the property, the developer shall:
 - a. work cooperatively with the Village and pay all cost associated with said right-of-way vacation;
 - b. accommodate any/all utility connections deemed necessary by the Village to/from the existing segment of Crimson Road;
 - c. provide an emergency access to/from the existing Crimson Road at the southwest corner of the property if deemed necessary by the Village as part of the site development & building plan approval process. The

-
- design of said emergency access to be reviewed and approved by the Village Engineer in cooperation with the Village Fire Department;
- d. include in the detailed site development plans a pedestrian/bicycle path to be installed along the southern property line starting at the existing Crimson Road segment west of the PRE/3 property and then across and through the multi-family development to connect to the required sidewalk along the west side of Fond du Lac Avenue. The design of said pedestrian/bicycle path to be reviewed and approved by the Village Engineer in cooperation with the Village Parks & Recreation Department;
 4. As deemed necessary through the site development & building plan approval process, the developer will be required to enter into a Development Agreement with the Village pursuant to section 17.43 of the Zoning Code to address the responsibility for and timing of public and private improvements, including but not limited to the installation of water & sewer utilities, landscaping and street trees, storm water management facilities, roadway & intersection improvements, pedestrian path & sidewalk, and any other provision(s) deemed necessary by the Village. Unless otherwise provided for in the Development Agreement, all development shall meet and comply with all applicable Village Code requirements and design standards for public improvements, including the construction of sidewalk adjacent to and the full length of property frontage along Fond du Lac Avenue.
 5. Fond du Lac Avenue/STH 145 is under WisDOT access jurisdiction. A traffic impact analysis (TIA) shall be prepared to assess potential traffic impact on the abutting street system and the potential need for intersection improvements on Fond du Lac Ave/STH145. Said TIA to be prepared and submitted prior to or concurrent with Village Site Development & Building Plan review.

NOTE: If the Plan Commission forwards a positive recommendation to the Village Board in favor of rezoning the property as requested, the Plan Commission should also provide any additional feedback and direction it feels is necessary to guide the developer with preparation of the detailed site development & building plans and other aspects of the proposed development, e.g., architecture & exterior materials, buffering & landscaping, type, amenities, etc.



FEES MUST BE PAID AT TIME OF APPLICATION

- \$350 Plan Commission Consultation
- \$1,250 Rezoning – General
- \$2,620 Rezoning – Floodplain
- \$2,620 Rezoning - Wetland
- \$1,430 PDD < 5 acres
- \$2,410 PDD 5-20 acre site
- \$3,980 PDD > 20 acre site

Paid On: 12.22.25 Check/CC # 26314

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1

APPLICANT OR AGENT
Premier Real Estate Management, LLC

3120 Gateway Road
Brookfield, WI 53045

Phone (262) 790-4560
E-Mail emily.mcfarland@pre-3.com

PROPERTY OWNER

Victory Place LLC
840 S Main Street, Suite 100
Fond du Lac, WI 54935

Phone (920) 929-8600
E-Mail contact@sunstarr.com

2

PROPERTY ADDRESS OR GENERAL LOCATION **TAX KEY NUMBER**

PT OF NE SE CSM 5268 LOT 3 DOC 863461+864169 AND PT OF NE SE CSM 5268
OL 1 DOC 863461+864169 EXC PT SOLD

354978 AND 354963

3

REZONING REQUEST

FROM I-1
Institutional

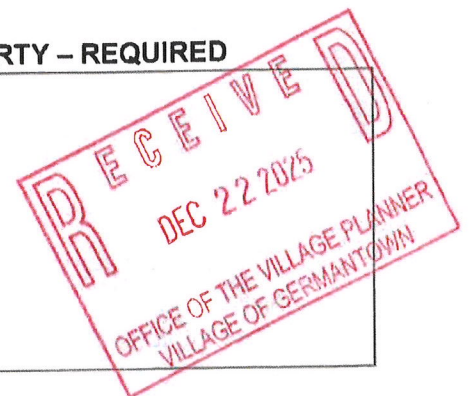
TO Rm-2
Multiple-family
residential district

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Please submit a separate WORD Document with this information.

- See attached -



5 PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

- See attached -

6 SUPPORTING DOCUMENTATION:

- Plat of Survey (1:100)
- Site Plan and elevations for new construction (can be conceptual)

7 READ AND INITIAL THE FOLLOWING:

CA I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

CA I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

CA I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

CA I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Calvin Akin 12/19/25
Applicant Date

Signed by: Scott Stevlingson 12/19/2025
Owner Date

PRE / 3

December 19, 2025

Community Development Department
Village of Germantown
N112 W17001 Mequon Road
Germantown WI 53022

**Re: Project Description – W140 N9935 Fond du Lac Ave (Tax key 354978 & 354963)
Proposed RM-2 Residential Rental Community**

Dear Village of Germantown:

Premier Real Estate Management, LLC respectfully submits this application for rezoning to allow development of an RM-2 Residential Rental Community at W140 N9935 Fond du Lac Ave. This proposal has been shaped by public feedback and is thoughtfully designed for compatibility with surrounding neighborhoods and the Village Comprehensive Plan.

The development will create 48 apartment homes, between approximately 1,050 and 1,1150 square feet, all featuring two bedrooms, two full bathrooms, with a private entrance, an attached garage and individual patio space. We find that this layout offers residents a single-family-style living experience without the burden of ongoing maintenance. As a result, our communities typically experience annual turnover of 20–25%, compared to approximately 45% nationally. This lower-than-average turnover supports stable, market-rate, community-oriented neighborhoods that contribute to the long-term vitality of the village.

Project Overview

The proposed 48-unit residential market-rate rental development, comprised of four (4) 12-unit, two-story buildings arranged with abundant open space, provides a scale and layout that functions as an appropriate residential transition within the Victory Center Corridor, consistent with the Village of Germantown's 2050 Comprehensive Plan and recent residential market findings.

This application reflects a meaningful reduction in density and intensity from prior concepts presented for the site and has been refined with feedback from Village staff, Plan Commission members, and nearby residents in mind. The building placement and open space are designed to increase separation from adjacent neighbors, creating a park-like setting along the property edge.

This proposal builds on what we have learned from earlier discussions and reflects a thoughtful approach to aligning with community needs and desires, while remaining economically viable.

Density & Land Use Compatibility

The Victory Center Corridor allows multi-family residential development up to 10 units/ac. The proposed development is designed at 6.87 units/acre under RM-2 zoning, well below the maximum allowed.

Lower density was chosen not out of necessity, rather it was selected as a thoughtful response to community input about density, noise, green space, and traffic and as an appropriate fit for this

transitional residential area, given its proximity to the existing RD-2 and RM-1 neighborhoods to the west and north.

Ownership & Long-Term Management

The proposed community will be owned and professionally managed by Premier Real Estate Management, LLC, a locally based real estate company with a long-term focus on residential neighborhoods. Founded in 1978, Premier Real Estate Management, LLC specializes in the development, ownership and management of multifamily properties in small to mid-sized communities. With several thousand apartment homes developed across Wisconsin, and more than 16,000 apartment homes currently managed in 16 states, Premier Real Estate Management, LLC is a leader in creating high-quality, low-density housing in underserved markets. We are dedicated to fostering strong communities through smart design, enduring quality and a focus on neighborhood success.

In the past five years alone, Premier Real Estate Management, LLC has developed over 2,500 units in Wisconsin, emphasizing low-density communities with home-like amenities. This thoughtful design attracts long-term tenants who take pride in their homes and positively contribute to their communities.

Relationship to Adjacent Neighborhoods

Careful attention has been given to how the development interfaces with the Autumn Ridge subdivision and Seven Pines Condominiums. Design considerations include:

- Enhanced perimeter landscaping and buffering
- Two-story building height limits
- Building orientation away from existing homes
- Preservation of existing tree lines & landscaping

The intent is for the development to be a quiet, residential area, while also providing an effective buffer to STH 145. In doing so, the proposed residential use offers a more appropriate transition than potential commercial, mixed-use or institutional alternatives.

Traffic, Access & Crimson Road Considerations

In response to previous comments pertaining to traffic, noise and safety, the preliminary site plan enclosed includes a private drive with direct access to Fond du Lac Ave (STH 145) to direct all traffic to this arterial highway. In doing so, we will request at a future meeting to vacate Crimson Road right-of-way. We recognize there is also a desire to keep this right-of-way, so we remain open to conversations about emergency access and look forward to continued coordination with Village staff to refine the most appropriate solution during Site Development Plan review. This site plan also shows an access easement allowing the property to the south to use the STH 145 entrance.

Market Need & Community Benefit

Independent analysis prepared for the Village confirms a strong demand for well-designed, middle-market rental housing. This proposal responds directly to this documented need while providing housing that have many of the benefits of single-family living.

Commitment to Ongoing Coordination

Premier Real Estate Management, LLC is committed to working with Village staff, elected officials and area residents to help ensure this project aligns with Germantown's Comprehensive Plan vision. We appreciate your feedback and look forward to continued coordination.

Thank you for your consideration,



Premier Real Estate Management, LLC



PROPOSED SITE PLAN
W140N9935 Fond du Lac Ave
 Village of Germantown, WI

I:\2024\24-46-127 crimson rd - germtown\drawings\concept\site plan crimson rd_2024-12-16.dwg



19035 W Capitol Dr
 Brookfield, WI 53045
 t: 262-790-1480
 e: info@trioeng.com

Site Data

- Total Area
 - Lot 3 CSM 5268 = 5.68 ac
 - OL 1 CSM 5268 = 0.59 ac
 - Sub-total = 6.27 ac
 - Vacated Crimson Rd = 0.72 ac
 - TOTAL AREA = 6.99 ac
- Proposed Zoning: Rm-2
- Proposed Project: 48 unit Multi-Family (4) - 12 unit buildings
- Density: 48 un / 6.99 ac = 6.87 un/ac
- Lot Coverage:
 - Building Coverage = 0.91 ac (13.0% of site)
 - Pavement = 1.84 ac
 - Sidewalk & Patio = 0.33 ac
 - TOTAL IMPERVIOUS = 3.08 ac (50% of site)
 - TOTAL OPEN SPACE = 3.91 ac (55.9% of site)
- Proposed Parking:
 - Garage = > 48 spaces (1 per unit)
 - Driveway = > 48 spaces (1 per unit)
 - Surface Guest = 52 spaces
 - TOTAL PARKING = 148 spaces (3.08 per unit)

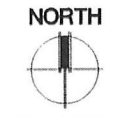
Proposed Zoning:
Rm-2 Multiple-Family Residential District

- Density: 8 un/ac (max)
- Lot Size: 0.5 acre (min)
- Lot Width: 120' (at setback)
- Zoning Setbacks:
 - Front: 35' (50' to STH 145)
 - Side: 25'
 - Rear: 35'
- Principal Building Height = 45' (max)
- 2 1/2 stories (max)
- Percent of Lot Coverage = 40% (building)
- Parking = 2 spaces per unit (1 of which is in a garage)

Proposed Residential Community By:



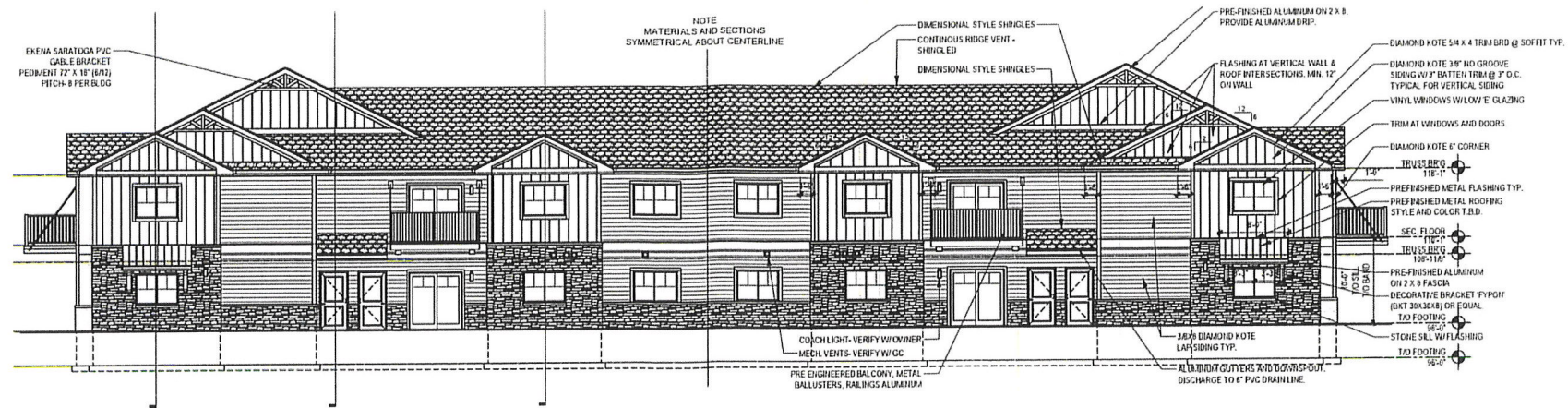
3120 Gateway Road
 Brookfield, WI 53045
 t: 262-790-4560
 e: reception@pre-3.com



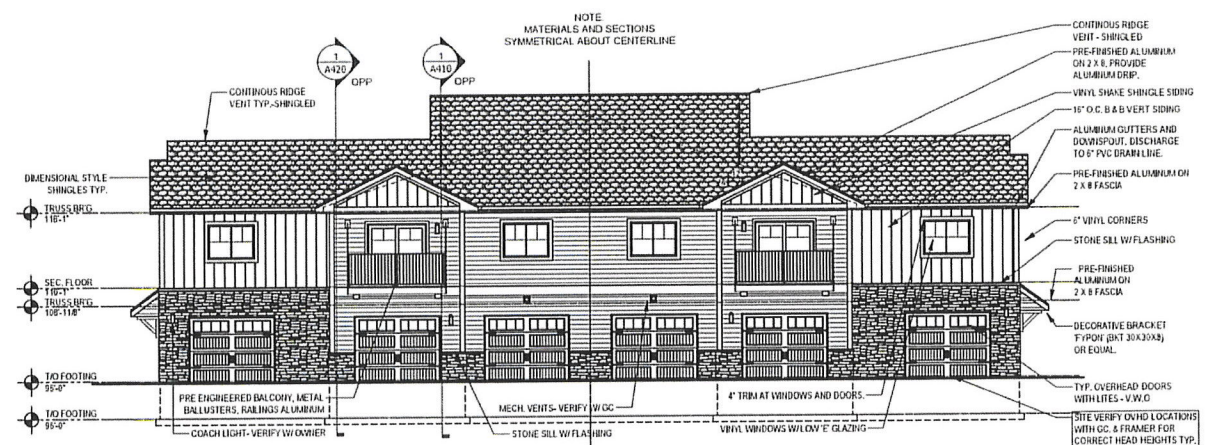
Scale: 1" = 50' (22"x34")
 Scale: 1" = 100' (11"x17")

Date: 12-16-2025

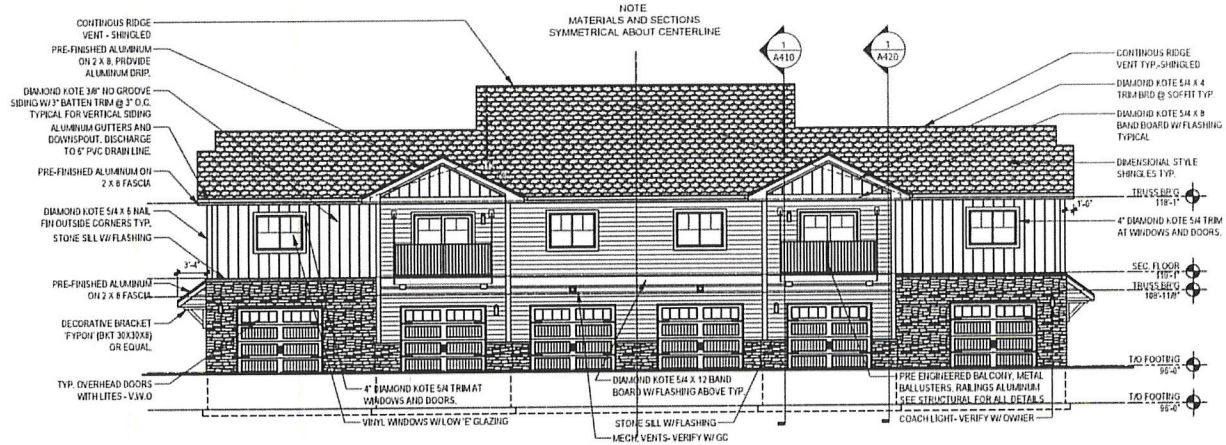




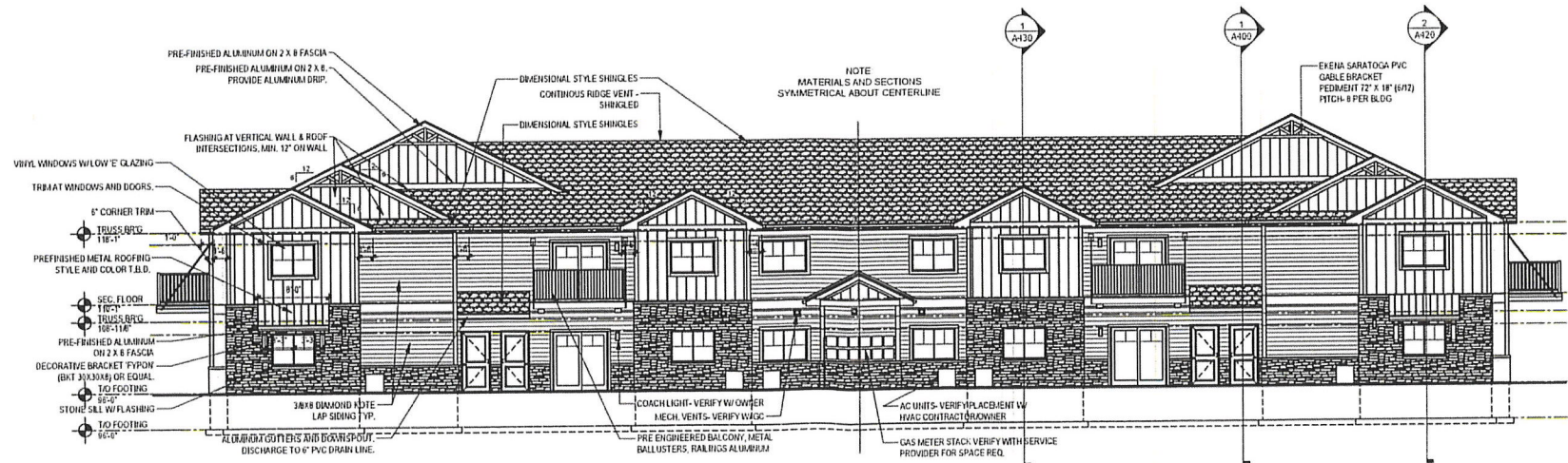
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



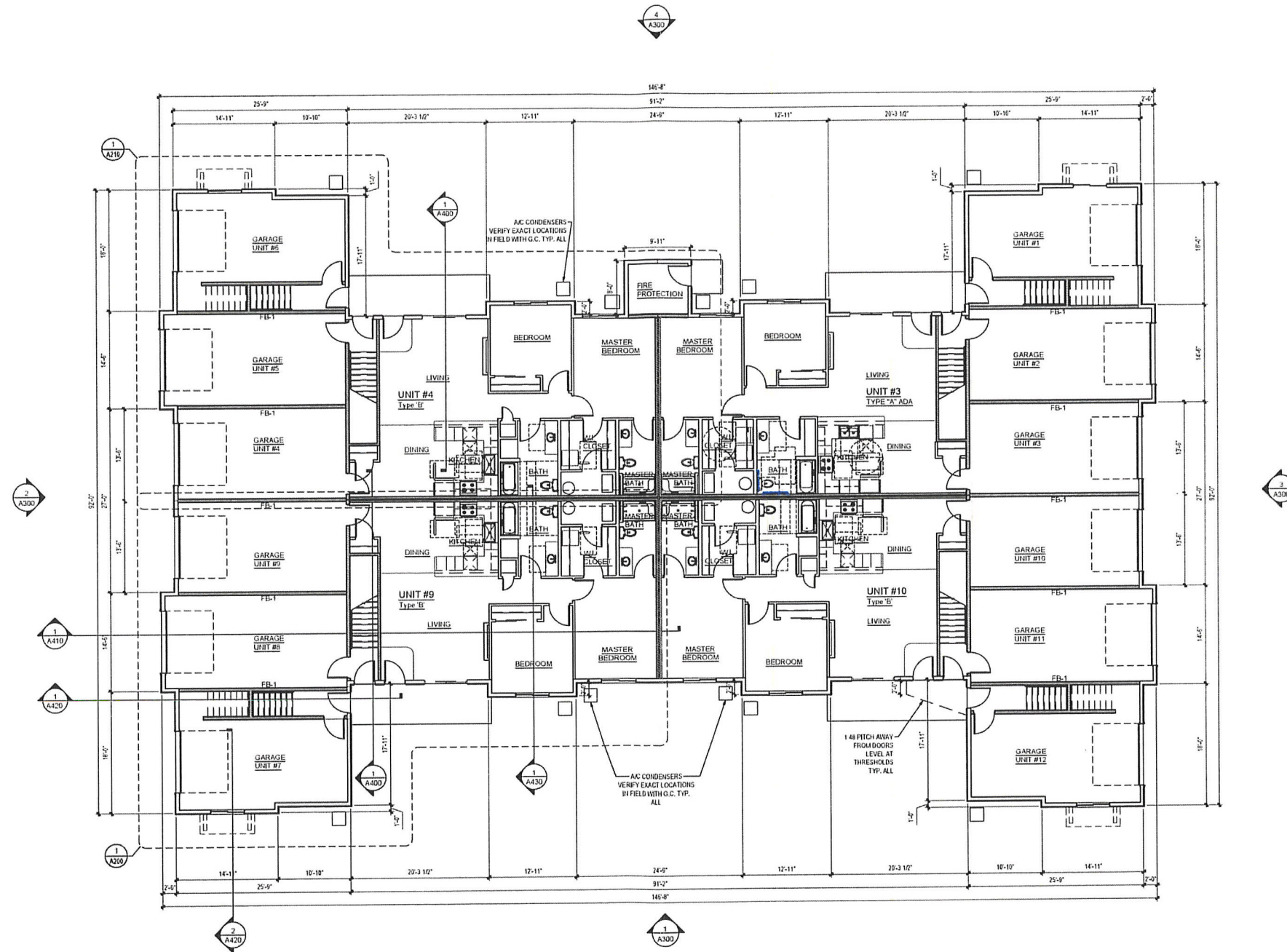
3 SIDE ELEVATION
SCALE 1/8" = 1'-0"



4 REAR ELEVATION
SCALE 1/8" = 1'-0"

GENERAL ELEVATION & FINISH NOTES:	
1	HORIZONTAL SIDING DIAMOND KOTE 3/8" X 8" LAP STYLE-VERIFY COLORS W/ OWNER.
2	VERTICAL SIDING DIAMOND KOTE 3/8" HO GROOVE SIDING W/ 7" BATTEN TRIM @ 3" O.C. VERIFY COLORS WITH OWNER.
3	PROVIDE 5/4 X 4" DIAMOND KOTE TRIM AT ALL PATIO DOORS TYP. VERIFY COLOR W/ OWNER.
4	PROVIDE 5/4 X 6" DIAMOND KOTE TRIM AT ALL WINDOWS TYP. VERIFY COLOR W/ OWNER.
5	PROVIDE 5/4 X 5" DIAMOND KOTE HAL. FIN OUTSIDE CORNERS TYP. VERIFY COLOR W/ OWNER.
6	PROVIDE 5/4 X 3" DIAMOND KOTE HAL. FIN INSIDE CORNERS TYP. VERIFY COLOR W/ OWNER.
7	CULTURED STONE: TORO ALASKAN FASTSET VENEER, INSTALL PER MANUFACTURERS REQ.
8	SIDING CONTRACTOR TO PROVIDE HOODED STYLE 4" DRIVER DUCT VENTS WITH CAPPER AND HOODED STYLE 4" BATH EXHAUST VENTS W/ FLAPPER TO MATCH ADJACENT SIDING COLOR AND TYPE. DIAMOND KOTE PRODUCTS.
9	SIDING INSTALLER TO CONNECT BATH EXHAUST DUCT AND INSTALL SOFFIT GRILLE WITH VENTILATION MASTER EXHAUST VENT-WHITE COLLAR.
10	SIDING CONTRACTOR TO PROVIDE CLEAR EXTERIOR GRADE SEALANT AND CAULK ALONG LIMESTONE SILL, AC SLEEVES, DOOR BIRCHWOOD, DECK CONNECTIONS, RAILS AND TRIM AS A MINIMUM.
11	SOFFIT CONTRACTOR IF DIFFERENT THAN SIDING CONTRACTOR SHALL PROVIDE SOLID SOFFIT MIN. 3" IN EACH DIRECTION- AT ALL BATH EXHAUST & DRIVER VENTS IN ALL SOFFITS.

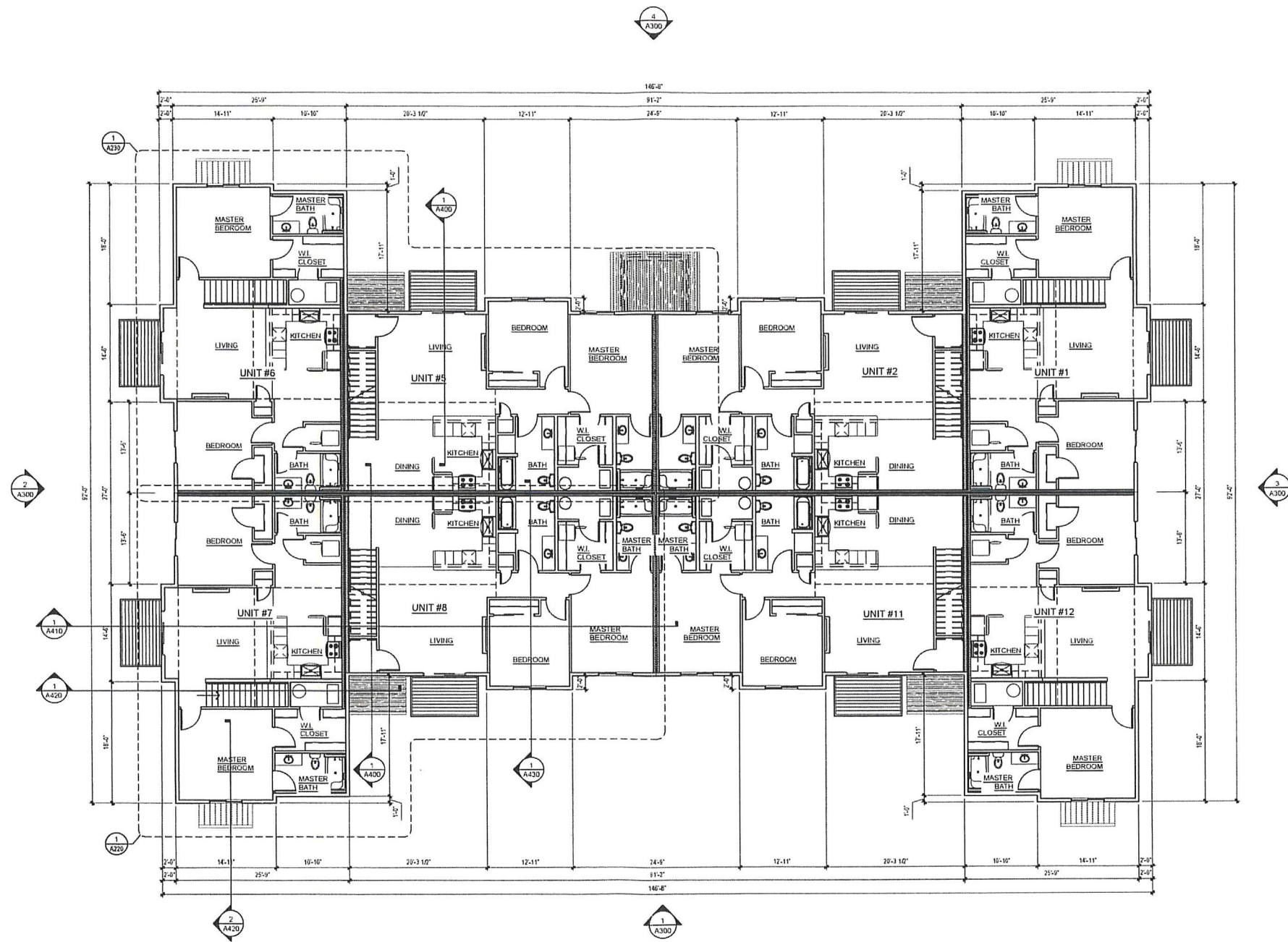
PRELIMINARY- NOT FOR CONSTRUCTION



FB-1 = 1 HOUR FIRE BARRIER WALL UL L255 WALLS SHALL CONTINUE THROUGH FLOOR SYSTEM TO THE UNDERSIDE TO THE FLOOR SHEATHING ABOVE.

1 OVERALL FIRST FLOOR PLAN- BUILDING # 2 & 4
SCALE 1/8" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION



1 OVERALL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, February 9th, 2026
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against a REZONING application to rezone the following described property from the I: Institutional Zoning District to the Rm-2: Multi-Family Residential Zoning District for the purpose of developing a 48-unit multi-family residential development on 6.98 acres:

Applicant: Premier Real Estate Management, LLC, Agent for Victory Place, LLC, Property Owner
Property: 6.98 acres located on Fond du Lac Avenue and Crimson Road including Tax Parcels GTNV_354963 and GTNV_354978

Property Description:

BEING ALL OF LOT 3, A PART OF OUTLOT 1, AND A PLATTED RIGHT-OF-WAY OF "CRIMSON ROAD" ALL ON CERTIFIED SURVEY MAP NUMBER 5268, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN, NOW BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION, THENCE SOUTH 01°25'41" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION, 529.00 FEET TO A POINT; THENCE SOUTH 88°20'13" WEST 60.00 FEET THE NORTHEAST CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP NUMBER 5268 AND THE WEST RIGHT-OF-WAY OF "FOND DU LAC AVENUE (STATE HIGHWAY "145")" AND THE PLACE OF BEGINNING OF LANDS HEREINAFTER DESCRIBED; THENCE SOUTH 01°25'41" EAST ALONG SAID WEST LINE, 582.10 FEET TO A POINT; THENCE SOUTH 88°20'13" WEST 522.50 FEET TO A POINT ON THE EAST LINE OF "AUTUMN RIDGE" A SUBDIVISION OF RECORD; THENCE NORTH 01°25'41" WEST ALONG SAID EAST LINE, 582.10 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE NORTH 88°20'13" EAST ALONG SAID NORTH LINE, 522.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 304,146 SQUARE FEET (OR 6.9822 ACRES) OF LAND, MORE OR LESS.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website by following this link:

Website: <https://www.germantownwi.gov/589/Proposed-Development-Projects>

Citizens wishing to submit any public comments should do so by sending them by email to: comments@germantownwi.gov no later than 4:00pm on the meeting date listed above.

Donna Ott, Village Clerk
Dated this 14th day of January 2026

To Be Published On: January 21st and January 28th, 2026

EXHIBIT

(P.O.C.)
N.E. CORNER
S.E. 1/4,
SEC. 35-9-20

LOT 2, CSM 5268
(SEVEN PINES CONDO PLAT)

S01°25'41"E
529.00

N88°20'13"E 522.50

P.O.B.

S88°20'13"W
60.00

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

N01°25'41"W 582.10

S01°25'41"E 582.10

TOTAL LAND AREA
= 304,146 S.F.
(6.9822 Ac.) MORE OR LESS

LOT 3,
CSM 5268

FOND DU LAC AVENUE (S.T.H. 145)
VARIABLE WIDTH PUBLIC R.O.W.

E. LINE OF THE SE 1/4 SECTION 35-9-20
(S01°25'41"E 2650.42)

CRIMSON ROAD

PART OF OUTLOT 1,
CSM 5268

S88°20'13"W 522.50

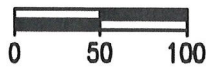
PART OF OUTLOT 1,
CSM 5268

CRIMSON ROAD

60' WIDE PUBLIC R.O.W.

X:\2024\24-46-1237_Crimson_Rd - Germantown\Drawings\Survey\EXHIBITS\BOUNDARY EXHIBIT_2025-12-15.dwg

NORTH
SCALE: 1"=100



19035 W Capitol Dr
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480



THIS EXHIBIT WAS PREPARED BY TRIO ENGINEERING, LLC.

DATE: 12-15-2025

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, December 9, 2024 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 Wolter called the meeting to order at 6:30pm.

II. **ROLL CALL:**
Chairman Wolter and Committee Members Baum, Tarantino, Shadid, Williams, Henk and Ewert were all present. Also present were Community Development Director Retzlaff and Associate Planner Jordan Yanke.

III. **APPROVAL OF MINUTES:**

A. PC Minutes 11/11/24

Motion: Approve with correction to Commissioner Henks last name as presented

Motioned By: David Baum

Seconded By: William Shadid

Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk

No: None

Abstain: None

Motion Passed (Yes 6, No 0, Abstained 0)

IV. **UNFINISHED BUSINESS:**

A. OneEnergy Development, LLC, Agent for Wayne Lutynski, Property Owner. Certified Survey Map (CSM) to combine parcels and Site Plan Review for a 30-acre Solar Energy Facility located at approximately N132W18100 Rockfield Road. (ACTION)

V. NEW BUSINESS:

- A. Sunstarr Real Estate Ventures LLC, Agent for Victory Place LLC, Property Owner - Application to Rezone a 7-acre parcel located at approximately W140 N9915 Fond du Lac Avenue from the I: Institutional to the Rm-3: Multifamily Residential Zoning District. (PUBLIC HEARING & ACTION)

Director Retzlaff went over the Site Plan for this proposal, stating that it is within the Victory Center Corridor, which lists commercial and both single or multifamily residences as desirable. The proposal would have six, 2-story buildings with 66 total units, a central open space, onsite storm water management and potential emergency access at Crimson Road. This property has sat idle since the early 2000s. We have had a variety of proposals for multifamily with varying densities since then, with the common theme of requiring Crimson Road to be completed. It's not suitable for single family lots, and we have had no commercial proposals for this property in over 15 years. The Crimson Road extension issue needs to be resolved. He suggests that its extension to FDL Ave is a convenience and although the Fire, Police and DPW would like the connection, they all agree that it's not critical.

Staff recommends the approval of this request to rezone 6.99 acres from the I: Institutional to the Rm-3: Multi-Family Residential Zoning District for purposes of developing a multifamily residential development subject to the following conditions:

1. The final arrangement of buildings, parking, access & internal circulation, storm water management facilities, public & private utilities, landscaping & lighting, sidewalks, trails and other amenities, the type and number of buildings and dwelling units, architecture, and materials will be determined through the Site Development & Building Plan review and approval process for the Village. Detailed Site Development & Building plans shall be submitted and reviewed/approved by the Plan Commission pursuant to Section 17.43 of the Zoning Code prior to the issuance of any permits authorizing construction;
2. If the Village does not require the developer to construct the Crimson Road extension to Fond du Lac Ave/STH145 and agrees to vacate the Crimson Road right-of-way through the property, the developer shall:
 - a. work cooperatively with the Village and pay all cost associated with said right-of-way vacation;
 - b. accommodate any/all utility connections deemed necessary by the Village to/from the existing segment of Crimson Road;
 - c. provide a mutually acceptable emergency access to/from Crimson Road if deemed necessary as part of the Site Development & Building Plan approval process;
 - d. submit detailed development plan generally consistent with the Proposed Site Plan (date September 24, 2024)
3. If the Village does require the developer to construct the Crimson Road extension to Fond du Lac Ave/STH145 and does not agree to vacate the Crimson Road right-of-way through the property, the developer shall:
 - a. submit a revised site plan for review and discussion with the Plan Commission prior to submitting detailed Site Development & Building Plans.
4. As deemed necessary through the Site Development & Building Plan approval process, the developer may be required to enter into a Development Agreement with the Village pursuant to section 17.43 of the Zoning Code to address the responsibility for and timing of public and private improvements, including but not limited to the installation of utilities, landscaping and street trees, and storm water management facilities.

NOTE: If the Plan Commission decides to forward a positive recommendation to the Village Board in favor of rezoning the property as requested, the Plan Commission should also give further feedback and direction to the developer regarding the proposed site plan and other aspects of the proposed development, e.g., architecture & materials, type, number & density of residential units types, amenities, etc.

Chairman Wolter opened the Public Hearing at 7:44pm. He read 6 emails that were received all of which were against the development for various reasons, including increased traffic, sidewalk issues and the possibility of the property owner subsidizing the units as rentals.

Residents that spoke included:

Sarah Bidwall who lives in Seven Pines, is against this due to privacy issues for her, her daughter and their dog. As well as safety issues, including walking in the area and high speed traffic on the road.

Sarah Larson who lives on Butternut Road, is against this development. She wants lower density and condos in that space.

Todd Steiner who lives on FDL Ave. is against this development due to increased traffic and the possibility of subsidizing rentals in that space would bring more crime, trash and noise.

Brian Depies who lives on Ridgewood Lane feels multifamily is probably best for this location. He wanted to address connectivity with the extension of Crimson Road would be a convenience not a necessity, but it would connect walking paths and allow residents to walk safely.

Brenda Hofmann who lives on Amber Drive, is against this development due to the density and increased traffic.

Kim Anderson who lives on Ridgewood Lane is against this due to the increase of noise it will create.

Colin Murphy who lives on Crimson Road, is against this due to the safety impact, and also the increased traffic.

Bob Hoff who lives on Amber Drive is against this because this will be a drain on infrastructure and safety will be an issue.

Bill Conway who lives on Seven Pines Way is against this due to its nearness to Milwaukee and feels crime will increase.

Charles Krieger who lives on FDL Ave, is against this due to the density, traffic issues with parking and trespassing on surrounding properties, a reduction in green space and wildlife, and feels this will put a strain on resources including utilities.

James Wagner on Autumn Ridge is against this and feels this would increase traffic and putting in a high volume apartment complex would not enhance Germantown.

Amanda Krieger who lives on FDL Ave is against this due to the large quantity of apartments in Germantown, higher crime, less wildlife and green space, dangerous driving conditions and noise issues.

Chairman Wolter closed this Public Hearing at 8:14pm.

Motion: Approve as presented

Motioned By: David Baum

Seconded By: William Shadid

Discussion Followed. Baum stated that residents only want owner-occupied housing in this location. No one is looking for Crimson Road to go through anymore and this developer has proposed an emergency access gate which would be the responsibility

of the development owner to maintain it. Baum stated that retail is not being built on the edges of town, the church walked away because they couldn't afford to build. How do we make this suitable for both a developer and residents? The developers representative, Jack Collier, stated that Sunstarr has no intention of subsidizing the apartments, they understand the traffic issues and would be willing to put walking paths along the southside of the property. Their intent is to build a development with rent ranges of \$1600-\$1700/month, targeting middle to upper income individuals. Shadid feels we have to respect residents in the area that wish to have it be owner occupied. Ewert asked if they had studies done on student impact on school districts where they are developing? Collier said no, and he didn't believe this would be impactful on the schools in the area. Developments like this attract seniors, young couples without children as well as families. Tarantino asked how many units would be allowed in RM1-Six, RM2-Eight, RM3-Ten per acre. Would it be doable financially if it stayed zoned RM1 with a lower density? Collier stated that it would be tough. Chairman asked if there was a reason they weren't looking at condos or senior living? Collier stated that general apartments are more conducive for the site and they don't do condo developments, but he has done alot of senior development. He wants to work with the Village, but they prefer it be multifamily. Chairman Wolter stated that there are condominiums and single-family surrounding that site, so he wants to see a much lower density, and the possibility of a walkway to connect to Autumn Ridge. Retzlaff stated that the walkways are filling in as developments have gone in, but the Village may have to step in to complete the intermediate connections. Collier stated that they would consider dropping to 60 units and eliminating building six, but they would still need RM3 zoning. Baum asked, what do we do with these parcels if condos are slow in sales and no one wants apartments? Do we change the 2050 plan to make it all commercial? Chairman Wolter believes that condos would sell in that area pretty quickly. He asked Sunstarr to come up with something else with a much lower density. Collier asked how they felt about abandoning Crimson Road? Wolter stated that they agree with the Police and Fire recommendation as far as the emergency gate, and they are not looking at extending Crimson all the way to Fond du Lac Avenue.

Results of Motion:

Yes: None

No: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid, Bridget Henk

Abstain: None

Motion Failed (Yes 0, No 6, Abstained 0)



Engineering Department Memorandum

To: Jeff Retzlaff, Director of Community Development

From: Kevin Driscoll, Village Engineer

Date: January 6, 2026

Re: GTNV_354978 – STH 145 Fond du Lac Ave

Items Reviewed:

1. Rezoning Application Dated: 12/22/20205

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. Submit plans for review of general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The WDNR Surface Water Data reflects wetland indicators in the proposed project area near Amber Drive, Crimson Road and Fond du Lac Ave, south of Seven Pines. Provide a wetland delineation and/or copies of approved artificial wetland exemptions.
5. Prepare plans with a professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans. Prepare As-builts to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. Utility permits and permits for work within the ROW will be required. Contact the Village engineering department to obtain permits.
7. Provide documentation for WisDOT approval of the driveway and sidewalk work shown in the ROW.
8. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Storm Water Management

1. Identify the proposed Total Impervious Area. A Storm Water Management Plan may be required, along with grading plan, storm sewer plans and other plans as outline in the Village of Germantown Development Handbook requirements.

Sanitary

1. The existing Sanitary interceptor in Fond du Lac Avenue is +/-35ft deep. A connection to the deep interceptor would require outside drop to be installed to make connections.

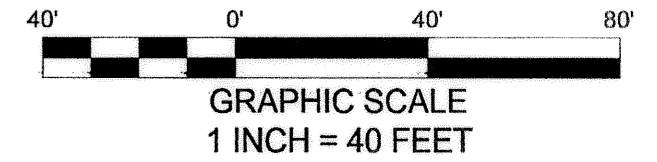
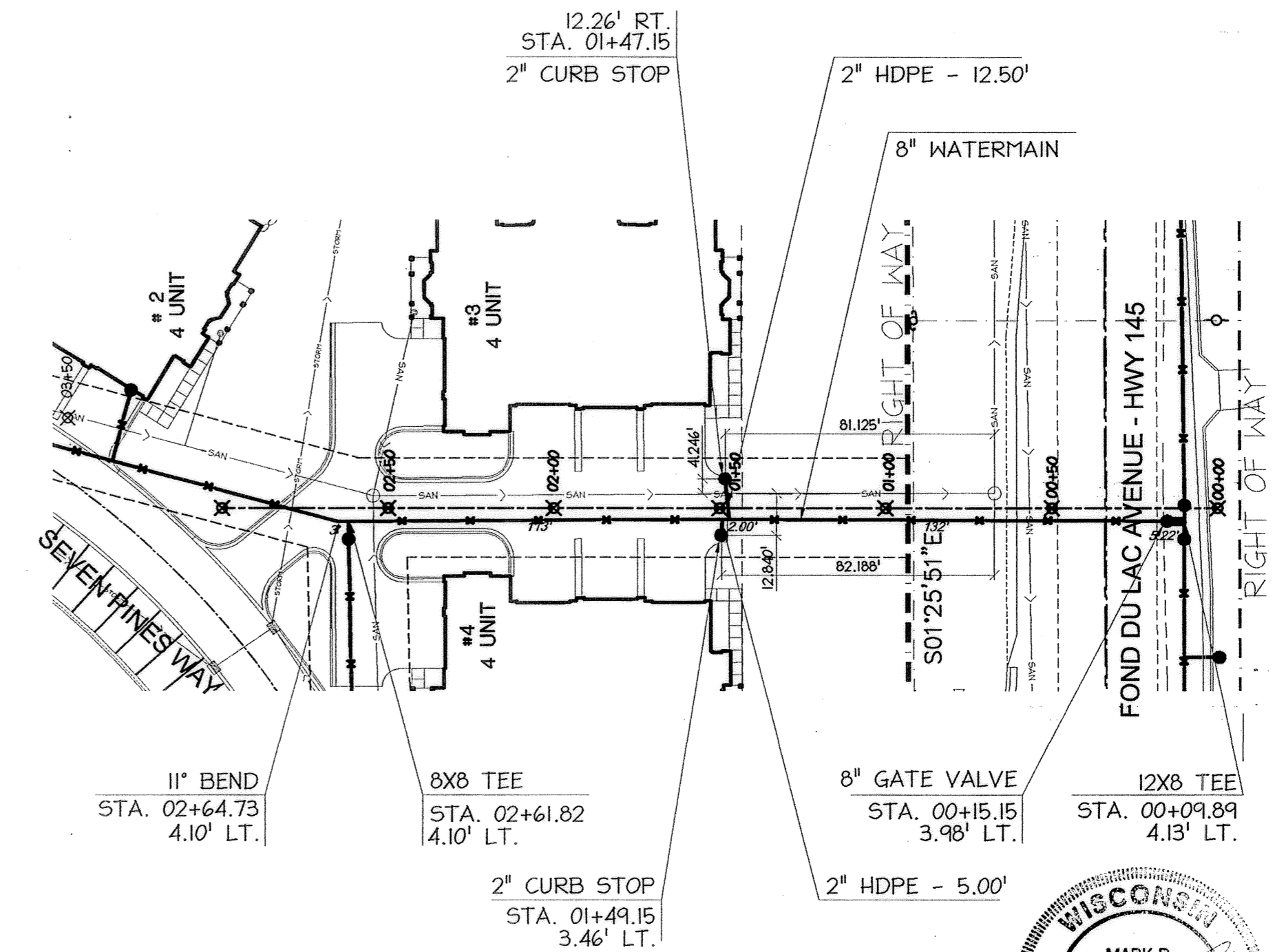
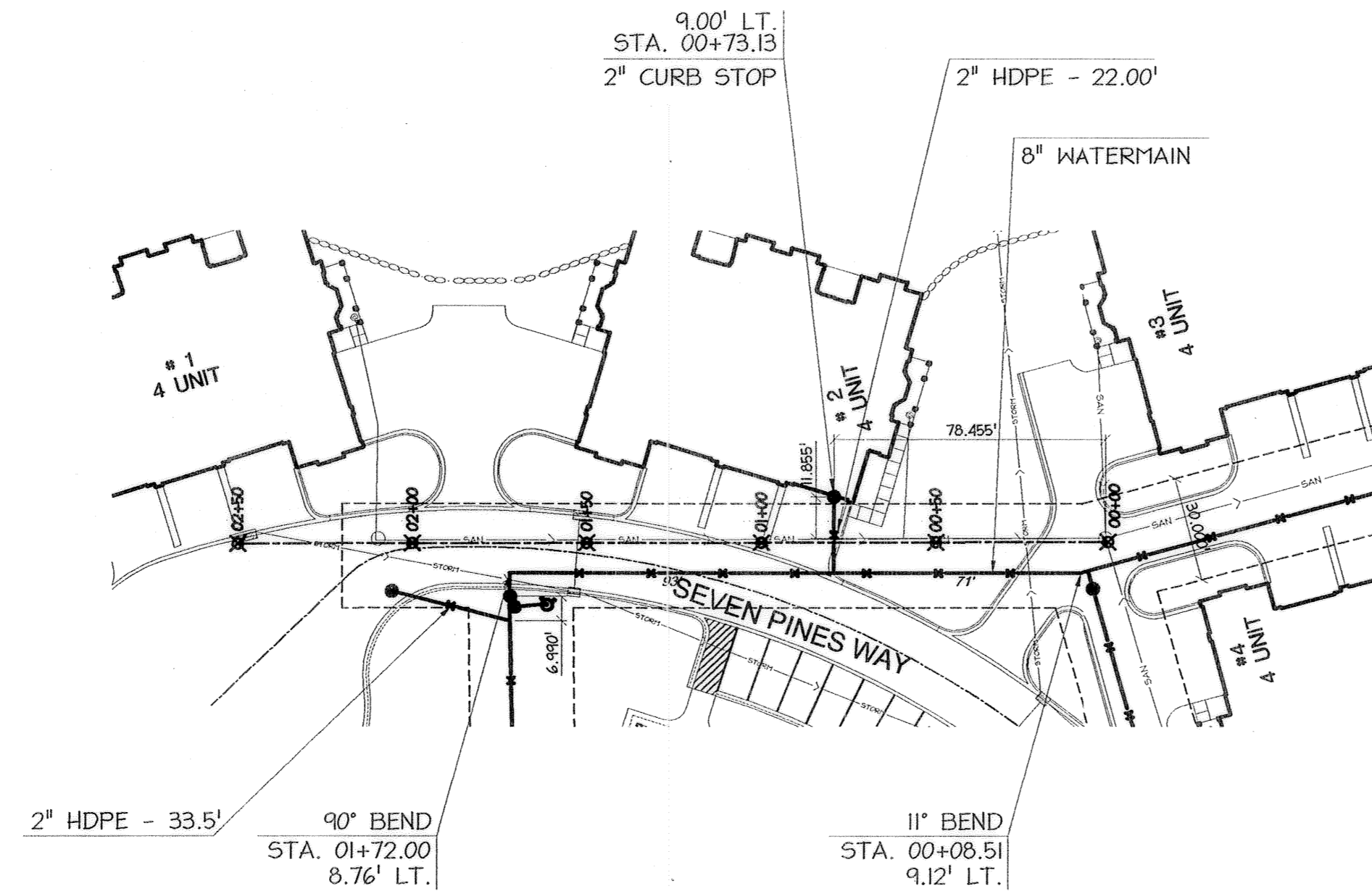
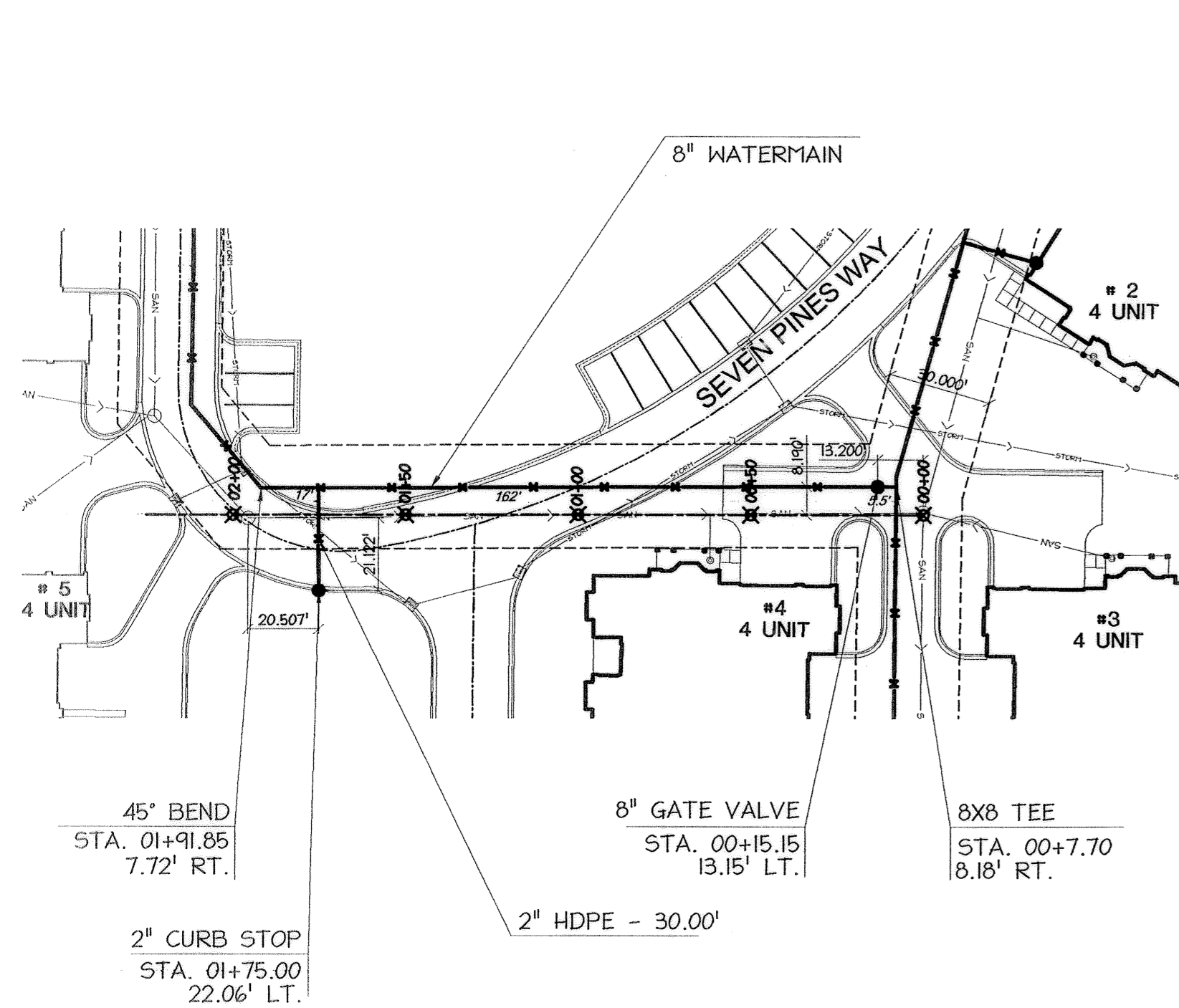
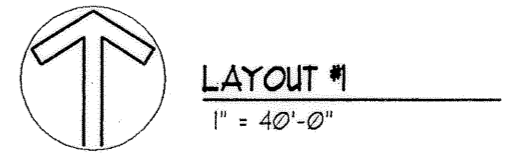
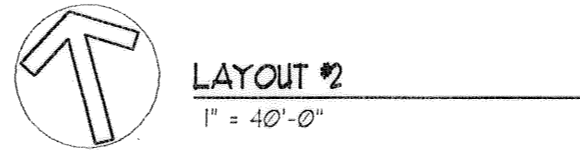
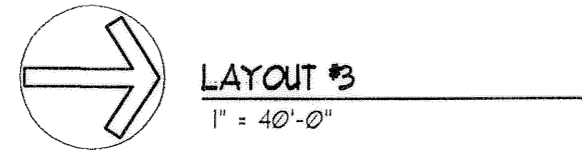
2. Evaluate an alternate connection for feasibility of sanitary depth on Amber Dr. or extend 7 pines collector back to the south.

Water

- Loop the two dead end water connections be made into a loop with the associated valves and hydrants needed. The layout below is not per any plan but a reference only.
- A 4" or 6" lateral was run from the main to the ROW, at the ROW a lateral shut valve was installed from there, a smaller water lateral was run and split with a separate shut off installed on the outside of the building to each livable meter unit.
- Each shut off valve to be surveyed for the Village of Germantown's records.

Access Easements

Maintain access to Crimson as noted on drawing dated 12/16/2025. Plan for a drivable easement with improved stone base to support 80,000lbs.



NOTE: ALL ELEVATIONS BASED ON VILLAGE OF GERMANTOWN DATUM (USGS)

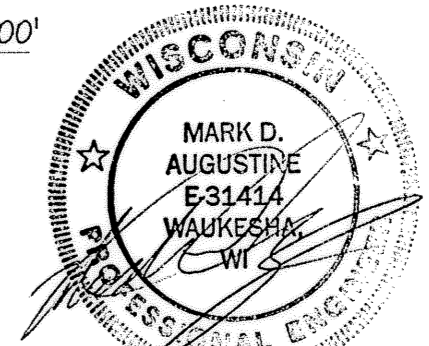
PIPE MATERIALS: PVC-AWWA C900
SIZES: 8"
JOINTS: DUCTILE IRON
FITTINGS: DUCTILE IRON

YEAR INSTALLED: 2004
CONTRACTOR: DF TOMASINI
INSPECTOR: VILLAGE OF GERMANTOWN/ G.A.S.

**WATERMAIN
RECORD DRAWING**

GERMANTOWN, WISCONSIN

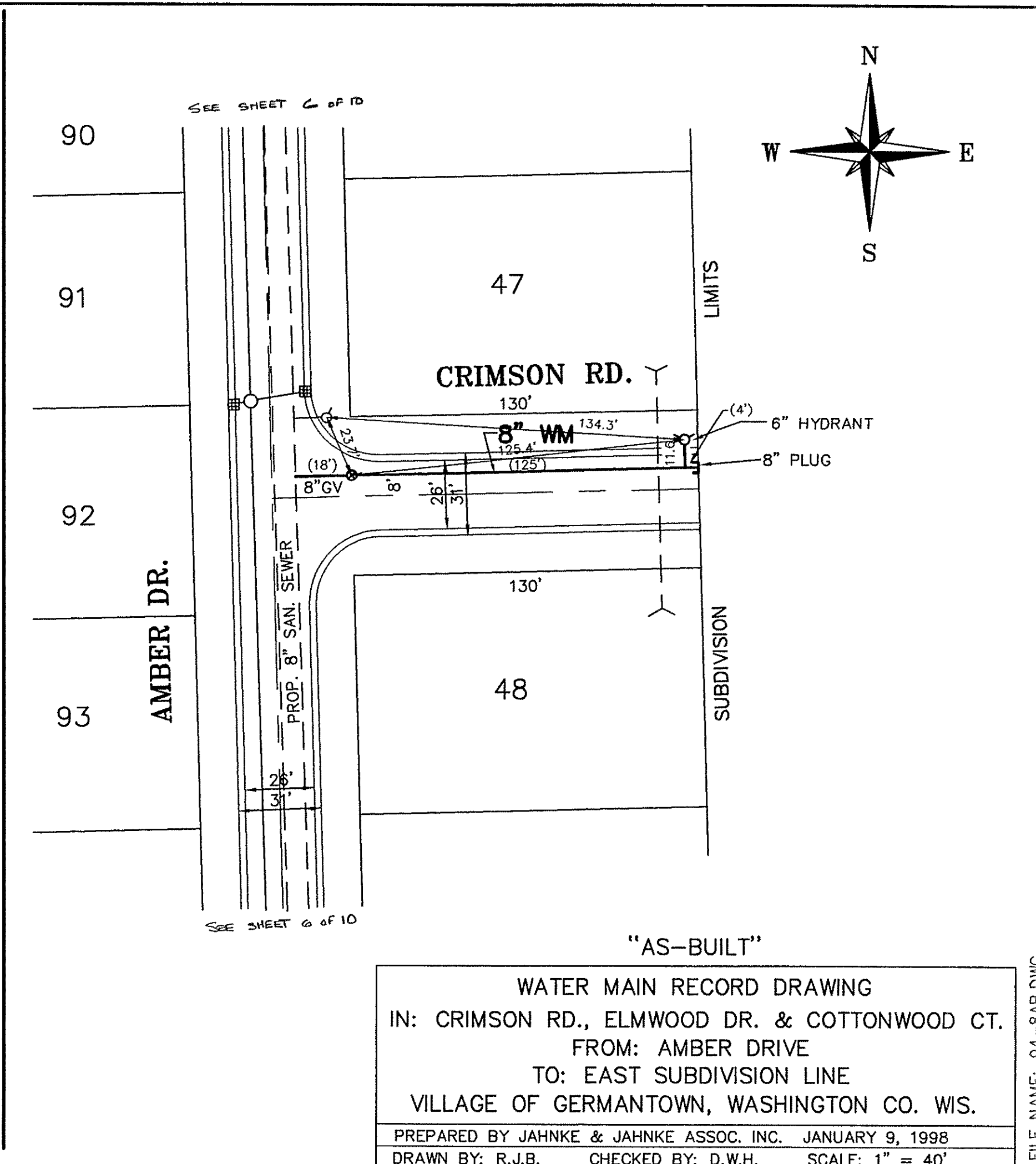
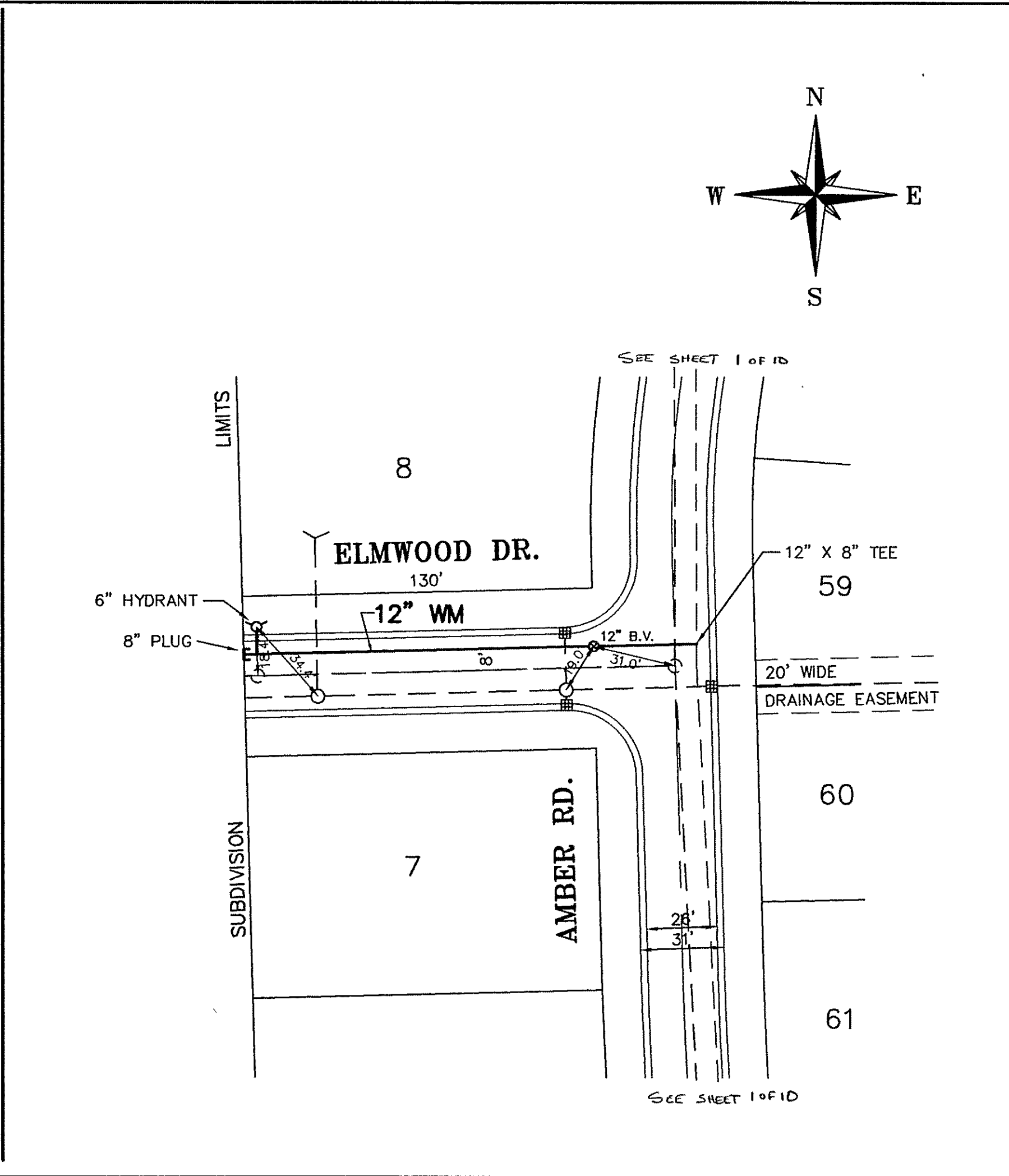
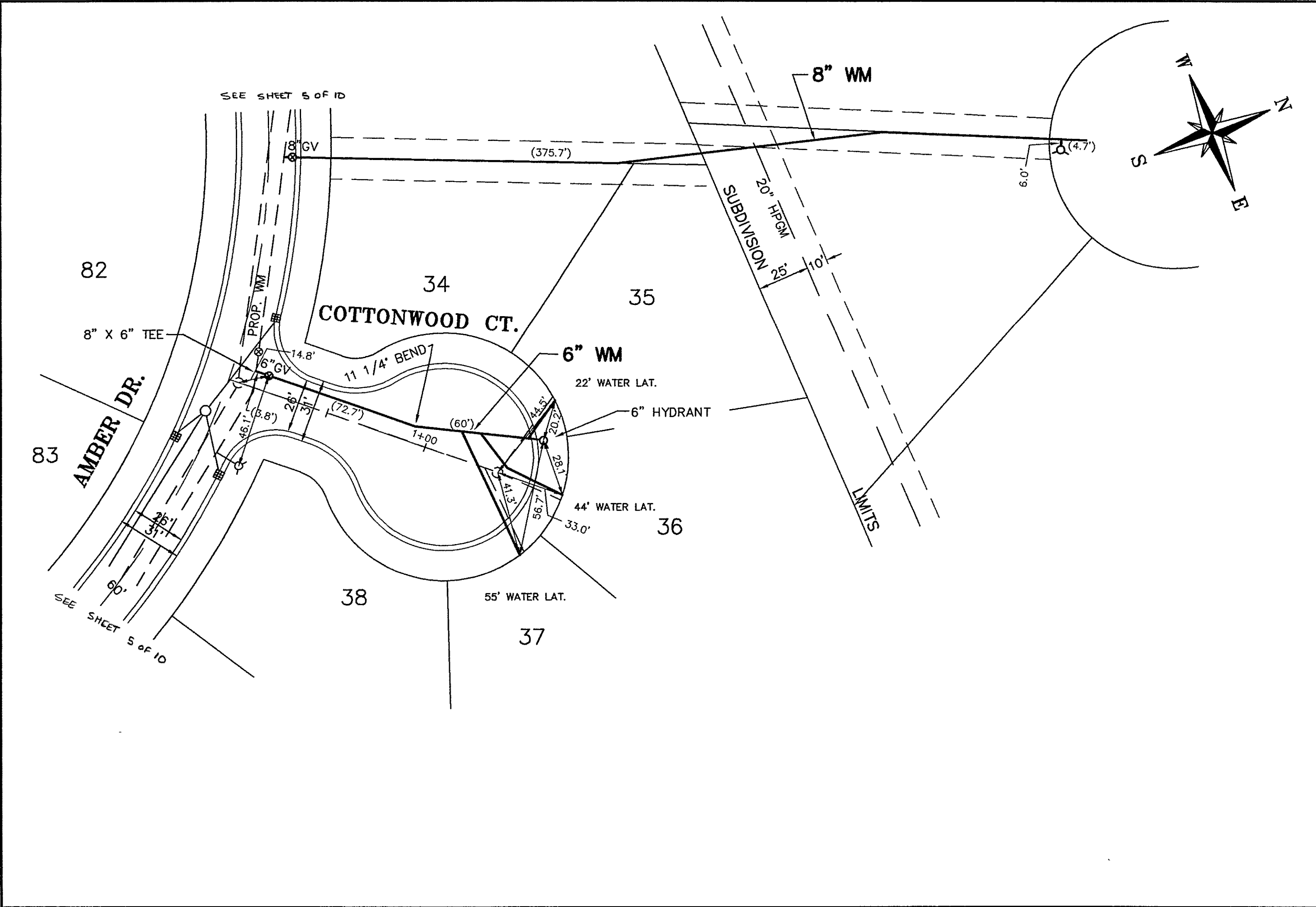
**IN: SEVEN PINES CONDOMINIUMS
FROM: SEE LAYOUTS
TO: SEE LAYOUTS**



22 MAR 05

03.22.05

SHEET 1 OF 2



"AS-BUILT"

WATER MAIN RECORD DRAWING
 IN: CRIMSON RD., ELMWOOD DR. & COTTONWOOD CT.
 FROM: AMBER DRIVE
 TO: EAST SUBDIVISION LINE
 VILLAGE OF GERMANTOWN, WASHINGTON CO. WIS.

PREPARED BY JAHNKE & JAHNKE ASSOC. INC. JANUARY 9, 1998
 DRAWN BY: R.J.B. CHECKED BY: D.W.H. SCALE: 1" = 40'

SEE FILE NO. A96-066
SEE FILE NO. A96-069

MH 21 (A)
RIM-830.59 (249.98)
8"SW-818.31 (237.70)
8"NE-818.39 (237.78)
8"NW-818.81 (238.20)

MH 22 (A)
RIM-829.86 (249.25)
8"NE-819.10 (238.49)
8"SW-818.93 (238.32)

MH 23 (A)
RIM-831.41 (250.80)
8"N-821.15 (240.54)
8"S-821.11 (240.50)

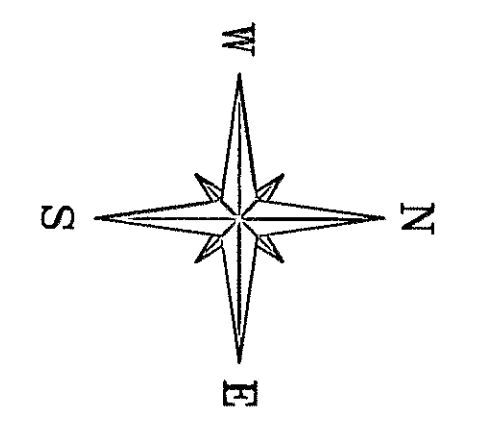
MH 24 (A)
RIM-834.21 (253.60)
8"S-823.62 (243.01)
8"N-823.93 (243.32)
32 L.F. SAN. LAT.
11.0' DEEP

APPROVED IN ACCORDANCE WITH SECTION 9.04 OF MMSD RULES OCT 2 1 1999

MANAGER, ENGINEERING DATE

MMSD PLAN FILE NUMBER: 96-067 GE

DATE PLAN APPROVED BY COMMISSION: SEPT. 27, 1997

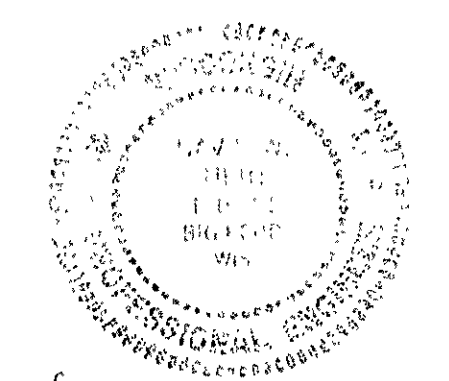


NOTES:
1.) ALL SANITARY SEWER IS PVC PIPE ASTM D-3034, SDR-35
2.) LATERALS ARE 6" PVC PIPE ASTM D-3034, SDR-35
3.) ALL MANHOLES ARE PRECAST CONCRETE

NOTES:
(A) ALL MANHOLES HAVE INTERNAL RUBBER SLEEVE, MANHOLE FRAME TO CHIMNEY SEAL CRETEX CORPORATION.
ELEVATION 836.69 = USGS
ELEVATION 256.08 = MMSD

MH 26 (A)
RIM-843.34 (262.73)
8"S-833.01 (252.40)
8"NW-833.14 (252.53)

SEE FILE NO. A96-068



David W. Hein
9-10-97

SANITARY SEWER AS-BUILT PLAN
IN: AMBER DRIVE
FROM: RIDGEWOOD LANE
TO: 640'± NORTH OF CRIMSON RD.
VILLAGE OF GERMANTOWN, WASHINGTON CO. WIS.

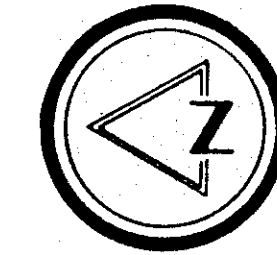
PREPARED BY JAHNKE & JAHNKE ASSOC. INC. AUGUST 28, 1997
DRAWN BY: R.J.B. CHECKED BY: D.W.H.
CONTRACTOR: GLOBE CONTRACTORS, INC.
INSPECTOR: R.A. SMITH
PROJECT NO: 94-8
SCALE: 1"=40'
PAGE: NO.:

SANITARY SEWER AS - BUILT FILE NO. A96-067

A0203

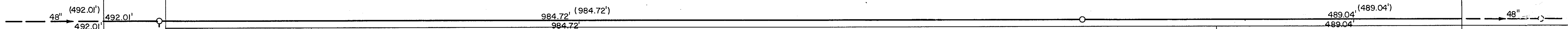
WASHINGTON 129-6

FILE NAME: 94-8AB.DWG



FOND DU LAC AVE. S.T.H. "145"

SEE FILE NO. A 85-416 SEE FILE NO. A 85-414

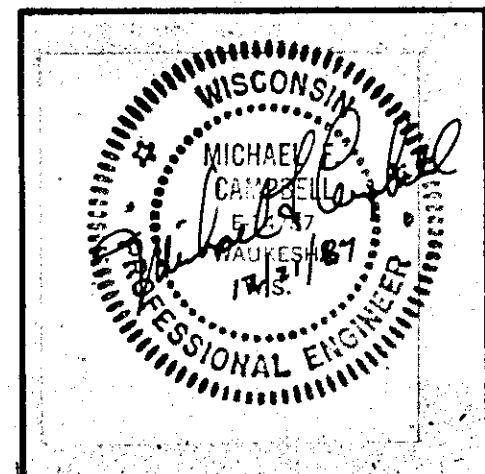


MH 21 (A)
RIM 817.29 (236.69)
48" N 790.78 (210.18)
48" S 790.76 (210.16)
8" W 802.71 (221.11)

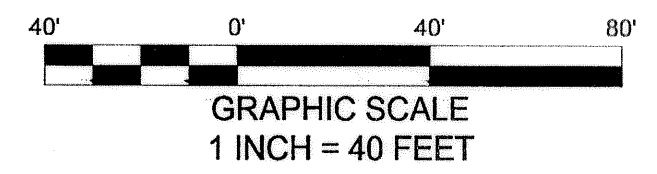
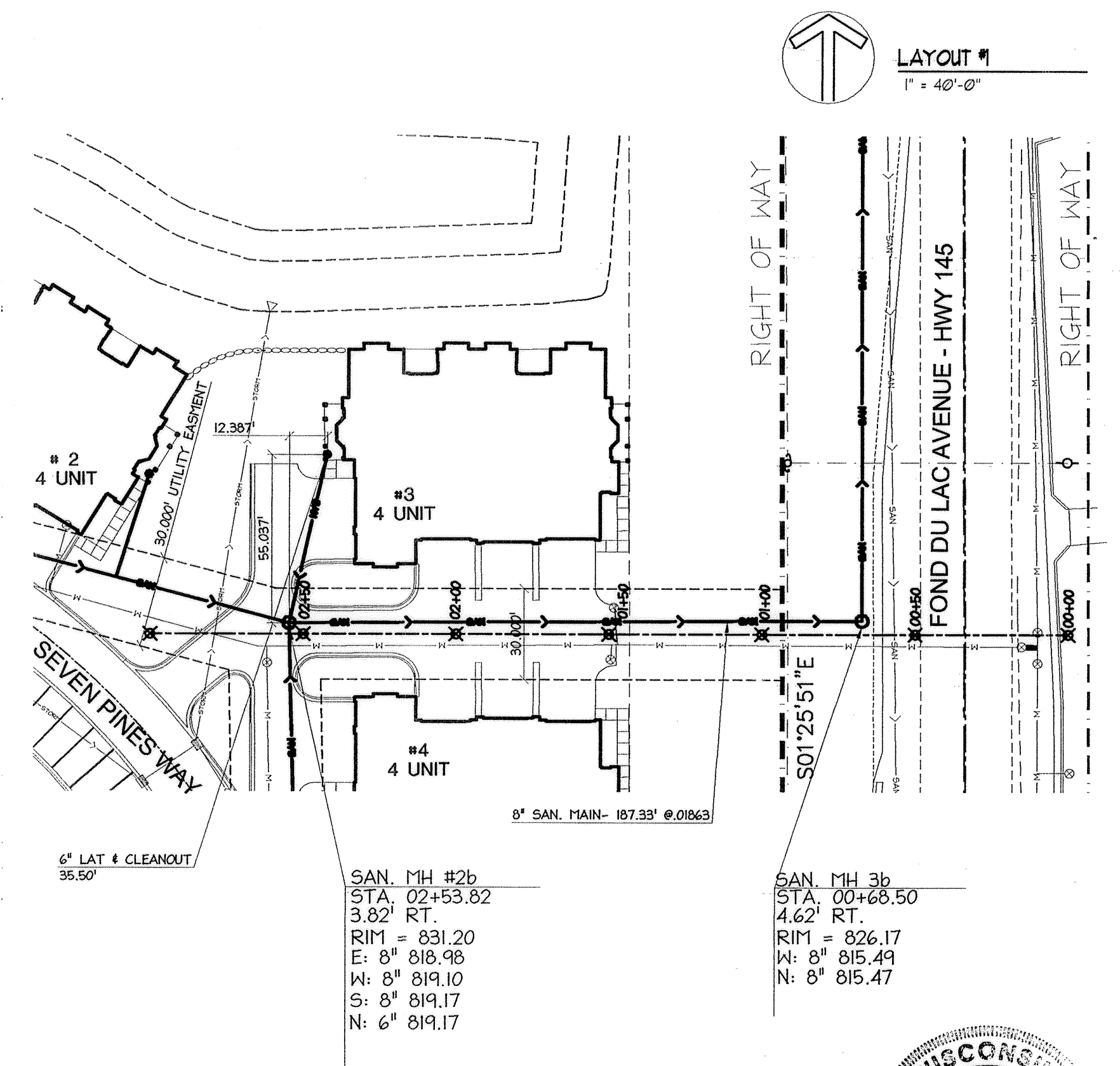
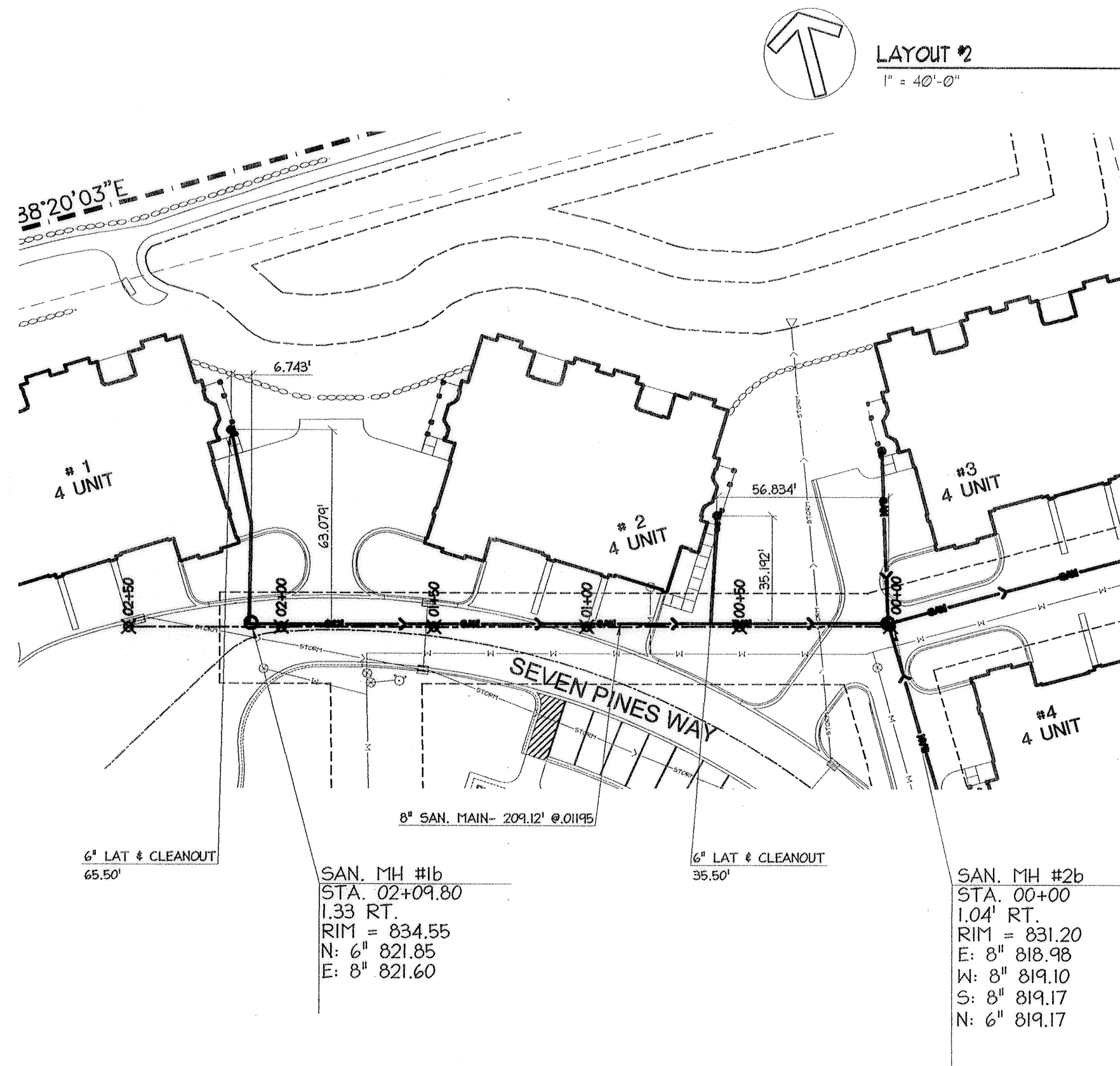
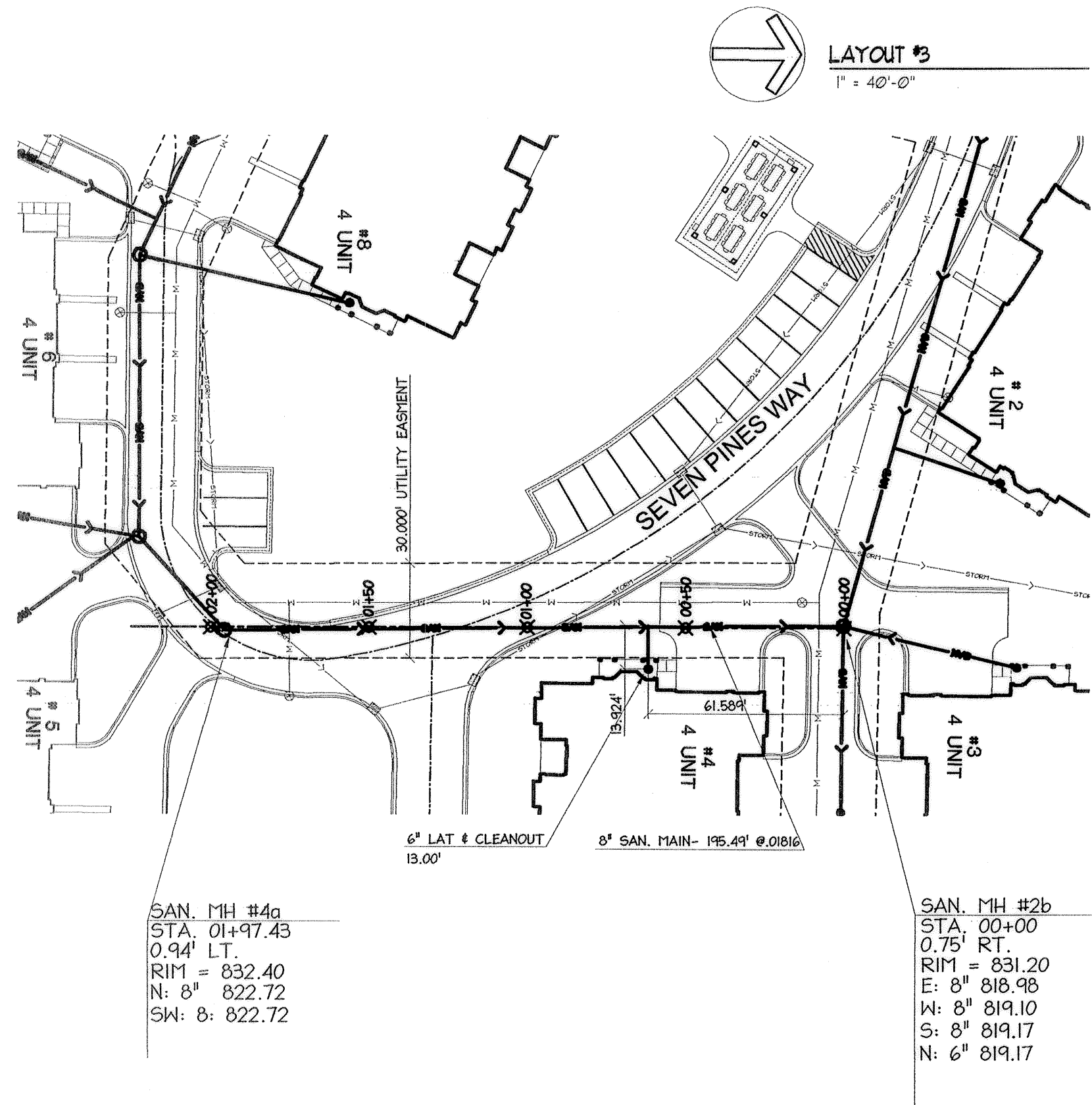
MH 20 (A)
RIM 824.40 (243.80)
48" N 789.95 (209.35)
48" S 789.86 (209.26)

MAIN SEWER 48" CL. IV RCP
(A) INTERNAL RUBBER SLEEVE, MANHOLE FRAME TO CHIMNEY JOINT, CRETEX SPECIALITY PRODUCTS

NOTE:
ALL ELEVATIONS BASED ON USGS DATUM
ELEVATIONS IN () ARE MMSD DATUM



APPROVED IN ACCORDANCE WITH SECTION 9.04 OF MMSD RULES
Wayne St. John JAN 27 1998
MANAGER, ENGINEERING DATE
MMSD PLAN FILE NUMBER 85-415 GE
DATE PLAN APPROVED BY COMMISSION 12/19/85
VILLAGE OF GERMANTOWN SANITARY SEWER AS-BUILT
IN: , FOND DU LAC AVE. S.T.H. "145"
FROM: 1265' N. OF COUNTY LINE RD. C.T.H. "Q"
TO: 2715' N. OF COUNTY LINE RD. C.T.H. "Q"
CONTRACTOR SUPER EXCAVATORS, INC.
DR. BY NP CHK. BY SCALE 1"=50'
FILE NO. A 85-415 **A0829**



NOTE: ALL ELEVATIONS BASED ON VILLAGE OF GERMANTOWN DATUM (USGS)

PIPE MATERIAL: PSM SDR35- ASTM D3034
SIZES: 6", 8"
JOINTS: RUBBER GASKETS
MANHOLES: 48" DIA.

YEAR INSTALLED: 2004
CONTRACTOR: DF TOMASINI
INSPECTOR: VILLAGE OF GERMANTOWN/ G.A.S.

SANITARY RECORD DRAWING
GERMANTOWN, WISCONSIN
IN: SEVEN PINES CONDOMINIUMS
FROM: SEE LAYOUTS
TO: SEE LAYOUTS



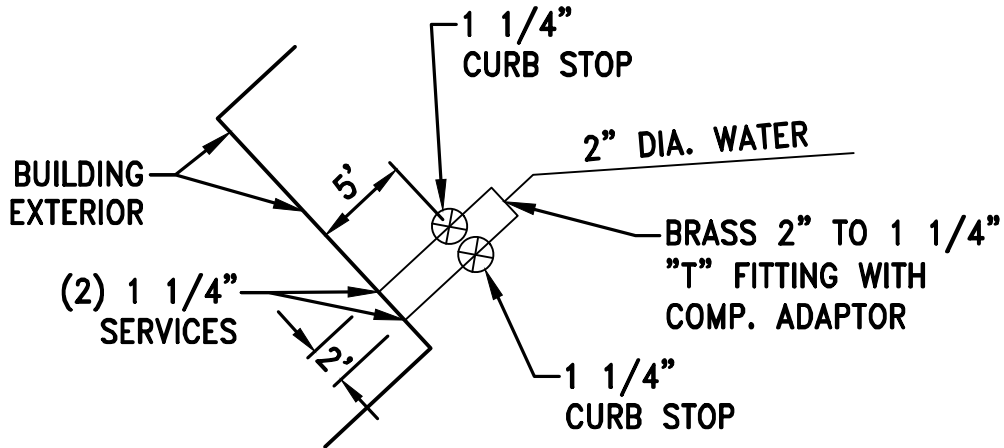
22 MAR 05

03.22.05

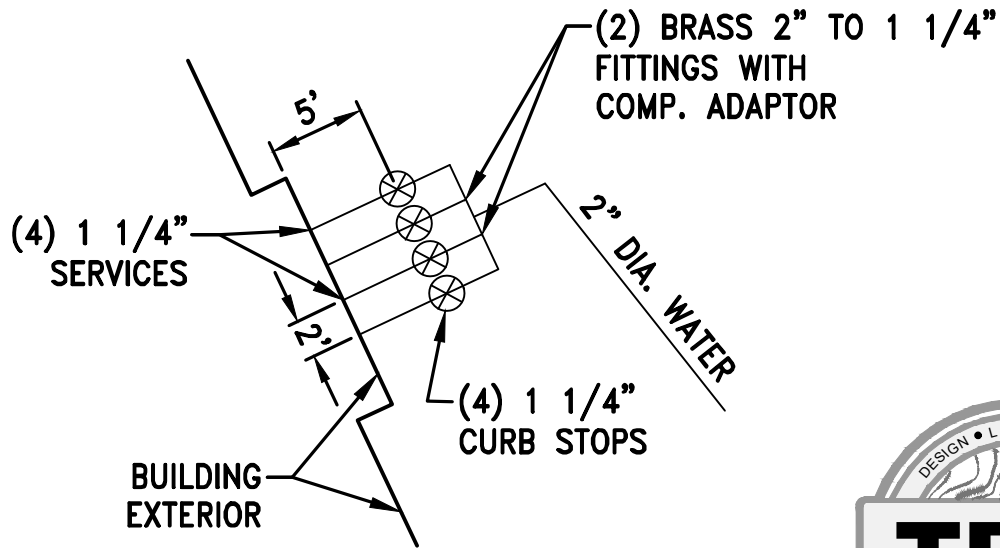
SHEET 1 OF 2

EXHIBIT

SCHEMATIC DETAIL OF CONDO WATER SERVICES



2 UNIT CONDO

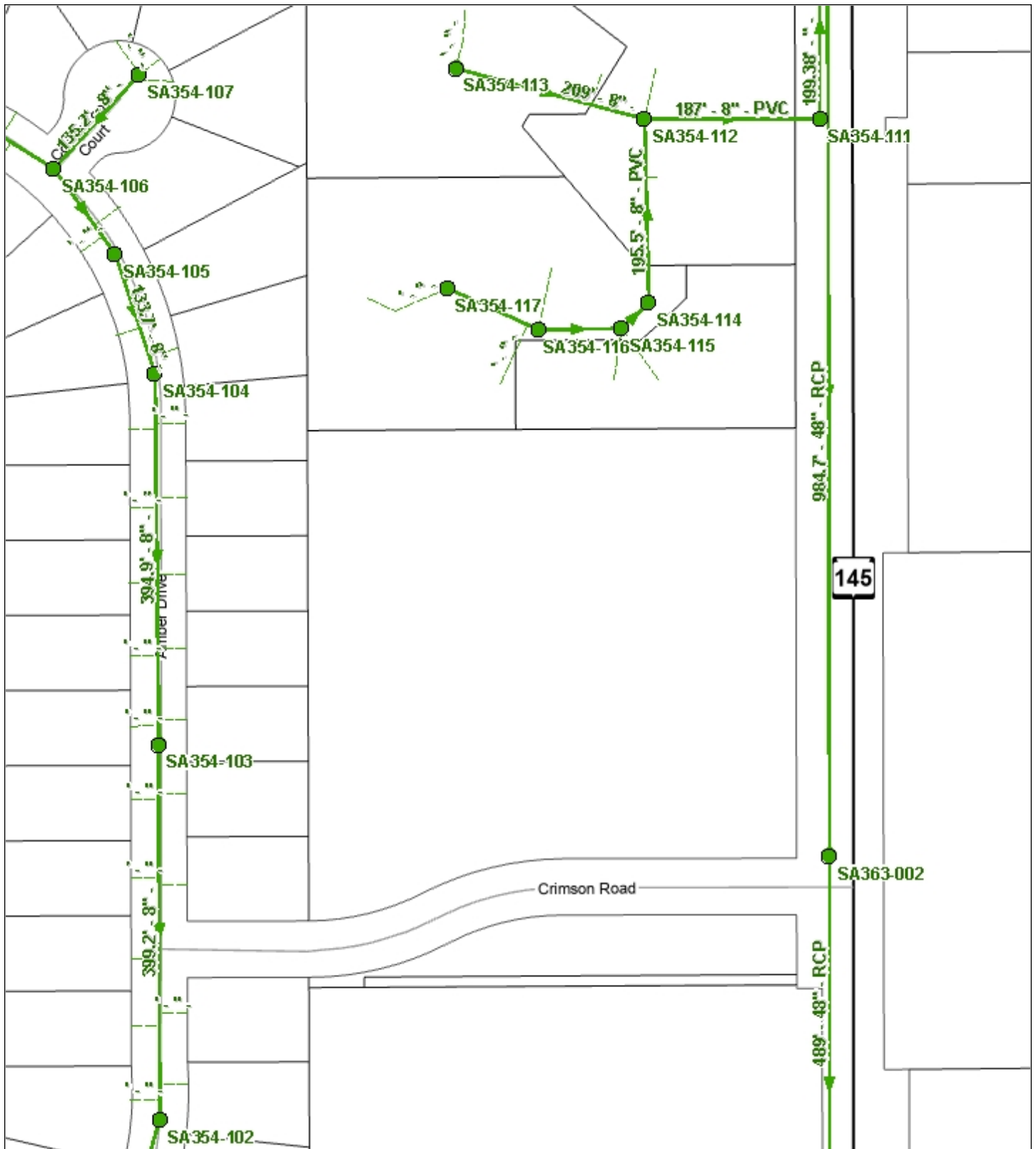


4 UNIT CONDO



**4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481

DATE: 8/27/2020



Village of Germantown GIS
Sanitary



Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700

DISCLAIMER:

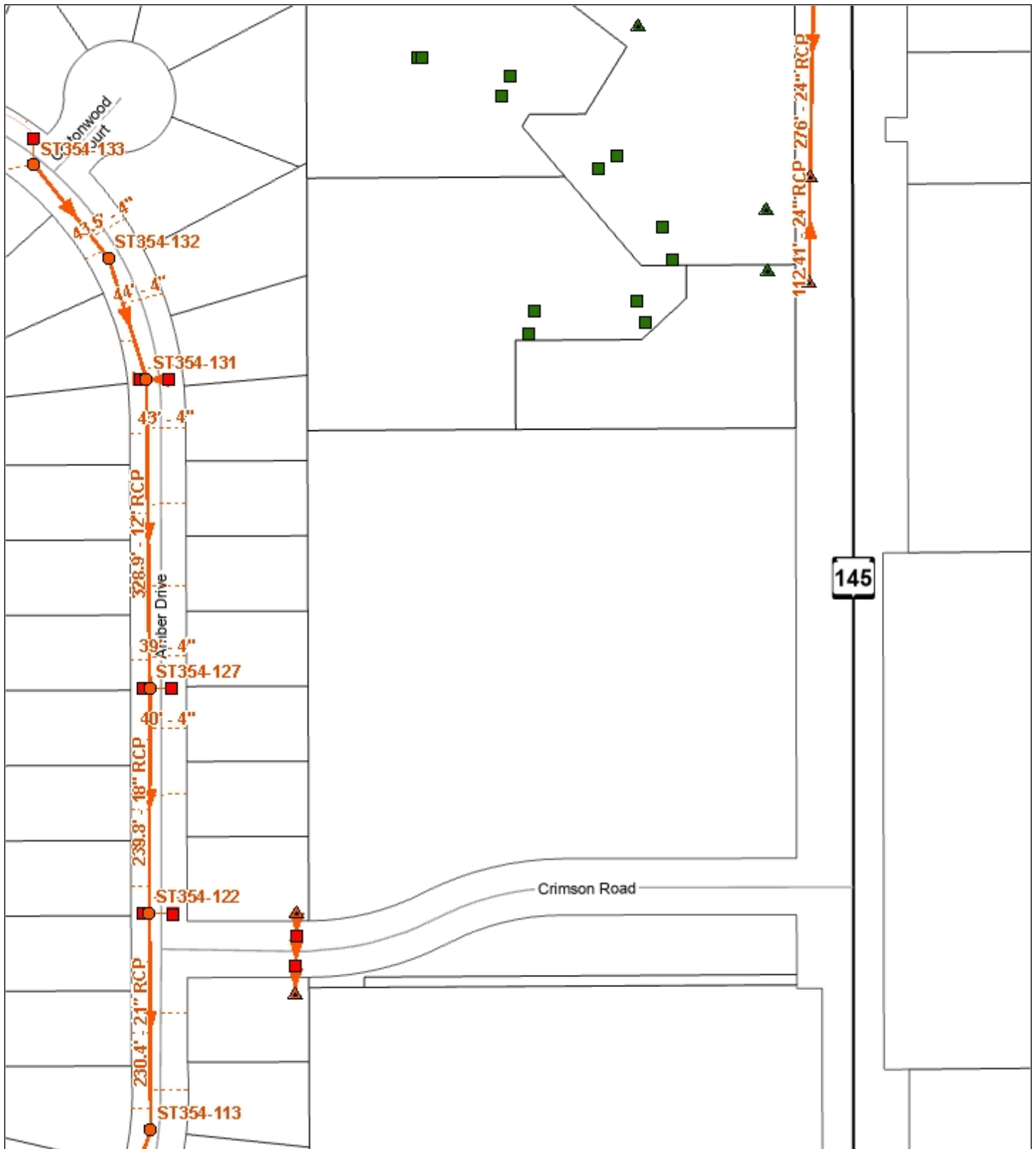
This map is not a survey of the actual boundary of any property this map depicts.

The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 200'

Print Date: 1/6/2026



Village of Germantown GIS
Storm

DISCLAIMER:

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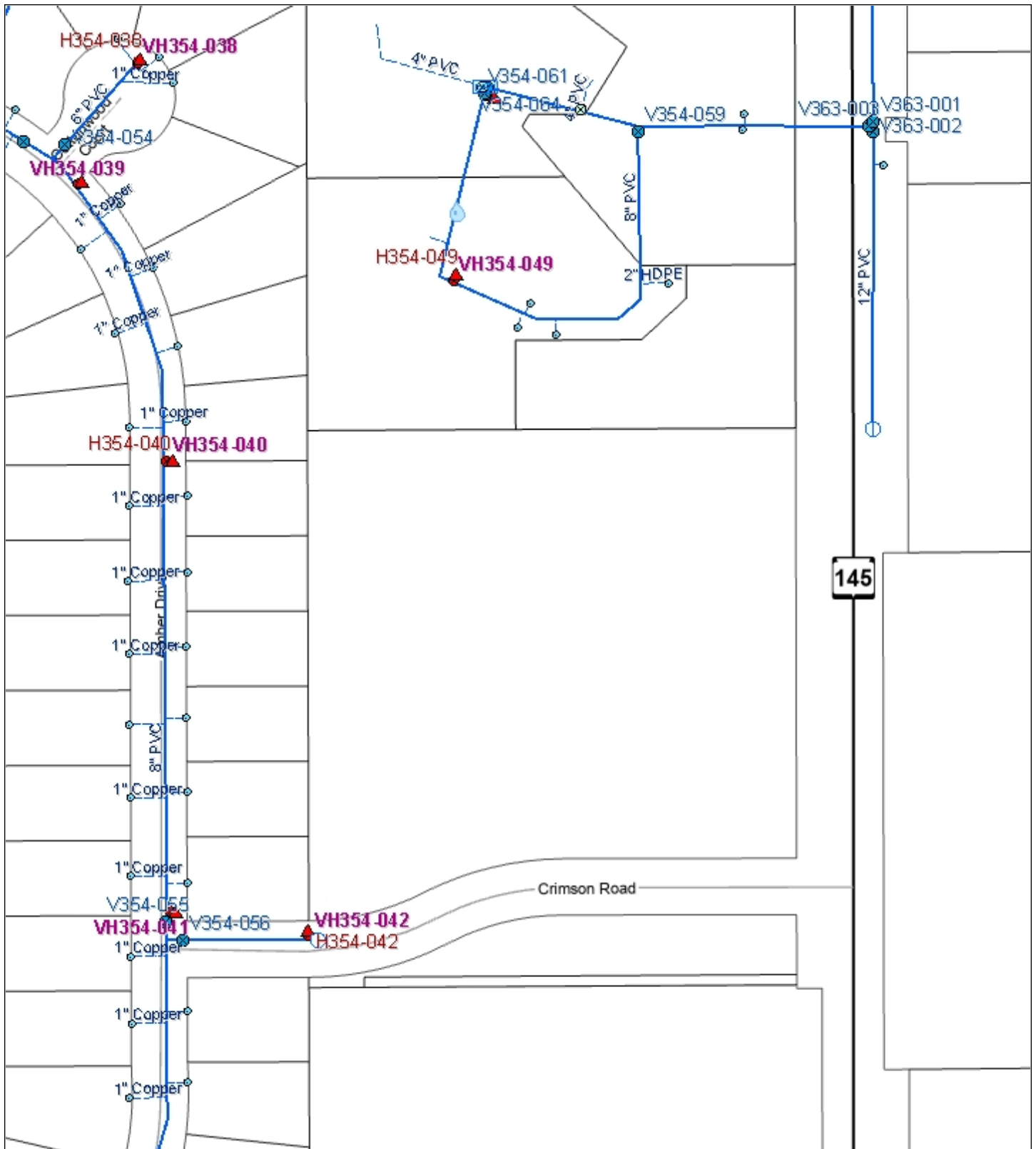


Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700



SCALE: 1 = 200'

Print Date: 1/6/2026



Village of Germantown GIS
Water



Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700

DISCLAIMER:

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SCALE: 1 = 200'

Print Date: 1/6/2026

CONDITIONAL USE PERMIT (CUP)

02/09/26 Plan Commission Meeting

Bradley Jansen / Rao Farms, LLC

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Bradley Jansen, Agent and Prospective Owner for Rao Farms, LLC, Property Owner. Application to amend/transfer Conditional Use Permit No. 6-12 for the "Operation of a Commercial Stable and Horse Boarding Facility" pursuant to Section 17.13(2)(jj) of the Village Zoning Code from property located at N136W21238-21342 Bonniwell Road.

Property Location: N136W21238-21342 Bonniwell Road

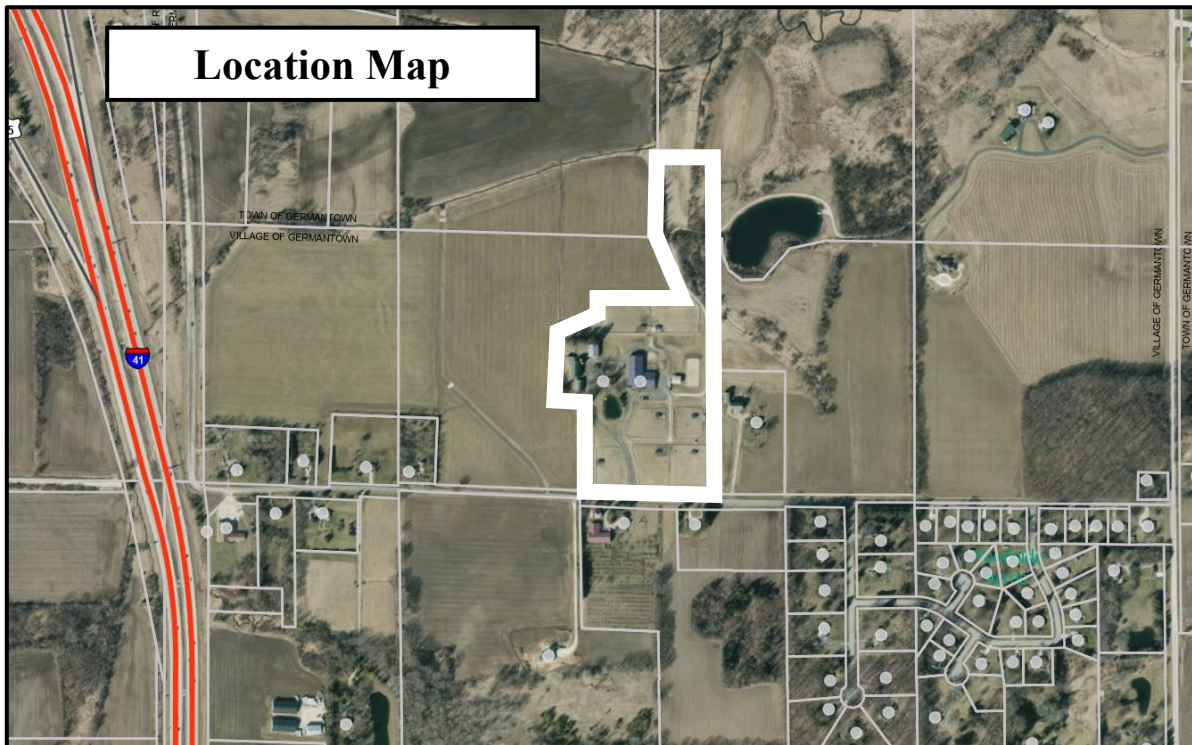
**Applicant/
Owner:**

Bradley Jansen
W209N11271 Schiller Dr
Germantown, WI 53022

Rao Farms, LLC
W204N13781 Goldendale Dr
Richfield, WI 53076

Zoning: A-2: Agricultural District

Adjacent Land Uses		Zoning
North	Agricultural	A-2
South	Agricultural/Residential	A-2/Rs-2
East	Agricultural/Residential	A-2/Rs-1
West	Agricultural	A-2



Background/Proposal

Bradley Jansen, Agent and Prospective Owner for Rao Farms, LLC, Property Owner. Application to amend/transfer Conditional Use Permit No. 6-12 for the "Operation of a Commercial Stable and Horse Boarding Facility" pursuant to Section 17.13(2)(jj) of the Village Zoning Code from property located at N136W21238-21342 Bonniwell Road.

In September 2012, the Village granted a Conditional Use Permit (CUP No. 6-12) to Rao Farms, LLC to operate a commercial stable and horse boarding facility at the subject location. The stables have been in operation since, but at this time Rao Farms (existing owner) is transferring ownership to Bradley Jansen (applicant). Under the original CUP No. 6-12 (attached), a condition was included that reads as follows:

"This conditional use permit shall be non-transferable. In the event there is a change in the owner/operator of the operation receiving this CUP, this CUP shall become null and void. A new CUP shall be required in order for a new owner/operator to commence operation of a commercial stable from this property."

Given the above language, the applicant has applied for a new Conditional Use Permit in order to effectively transfer the CUP to him. At the same time, the applicant is proposing an amendment to the existing operation to increase the total number of horses (not owned by the property owner) allowed to be kept on site at any one time to 18 horses. The original CUP specified a maximum of 12 horses. According to the application materials, all other aspects of the existing operation will remain the same upon transfer to the new owner.

Conditional Use Permit (CUP)

This project proposes an amendment/transfer of an existing Conditional Use Permit (CUP No. 6-12). The details of what is requested under the application are listed below:

- Conditional Use Permit in A-2: Agricultural District
 - Transfer CUP No. 6-12 that allowed the "Operation of a Commercial Stable and Horse Boarding Facility" at subject location to the new owner.
 - Amend CUP No. 6-12 to increase the total number of horses allowed to be kept on site at any one time that are not owned by the property owner from 12 horses to 18 horses.
 - Other aspects of existing operations to remain the same:
 - Hours of Operation: Monday to Sunday 7:00AM – 7:00PM.
 - Professional trainer provides training and riding lessons on site and takes care of the animals.
 - Approximately 4-5 patrons visit daily 1-2 hours at a time.
 - No retail sales or special events from the facility.

Staff Comments**Community Development: Planning and Zoning**

The zoning for the site is A-2: Agricultural District, which allows the operation of a commercial stable and horse boarding facility with a Conditional Use Permit. Given that this CUP application is for the purpose of transferring ownership to a new owner, and the only modification proposed is an increase in total number of horses allowed (12 to 18), staff does not have concerns with the proposal.

Additionally, the subject property is 20 acres in size, and the applicant advises that the existing facility was originally designed to comfortably maintain 19 horses. For comparison, Diamante Stables, which is located at the northwest corner of Freistadt Road and Mary Buth Lane, operates a commercial stable and boarding facility on approximately 20 acres and typically maintains 15 horses (20 maximum) per Village record.

VILLAGE STAFF RECOMMENDATION

APPROVE an amendment/transfer of Conditional Use Permit No. 6-12 allowing the operation of a commercial stable and horse boarding facility at N136W21238-21342 Bonniwell Road, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application documents received January 5, 2026. Days and hours of operation shall be limited to those specified in the CUP documents submitted to the Village.
2. The total number of horses allowed to be kept on site at any one time that are not owned by the property owner shall not exceed eighteen (18). Hours of operation shall be Monday to Sunday 7:00AM – 7:00PM.
3. All manure shall be disposed of in a manner that does not create a nuisance affecting adjacent and/or nearby property owners. The spreading of manure on site or on adjacent land shall be in accordance with accepted practices and all applicable DNR regulations.
4. The owner/operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
5. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the Conditional Use Permit (CUP) may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.

-
6. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
 7. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
 8. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).
 9. This Conditional Use Permit (CUP) shall be non-transferable. In the event there is a change in the owner/operator of the commercial stable and horse boarding facility for which this CUP was issued, this CUP shall become null and void. If a new owner/operator wants to operate a commercial stable and horse boarding facility, a new CUP would have to be obtained pursuant to Sections 17.13 and 17.42 of the Zoning Code to operate said business from this property.



Fee must accompany application.

X \$1680 CUP Review Fee
 Paid On: 1/5/26 check/CC 903

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1

APPLICANT/AGENT

Bradley Jansen
 W209N11271 Schiller Dr
 Germantown, WI 53022
 618-579-9689
 bradley.jjansen@pwc.com

PROPERTY OWNER: (prospective owner)

Bradley Jansen
 W209N11271 Schiller Dr
 Germantown, WI 53022
 618-579-9689
 bradley.jjansen@pwc.com

2

TO WHOM SHOULD THE PERMIT BE ISSUED?

Bradley Jansen - Agent

3

PROPERTY ADDRESS

TAX KEY NUMBER

N136W21238-N136W21242 Bonniwell Rd, Richfield WI 53076	GTNV_ 064991 GTNV_ 064993
--	---------------------------

4

DESCRIPTION OF EXISTING OPERATION

Rao Farms, LLC (current owners of the 59.44 acre horse facility) operates a commercial stable (under previously approved CUP #6-12). The facility consists of a horse boarding facility comprised of an indoor riding arena (73' x 150') and stable with twelve (12) horse stalls, an outdoor riding arena (70' x 125'), seven (7) outdoor paddocks, and a concrete manure enclosure. The facility is designed to comfortably maintain 19 horses.

The existing operation includes boarding, training and riding lessons. A professional trainer provides training sessions and riding lessons and also maintains the animals. Typically, 4-5 patrons per day, visit the operations for 1-2 hours at a time.



5

DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

17.12 (2) dd) Commercial stables and riding academies.

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Ownership of the property is changing and the Agent of the prospective owner is applying to continue the existing operation (which operates under the non-transferrable CUP (#6-12)). The agent, is applying to continue to operate a commercial stable on the property. A professional trainer will provide training sessions and riding lessons and will be on-site for taking care of the animals (18 horses maximum) Monday to Sunday for approximately 2-10 hours per day. Access to the facility by the patrons would be by appointment, Monday to Sunday - 7:00AM to 7:00PM, when the trainer is present.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Please submit a separate WORD Document with this information.

Placed on the attached CSM, Lot 2 and Outlot 1 (59.44 Acres in total) are being sold to prospective owner

SUPPORTING DOCUMENTATION:

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- CSM

READ AND INITIAL THE FOLLOWING:

X
_____ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long-range goals of the Village.

X
_____ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

X
_____ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

9

SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER

Applicant Date

Prospective Owner Date

Lisa Budish

LISA BUDISH
 WASHINGTON COUNTY
 REGISTER OF DEEDS

Fee: \$30.00

Fee Exempt: 2R

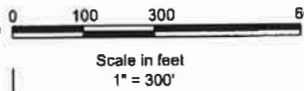
Return via EMAIL

Pages: 6

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E. unplatted lands



(r.a.) - means "recorded as"

P.O.B. - means "Point of Beginning".

○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

● - indicates 1.3"od iron pipe found unless noted.

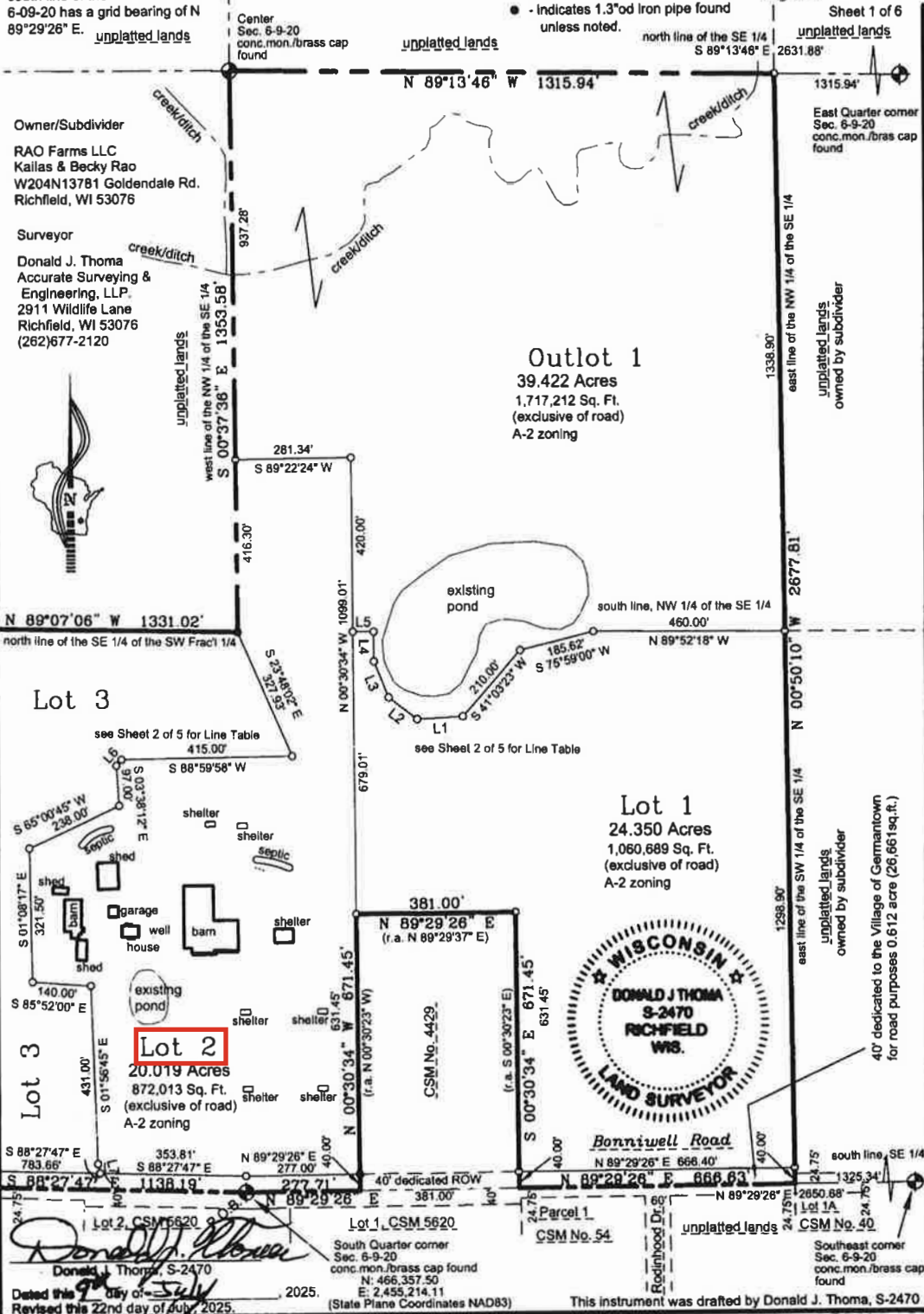
Sheet 1 of 6

Owner/Subdivider
 RAO Farms LLC
 Kailas & Becky Rao
 W204N13781 Goldendate Rd.
 Richfield, WI 53076

Surveyor
 Donald J. Thoma
 Accurate Surveying & Engineering, LLP.
 2911 Wildlife Lane
 Richfield, WI 53076
 (262)677-2120



Outlot 1
 39.422 Acres
 1,717,212 Sq. Ft.
 (exclusive of road)
 A-2 zoning



Donald J. Thoma
 Donald J. Thoma, S-2470
 Dated this 27 day of July, 2025.
 Revised this 22nd day of July, 2025.

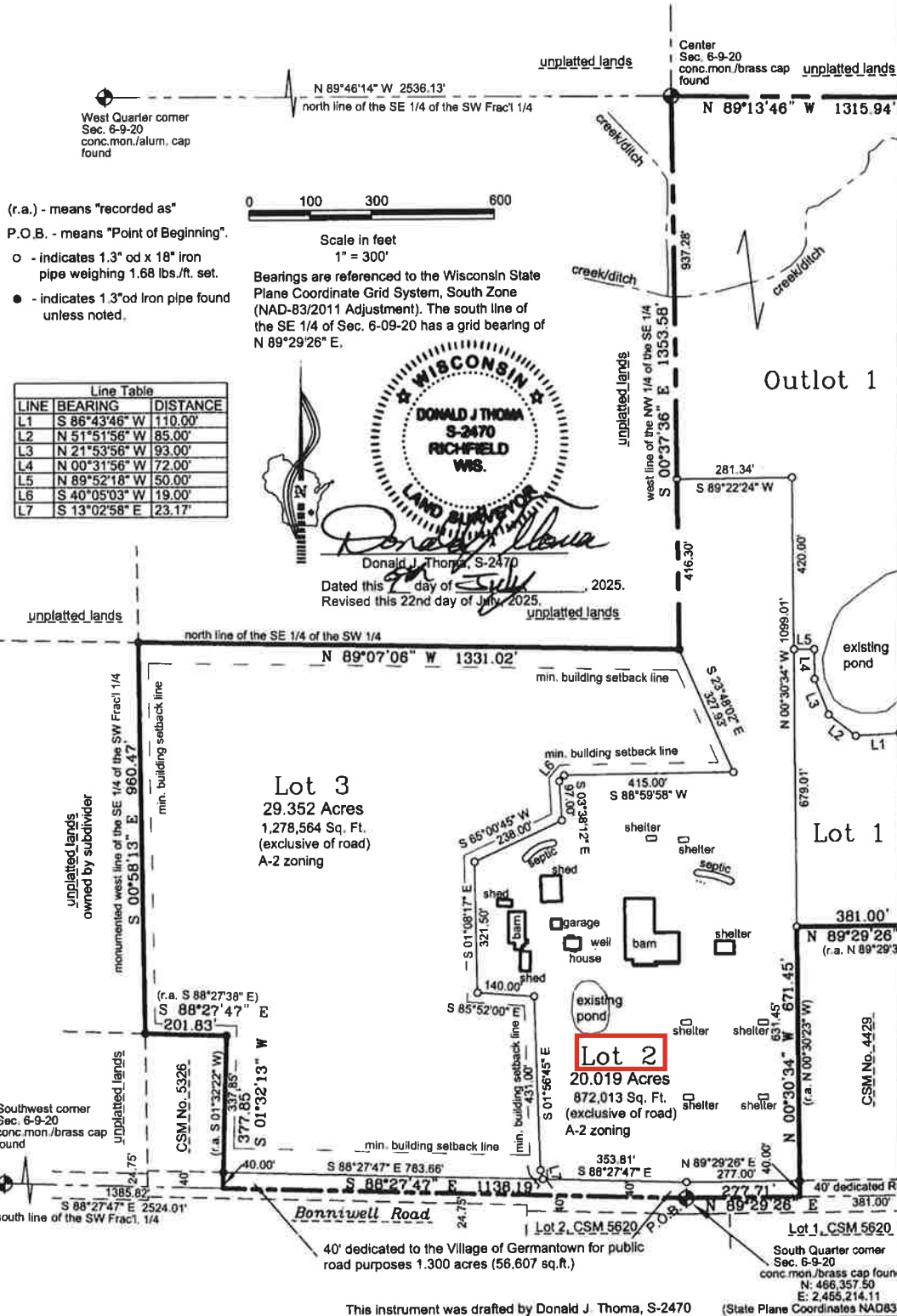
South Quarter corner
 Sec. 6-9-20
 conc.mon./brass cap found
 N: 466,357.50
 E: 2,455,214.11
 (State Plane Coordinates NAD83)

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map


Sheet 2 of 6

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



(r.a.) - means "recorded as"
 P.O.B. - means "Point of Beginning".
 ○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
 ● - indicates 1.3" od iron pipe found unless noted.

LINE	BEARING	DISTANCE
L1	S 86°43'46" W	110.00'
L2	N 51°51'56" W	85.00'
L3	N 21°53'56" W	93.00'
L4	N 00°31'56" W	72.00'
L5	N 89°52'18" W	50.00'
L6	S 40°05'03" W	19.00'
L7	S 13°02'58" E	23.17'


 DONALD J. THOMA
 S-2470
 RICHFIELD
 WIS.
 LAND SURVEYOR
Donald J. Thoma
 Donald J. Thoma, S-2470
 Dated this 22 day of July, 2025.
 Revised this 22nd day of July, 2025.

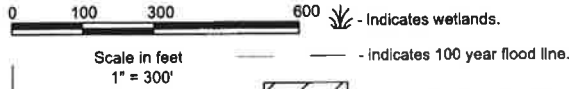
This instrument was drafted by Donald J. Thoma, S-2470 (State Plane Coordinates NAD83)

Washington County Certified Survey Map

Sheet 3 of 6

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E.



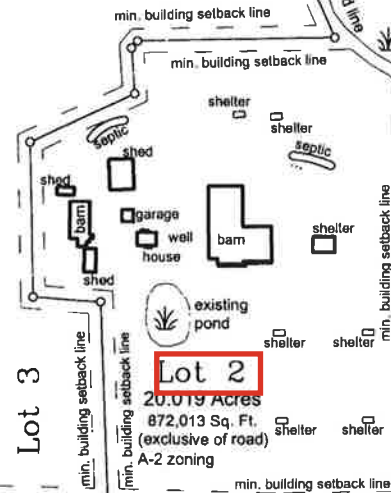
A-2 zoning (subject to change)
Front - 60'
Side - 25'
Rear - 50'
Westlands - 25'

Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.

The wetland line, 100 year flood line, floodway and the creek/ditch lines have been traced from the Washington County Website.

N 89°07'06" W 1331.02'

Lot 3



Lot 2
20.019 Acres
872,013 Sq. Ft.
(exclusive of road)
A-2 zoning

N 89°29'26" E
(r.a. N 89°29'37" E)
381.00'
N 00°30'34" W
(r.a. N 00°30'23" W)
671.45'
CSM No. 4429
(r.a. S 00°30'23" E)
671.45'

Lot 1
24.350 Acres
1,050,689 Sq. Ft.
(exclusive of road)
A-2 zoning



S 88°27'47" E 1138.18' 277.71' 40' dedicated ROW 381.00' N 89°29'26" E 666.63' 1325.34' N 89°29'26" E 2650.68'

Parcel 1 CSM No. 54
Lot 1, CSM 5620
South Quarter corner Sec. 6-9-20 conc. mon./brass cap found N: 466,357.50 E: 2,455,214.11 (State Plane Coordinates NAD83)
Parcel 1 CSM No. 40
Southeast corner Sec. 6-9-20 conc. mon./brass cap found
This instrument was drafted by Donald J. Thoma, S-2470
Donald J. Thoma, S-2470
Dated this 9th day of July, 2025
Revised this 22nd day of July, 2025

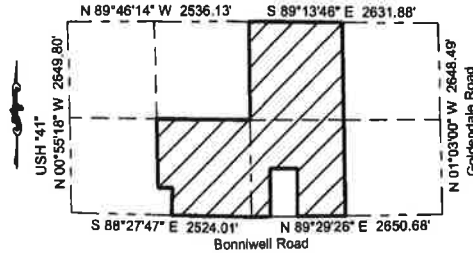
Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

SE 1/4 & SW 1/4 Section 6-9-20

Scale: 1" = 2000'



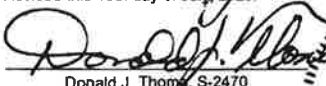
Surveyor's Certificate:


I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Kailas & Becky Rao, I have surveyed, divided, mapped and dedicated the land shown and described hereon, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the South Quarter corner of said Section 6, marked by a concrete monument with a brass cap found; thence N 89°29'26" E, along the south line of said SE 1/4, 277.71 feet, to the southwest corner of Certified Survey Map No. 4429 as recorded in the Washington County Registry in Volume 29 of Certified Survey Maps on pages 235-237 as Document No. 683821; thence N 00°30'34" W, along the west line of said Certified Survey Map No. 4429, 671.45 feet; thence N 89°29'26" E, along the north line of said Certified Survey Map No. 4429, 381.00 feet; thence S 00°30'34" E, along the east line of said Certified Survey Map No. 4429, 671.45 feet, to the intersection of said south line of the SE 1/4; thence N 89°29'26" E, along said south line of the SE 1/4, 666.63 feet, to the east line of said SW 1/4 of the SE 1/4; thence N 00°50'10" W, along said east line of the SW 1/4 of the SE 1/4 and along the east line of said NW 1/4 of the SE 1/4, 2677.81 feet; thence N 89°13'46" W, along the north line of said SE 1/4, 1315.94 feet, to the Center of said Section 6, marked by a concrete monument with a brass cap found; thence S 00°37'36" E, along the west line of said SE 1/4, 1353.58 feet; thence N 89°07'06" W, along the north line of said SE 1/4 of the SW Fractional 1/4, 1331.02 feet, to the intersection of the monumented west line of said SE 1/4 of the SW Fractional 1/4, marked by a 1.3 inch od iron pipe found; thence S 00°58'13"E, along said monumented west line of the SE 1/4 of the SW Fractional 1/4, 960.47 feet, to the northwest corner of Certified Survey Map No. 5326 as recorded in the Washington County Registry in Volume 37 of Certified Survey Maps on pages 305-306 as Document No. 874346, marked by a 1.3 inch od Iron pipe found; thence S 88°27'47" E, along the north line of said Certified Survey Map No. 5326, 201.83 feet, to a 1.3 inch od iron pipe found; thence S 01°32'13" W, along the east line of said Certified Survey Map No. 5326, 377.85 feet, to the intersection of the south line of said SW Fractional 1/4; thence S 88°27'47" E, along said south line of the SW Fractional 1/4, 1138.19 feet, to the point of beginning.
Containing 115.054 acres (5,011,746 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, mapping and dedicating said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 9th day of July, 2025.
Revised this 15th day of July, 2025.


Donald J. Thoma, S-2470



Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Corporate Owner's Certificate:

RAO Farms LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated that part of Bonniwell Road to the Village of Germantown for public road purposes as represented on Sheet 1 and 2 of 5 of this Certified Survey Map.

RAO Farms LLC, does further certify that there is a mortgage on this property and this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission Village of Germantown Village Board

IN WITNESS WHEREOF, RAO Farms LLC, has caused these presents

to be signed by Kailas J. Rao & Becky L. Rao, its Officers,

at GERMANTOWN, Wisconsin,

and its corporate seal to be hereunto affixed this 21 day of August, 2025.

In the presence of:

RAO Farms LLC

Corporate Name

Officer/Member

Officer/Member

Kailas J. Rao

Becky L. Rao

(Print)

(Print)



STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this 21 day of AUGUST, 2025, Kailas J. Rao & Becky L. Rao

Officers of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) [Signature], Notary Public, WAUKESHA COUNTY, Wisconsin.

My commission expires 11/02/2026

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village

of Germantown on this 14th day of July, 2025.

[Signature]
Robert A. Soderberg - Chairperson

[Signature]
Deborah J. Remick - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Bonniwell Road for public road purposes as shown on Sheet 1 of 5 and Sheet 2 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on

this 4th day of August, 2025

[Signature]
Robert A. Soderberg - Village President

[Signature]
Dorina Ott - Village Clerk



[Signature]
Donald J. Thoma, S-2470

Dated this 9th day of July, 2025.
Revised this 15th day of July, 2025.

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Consent of Corporate Mortgage:

Compeer Financial, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of RAO Farms LLC, owners - Kallas J. Rao & Becky L. Rao Officers.

IN WITNESS WHEREOF, the said Compeer Financial has caused these presents to be signed by Wendy R Kohrt, its President, and countersigned by Jay Retzer, its Secretary (cashier), at Fond du Lac, Wisconsin, and its corporate seal to be hereunto affixed this 21 day of August, 2025. In the presence of:

Compeer Financial (Corporate Seal)
Corporate Name

Wendy R Kohrt
President Auth Rep
Wendy R Kohrt

Jay Retzer
Secretary or Cashier Auth Rep
Jay Retzer

8-21-25
Date

STATE OF WISCONSIN)
Fond du Lac COUNTY) s.s.
Personally came before me this 21st day of August, 2025. Wendy A Kohrt auth Rep
and Jay Retzer auth Rep Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

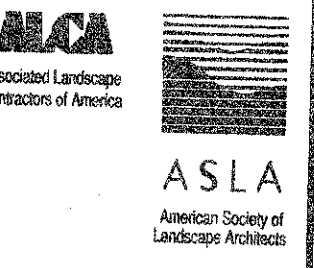
(Notary Seal Shelly Tourbier Notary Public, Fond du Lac County, Wisconsin.

My commission expires 7/24/26



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this 21st day of July, 2025.
Revised this 15th day of July, 2025.



Landscape Development for
Kailas & Becky Rao
 W204 N13851 Goldendale Road
 Germantown, Wisconsin

David J. Frank Design Group
 N120 W2150 Freeland Road
 P.O. Box 70
 Germantown, WI 53022
 U.S.A.
 Tel: (262) 255-4888
 Fax: (262) 639-4729
 Email: mail@djfrank.com
 www.djfrank.com

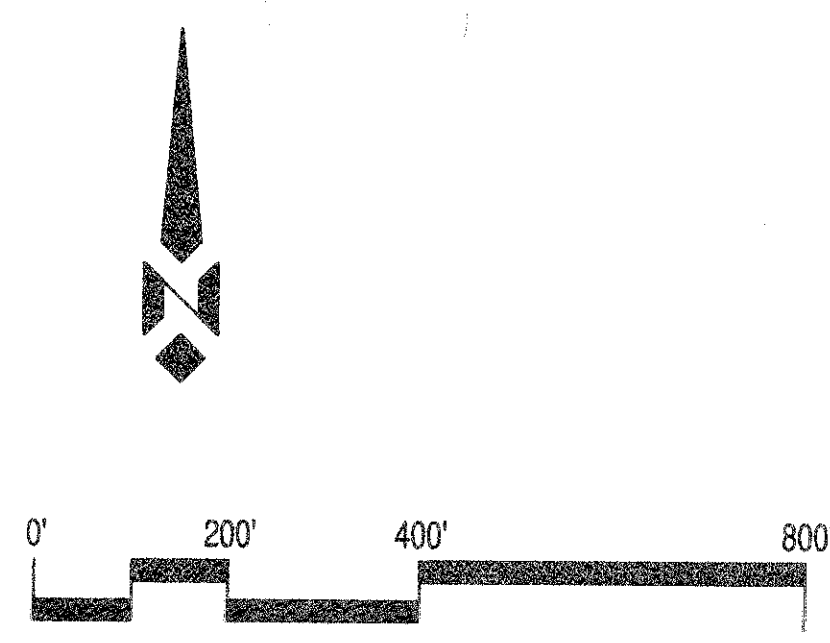
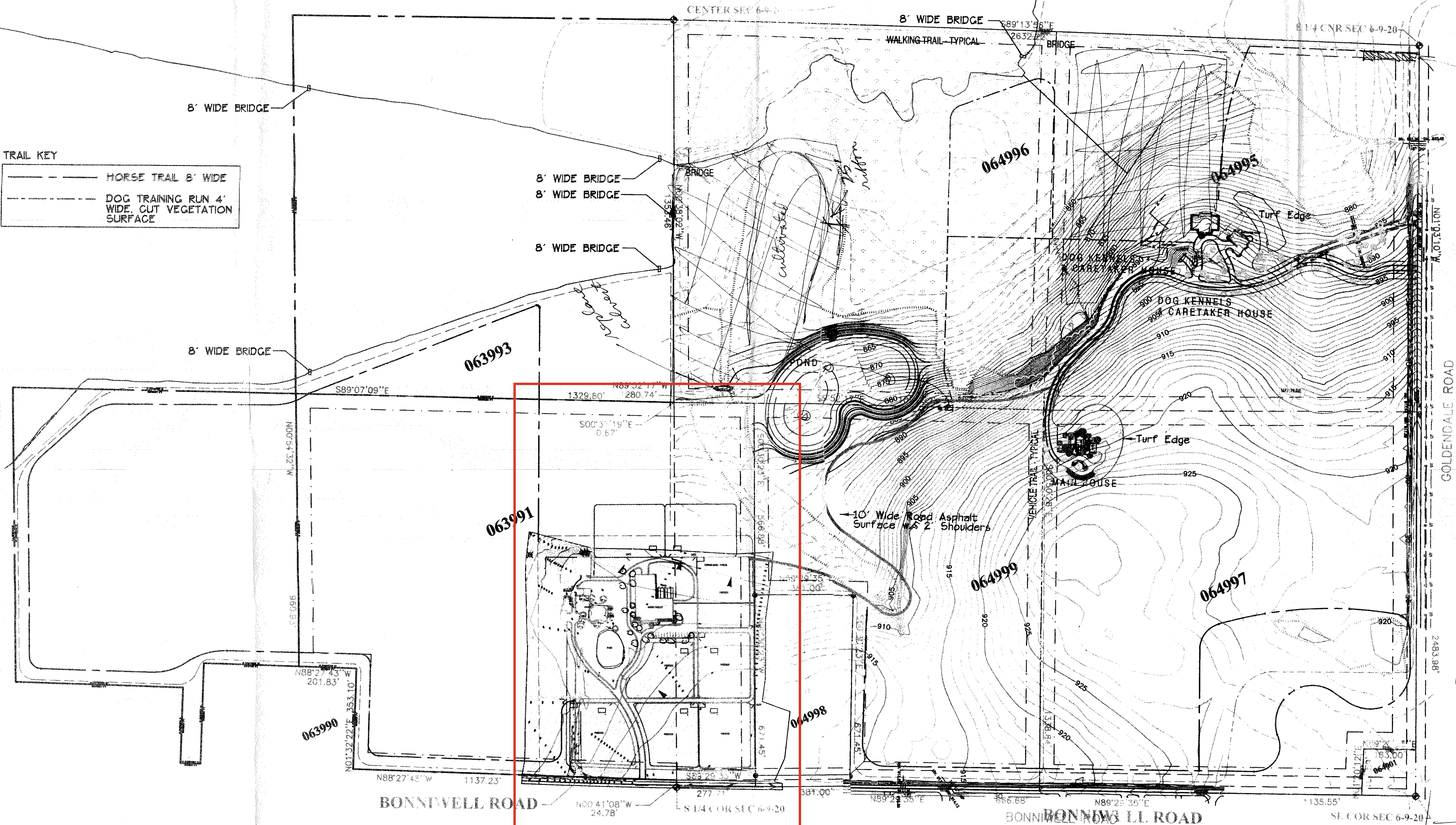
Landscape Development by
Keith A. Ehmke, ASLA

Sheet 1
 of 10

Date:	8/7/01
Revision:	6/25/01
9/24/01	7/20/01
10/5/01	7/25/01
10/31/01	8/2/01
11/29/01	8/6/01
12/14/01	8/10/01
3/18/02	8/15/01
	8/27/01
	9/4/01
	9/18/01

TRAIL KEY

	HORSE TRAIL 8' WIDE
	DOG TRAINING RUN 4' WIDE, CUT VEGETATION SURFACE

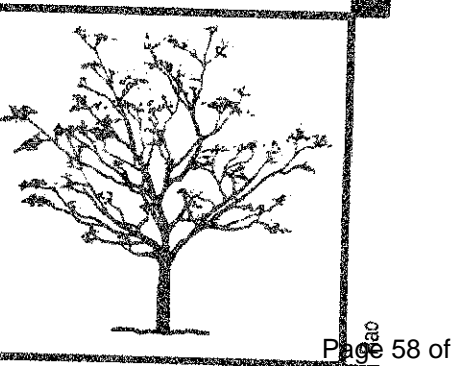


TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS' HOTLINE
 CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 SEE: EXISTING SUBSISTANCE RECORDS, PREPARE A WORK SHEET, AND NOTIFY BEFORE YOU DIG ANYWHERE
 M.L.W. AREA 258-1181

RECEIVED
 JUL 12 2012
 OFFICE OF THE VILLAGE PLANNER
 VILLAGE OF GERMANTOWN

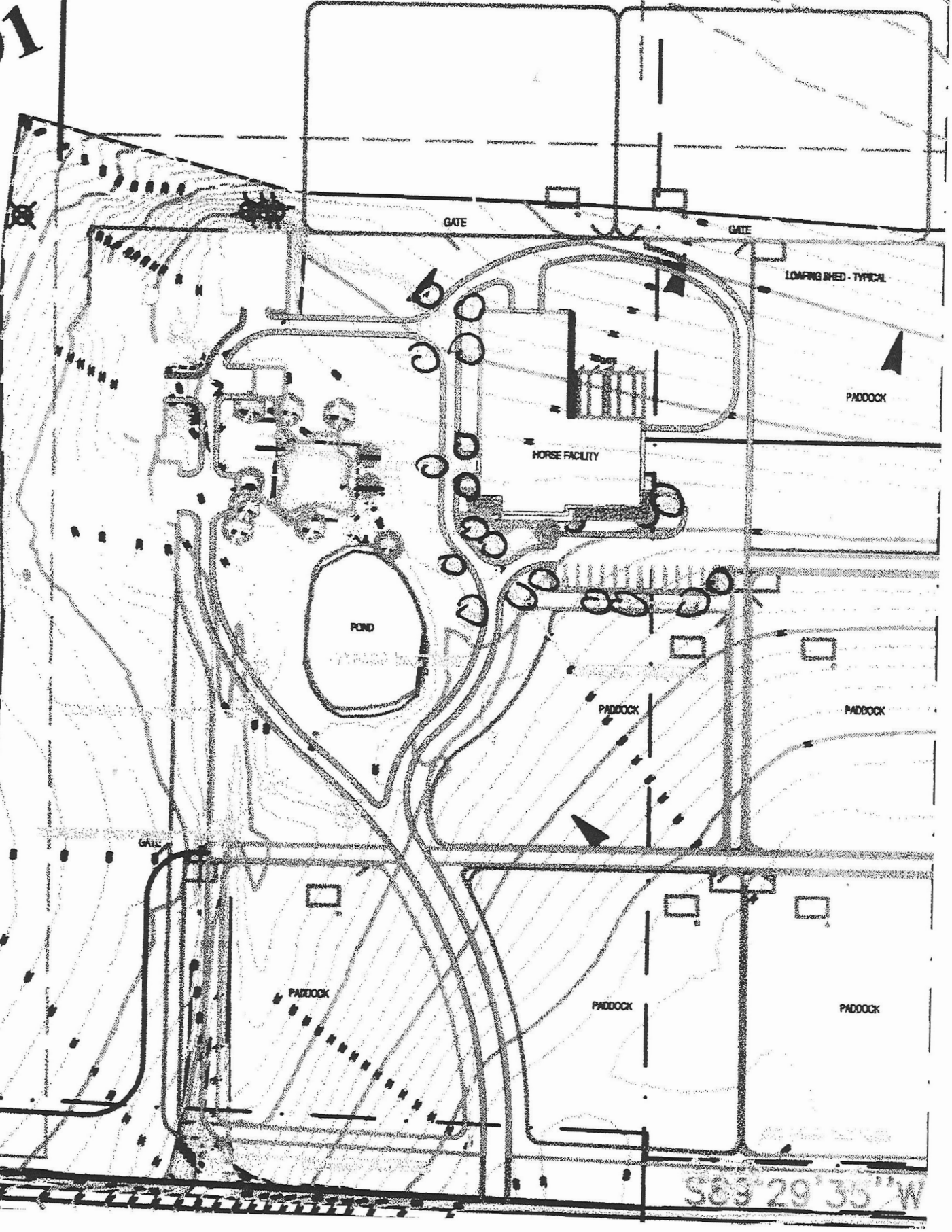
Site Plan

Scale: 1" = 200'-0"



S00°37'19"E
0.67'

91



S89°29'35"W

CUP #6 – 12 Document No.	CONDITIONAL USE PERMIT Document Title
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN CONDITIONAL USE ZONING PERMIT	



RECORDED
 November 19, 2012 10:30 AM
 SHARON A MARTIN, REGISTER OF DEEDS
 WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$25.00

Whereas the Applicant:

Becky Rao, Agent for Rao Farms LLC, Property Owner

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicant to permit the operation of a commercial stable and horse boarding facility in the A-1: Agricultural Zoning District pursuant to Section 17.12(2)(dd) of the Village Zoning Code.

Name & Return Address:

**Village of Germantown
 P.O. Box 337
 Germantown, WI 53022**

Parcel Identification No:

GTNV 063-989

3

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

A 46.73 acre being a part of the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 6, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.

Tax Key No: 063-989

Address: N136 W21342 Bonniwell Road

Pursuant to the following condition(s):

1. This permit authorizes the uses and activities as set forth in the conditional use permit application dated July 12, 2012 and in the supporting documents and plans made part of the application (including the August 6, 2012 e-mail responses). All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to mitigate or eliminate harmful effects associated with the use but are subsequently insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

3. The total number of horses allowed to be kept on site at any one time that are not owned by the property owner shall not exceed twelve (12). Hours of operation shall be Monday to Sunday 7:00 am to 7:00 pm.
4. All manure shall be disposed in a manner that does not create a nuisance affecting adjacent and/or nearby property owners. The spreading of manure on-site or on adjacent land shall be in accordance with accepted practices and all applicable DNR regulations.
5. The property owner shall prepare and submit impervious area calculations for all impervious features (e.g. roof top area, pavement area, and gravel roadways) that have been installed on the property since January 1, 2002. In the event the total amount of impervious area that has been constructed since 2002 exceeds 1/2-acre, or, 5% of the property owners total land area, a storm water management plan meeting MMSD requirements shall be prepared. In the event storm water management facilities, e.g. swales, ponds, are required by MMSD, said facilities shall be installed in a manner and time table mutually agreed upon with MMSD and the Village Engineer.
6. All exterior signage, including temporary signs, require a permit from the Village.
7. This conditional use permit shall be non-transferable. In the event there is a change in the owner/operator of the operation receiving this CUP, this CUP shall become null and void. A new CUP shall be required in order for a new owner/operator to commence operation of a commercial stable from this property.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 17th day of September, 2012.

ATTEST:

Barbara K. D. Goeckner
Barbara K. D. Goeckner, Village Clerk

Dean Wolter
Dean Wolter, Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 25 day of October, 2012, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Christine M. Micka
{type or print name of Notary on this line}

Christine M. Micka
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 7-19-15



Conditional Use Permit (CUP) # ~~5~~ 12
Rao Farms LLC, Property Owner
Page 3 of 3

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As representative(s) for Rao Farms LLC, Property Owner, hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 12 day of October, 2012

BECKY L. RAO
(type or print name on this line)
Becky L Rao
(signature on this line)
Agent for Rao Farms LLC

(type or print name on this line)

(signature on this line)
Agent for Rao Farms LLC

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 12th day of October, 2012, being the above named Becky L. RAO, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Brent J. Luckow
(type or print name of Notary on this line)
Brent J. Luckow
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 11/9/2014



This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Village Planner/Zoning Administrator
Village of Germantown, Wisconsin

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, February 9th, 2026
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for the following: Application to amend/transfer Conditional Use Permit No. 6-12 for the "Operation of a Commercial Stable and Horse Boarding Facility" from the property described below pursuant to Section 17.13(2)(jj) of the Village Zoning Code.

Applicant: Bradley Jansen, Agent/Prospective Owner for Rao Farms, LLC, Property Owner
Property Address: N136W21238 & N136W21342 Bonniwell Road (GTNV_064991)

Property Description:

LOT 2 OF CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 58 OF CERTIFIED SURVEY MAPS ON PAGES 62-67 AS DOCUMENT NO. 1619438, BEING ALL OF THE NW ¼ OF THE SE ¼, PART OF THE SW ¼ OF THE SE ¼ AND PART OF THE SE ¼ OF THE SW FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website by following this link:

Website: <https://www.germantownwi.gov/589/Proposed-Development-Projects>

Citizens wishing to submit any public comments should do so by sending them by email to: comments@germantownwi.gov no later than 4:00pm on the meeting date listed above.

Donna Ott, Village Clerk
Dated this 14th day of January 2026

To Be Published On: January 21st and January 28th, 2026

SIGN APPLICATION REVIEW

2/9/26 Plan Commission Meeting

Innovative Signs / Truck Country USA

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Innovative Signs, agent for Truck Country USA, property owner, is requesting approval of wall and monument signage for the new Truck Country facility located at N128 W21795 Holy Hill Road in the "Holy Hill Gateway District".

Location: N128 W21795 Holy Hill Road

Applicants/

Owner:

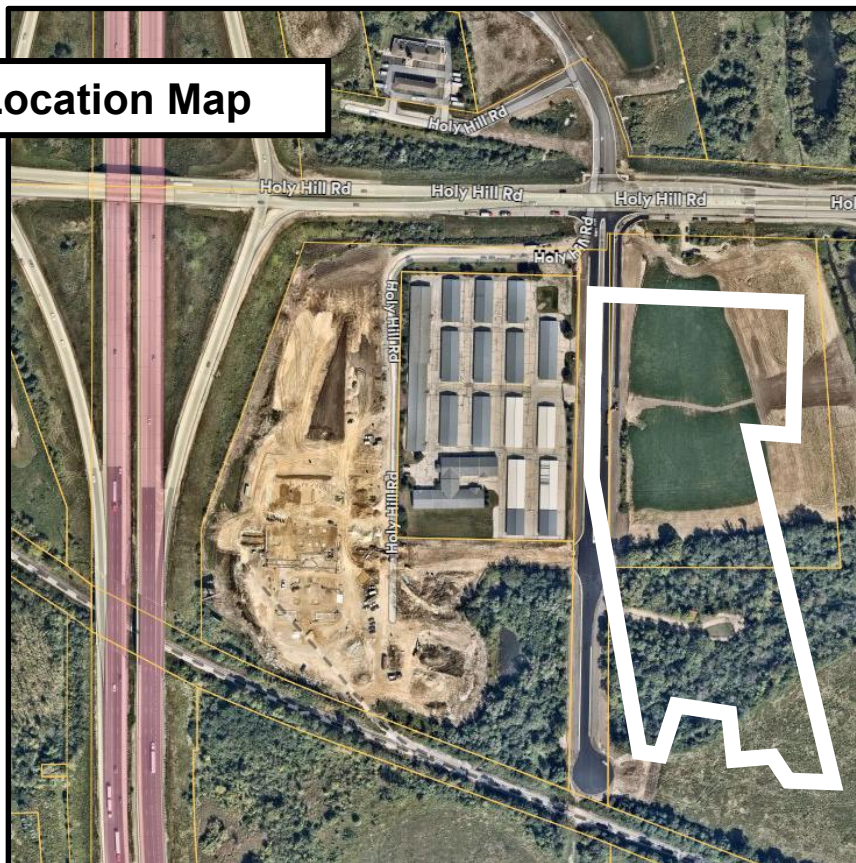
Innovative Signs
21700 Doral Road
Waukesha, WI 53186

Truck Country USA
2222 W Ryan Road
Oak Creek, WI 53224

Zoning: B-5: Highway Business District

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Agricultural	M-1/A-1
East	Agricultural	A-2
West	Business (Richfield)	N/A

Location Map



Background

In October 2024, the Village approved site development and building plans for a new 37,700 sqft commercial truck sales & service facility at the former Steinman Lumber/Metro Marine property on what is now a new frontage road called High Point Pass (although Truck Country will retain the Holy Hill Road address). Sign approval for the site and building was a condition of site plan approval.

Proposal

Innovative Signs, agent for agent for Truck Country USA, property owner, is requesting approval of the following wall and monument signage for the new Truck Country facility:

Monument Signage

- (1) Monument/pylon sign comprised of a two-sided, internally illuminated fixed panels measuring 7'2" tall x 12' wide (86.4 sqft per side) mounted above a separate two-sided electronic message center (EMC) measuring 4'9" tall x 12' wide (57.6 sqft per side) mounted on a base with address coordinates. The sign base is comprised of two (2) steel structural support posts, each covered with a 4' x 4' shrouded cage of aluminum panels that rise approximately 30 feet tall to the base of the sign for a total height of 50 feet above the finished ground elevation. The monument sign will be installed in the southwest corner of the site west of the building approximately 50' setback from the US41 right-of-way. The sign will not extend more than 25' above the road elevation within 200' of the nearest abutting road (the northbound US41 off-ramp).

Wall Signage-North Elevation

- (1) "Truck Country" wall sign 6.5' x 16' (104 sqft single-sided) comprised of internally lit channel letters & logo mounted above the primary building entrance
- (1) each "Freightliner", "W", "Detroit", and "Cummins" logo wall signs 2' x 16.25' (total 32.5 sqft single-sided) comprised on internally illuminated channel letters and aluminum cabinets mounted above the primary entrance
- (1) canopy-mounted "Truck Sales" sign comprised of un-lit, flat-cut metal letters mounted above a primary customer service entrance
- Vinyl door graphics and metal magnetic door and building-mounted wayfinding-type signs "Do Not Block", "Employees Only", "Utility Bay"

Wall Signage-West Elevation

- (1) "Truck Country" wall sign 6.5' x 16' (104 sqft single-sided) comprised of internally lit channel letters & logo mounted above the primary building entrance
- (1) "Freightliner" logo wall sign 1.75' x 8.5' (14.8 sqft single-sided) comprised on internally illuminated channel letters mounted above the primary entrance
- (1) "Freightliner" logo wall sign 2.25' x 5' (11.25 sqft single-sided) comprised on internally illuminated aluminum cabinet mounted above the primary entrance
- Vinyl door graphics and metal magnetic door and building-mounted wayfinding-type signs "Do Not Block", "Employees Only", "Utility Bay", "Loading Dock", "Shipping/Receiving"

Wall Signage-East Elevation

- (1) canopy-mounted “Service & Parts” sign comprised of un-lit, flat-cut metal letters mounted above a primary customer service entrance
- Vinyl door graphics and metal magnetic door and building-mounted wayfinding-type sign “Employees Only”

Wall Signage-South Elevation

- Vinyl door graphics and metal magnetic door and building-mounted wayfinding-type signs “Do Not Block”

NOTE: Truck Country has indicated that they may submit additional monument signage for other locations on the property for Plan Commission review/approval at a future date.

Staff Comments

The proposed wall signs comply with the sign regulations.

The only outstanding issues concern the monument/pylon sign. The proposed monument/pylon sign complies with most of the applicable sign regulations except for sign area, height, and the type & materials for the sign base.

Sign Area and Sign Height

Ordinarily, the maximum area allowance for a monument or ground-based sign for a single-tenant property is 80 sqft per side or 160 total sqft and the maximum height allowance is ten (10) feet. However, Truck Country is requesting application of the provisions under Section 17.50(g) Modifications in the Zoning Code that allows monument signs to be both larger and taller than the standard maximum area and height allowances in the sign regulations. Specifically, Section 17.50(g) provides the following:

17.50(g)

The height of a ground sign may be increased to 75 feet measured from the mean base elevation of the subject property, but in no case shall the sign be more than 25 feet above the topographically highest roadway, within 200 feet of the approved sign location. In addition, the size of the ground sign may be increased from 80 square feet with a maximum of 160 square feet on all sides to 144 square feet per side or 288 square feet on all sides.

Prior to granting approval the Plan Commission must determine that the following criteria have been met:

1. The property shall be located within a 500 feet corridor extending from either side of the right-of-way of U.S. Highway 41/45; and
2. The property must have the B-5 Highway Business District zoning designation; and
3. The businesses operated on such parcels, or seeking conditional use or other approval to operate on such parcels, are intended to serve, and are economically dependent upon, traffic traveling upon U.S. Highway 41/45; and

4. Exceptional, extraordinary or unusual circumstances or conditions exist where a literal enforcement of the sign code requirements would result in severe hardship. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the sign code be changed; and
5. Preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity will not be adversely affected; and
6. The modification will not materially impair or be contrary to the purpose and spirit of the sign code or public interest.

As summarized above, Truck Country is proposing a monument/pylon sign that has 144 sqft of sign area per side and 288 total sqft of sign area.

Consequently, the Plan Commission will need to evaluate the proposal considering these six criteria and determine whether they are/can be met. If not, then the monument sign would have to be reduced in area and height.

Jaimie Dieman, Innovative Signs, has prepared a "Signage Modification Explanation" memo for the Plan Commission to consider as part of the discussion (see attached). Staff agrees that the first three criteria can be met: the property is located within 500 feet of the US41 corridor; the property is zoned B-5: Highway Business; and the Truck Country operation is dependent upon and serves highway-oriented traffic on US41. The last three criteria need to be discussed by the Plan Commission and a determination made prior to rendering a decision on the monument sign proposal.

Monument Sign Base

Section 17.46(7)(c) of the sign regulations requires the following:

All ground signs shall be mounted on a decorative masonry base constructed of the same or similar materials as the principal building, e.g. stone, decorative block. Other structural components, including but not limited to any metal or wood support posts or pylons shall be covered with the same or similar decorative and compatible material.

The issue is whether the proposed monument/pylon sign base complies with this requirement.

The Village's current sign regulations no longer allow the old-style pylon sign where a single steel pole or beam (or double depending on the height and weight needing to be supported) is fastened to the ground at the bottom and to the sign cabinet at the top. The sign regulations are designed to promote monument signs have a decorative base that supports the sign cabinet and matches the materials and color scheme of the building(s). All structural supports, whether steel or wood posts, beams, etc., are supposed to be internal to the overall sign or "...covered with the same or similar decorative and compatible material."

In this case, Truck Country is proposing a monument/pylon sign that requires two steel support pylons and is proposing to cover each with a 4' x 4' painted aluminum shroud. The Plan Commission needs to decide if the proposed base, i.e. two-pylon support with aluminum shrouds are code compliant and acceptable.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed wall and monument sign package for Truck Country USA located at N128 W21795 Holy Hill Road, subject to the following conditions:

1. The Plan Commission determines that the criteria under Section 17.50(g) are or can be met by the Truck Country sign proposal.
2. The Plan Commission determines that the proposed monument sign base comprised of two-pylons covered with aluminum shrouds are code compliant and acceptable.
3. Applicant/owner shall obtain an electrical permit(s) from Building Inspection Services prior to sign installation.
4. Owner shall provide information required under 17.46(7)(h) and necessary to determine compliance with the electronic message center operational requirements.



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Lisa Burck
Innovative Signs
21700 Doral Road
Waukesha, WI 53186
Phone (262) 432-1330
Fax ()
E-Mail lisa@innovative-signs.com

PROPERTY OWNER

Truck Country, USA
2222 West Ryan Road
Oak Creek, WI 53224
Phone (414) 761-3384

2 PROPERTY ADDRESS OR GENERAL LOCATION

N128 W21795 Hwy 167, Germantown, WI 53022

3 SIGN INFORMATION Please see attached renderings for signage specs.

Sign Dimensions _____ height x _____ width Single/Multi Tenant (circle one)
Number of Sides _____ Building Frontage SF _____
Total Square Footage of Sign (include all sides) _____
Total height of the Sign _____
Is the Sign to be illuminated _____ yes _____ no
Type of Sign Construction Materials _____
Distance to Closest Property Line _____

Are there any existing signs on the property _____
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Lisa Burck 2/4/2026
Applicant Date

Please see attached approval
Owner Date

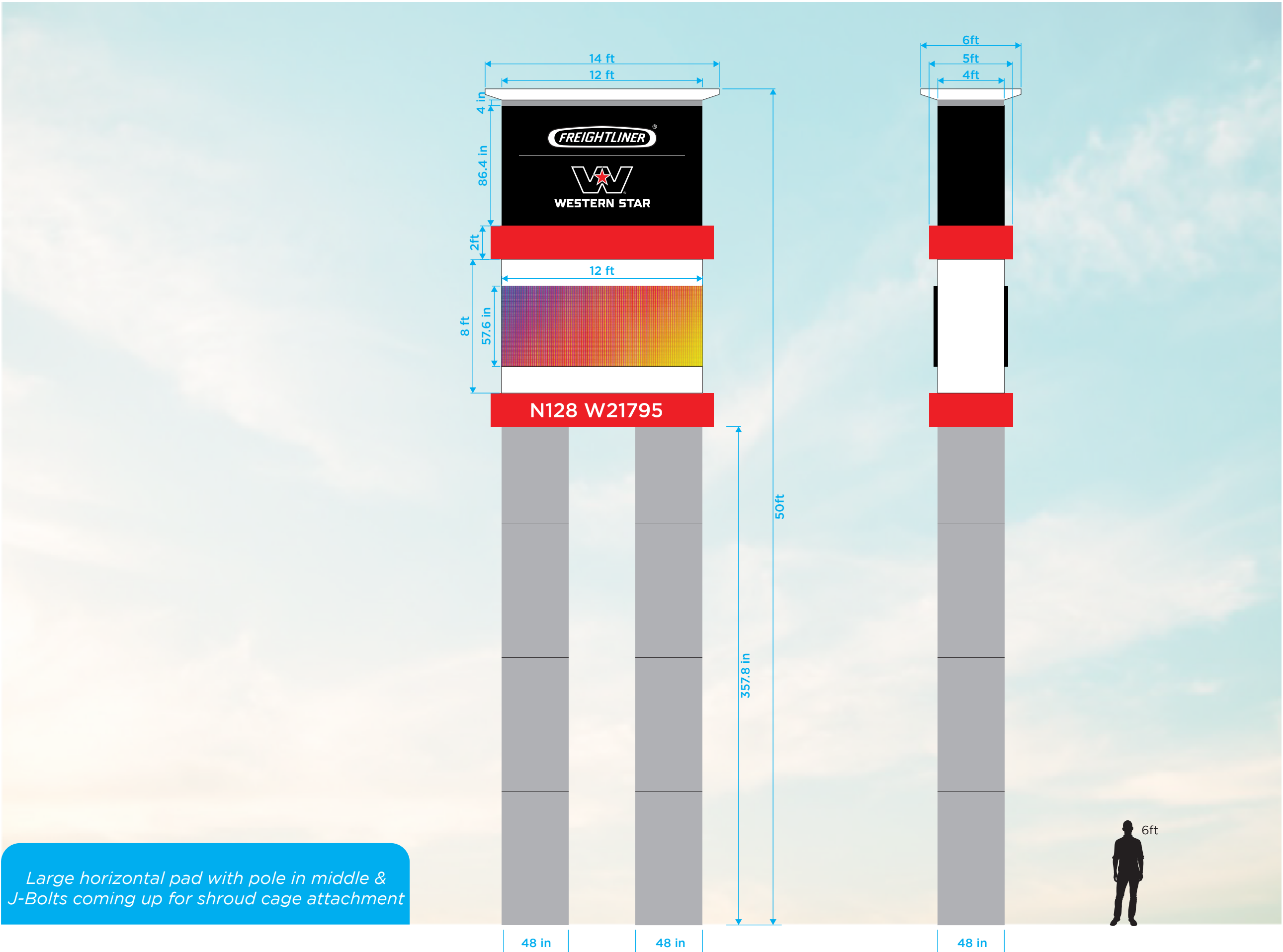


WESTERN STAR

N128 W21795 HWY 167,
GERMANTOWN, WI 53022 US



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com



Large horizontal pad with pole in middle & J-Bolts coming up for shroud cage attachment

Customer

Truck Country Cabinet Box & EMC	
Date	Project Manager
01/07/2025	Jaime D.
Order #	Designer
EST - 13288	Brian H.

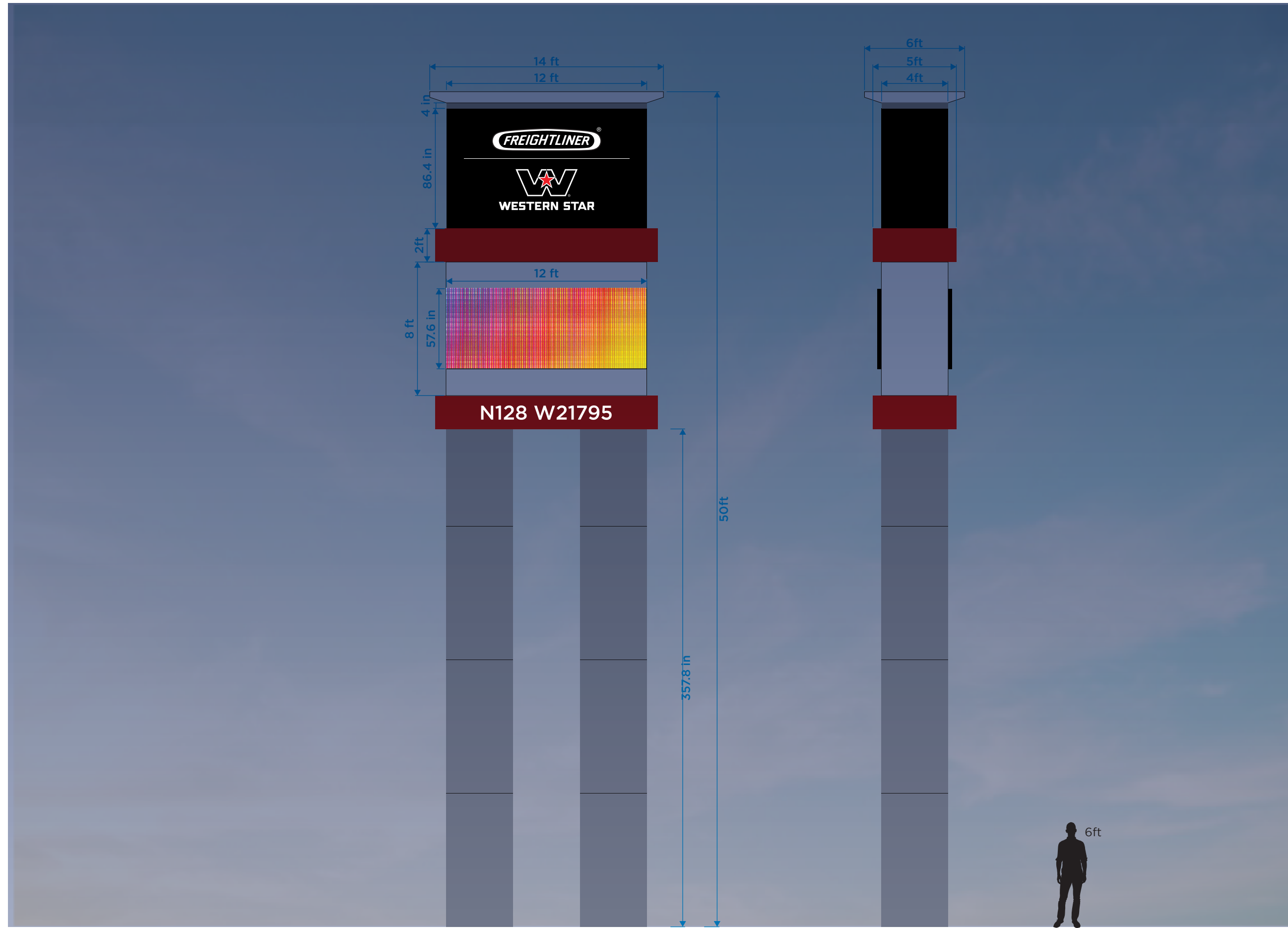
Materials & Specifics

- Cabinet Box & EMC Pylon**
- Internally Illuminated, Double Sided Flex Face Cabinet Box; Painted black 144" x 86.4"
 - (2) EMC 144" x 57.6" - 16 mm; cell tower communication
 - Shroud cage fabrication to go around poles Skinned with painted aluminum faces. Seams will be present roughly every ~ 8' White cut vinyl address, both sides
 - Reveals(red) will be where elements are attached
 - Shroud covers to be painted to best match building colors

Colors

- ALL BLACK IS TOTAL OPAQUE
- Pantone 186c
- Pantone Cool Gray 9
- White cut vinyl

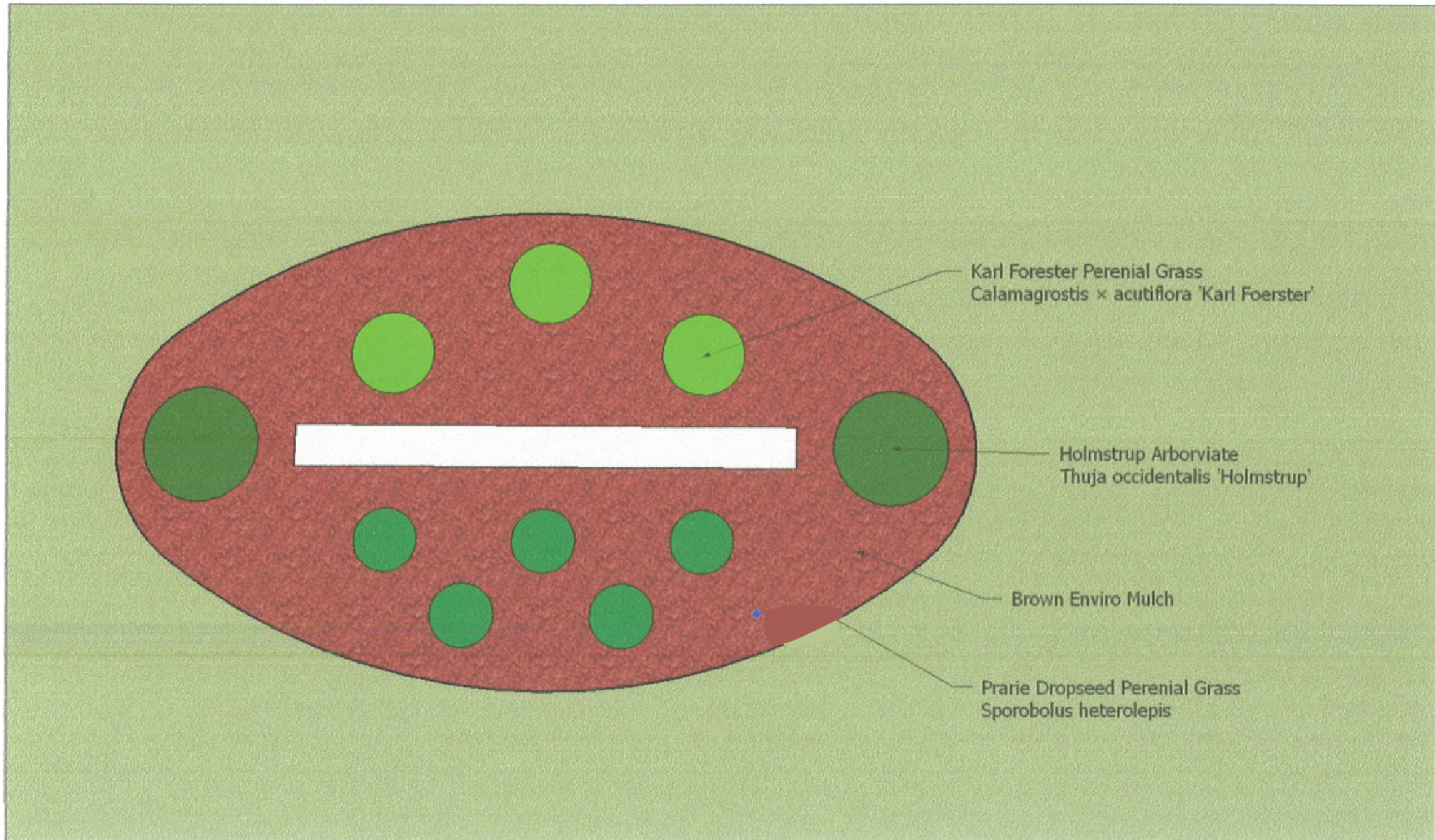


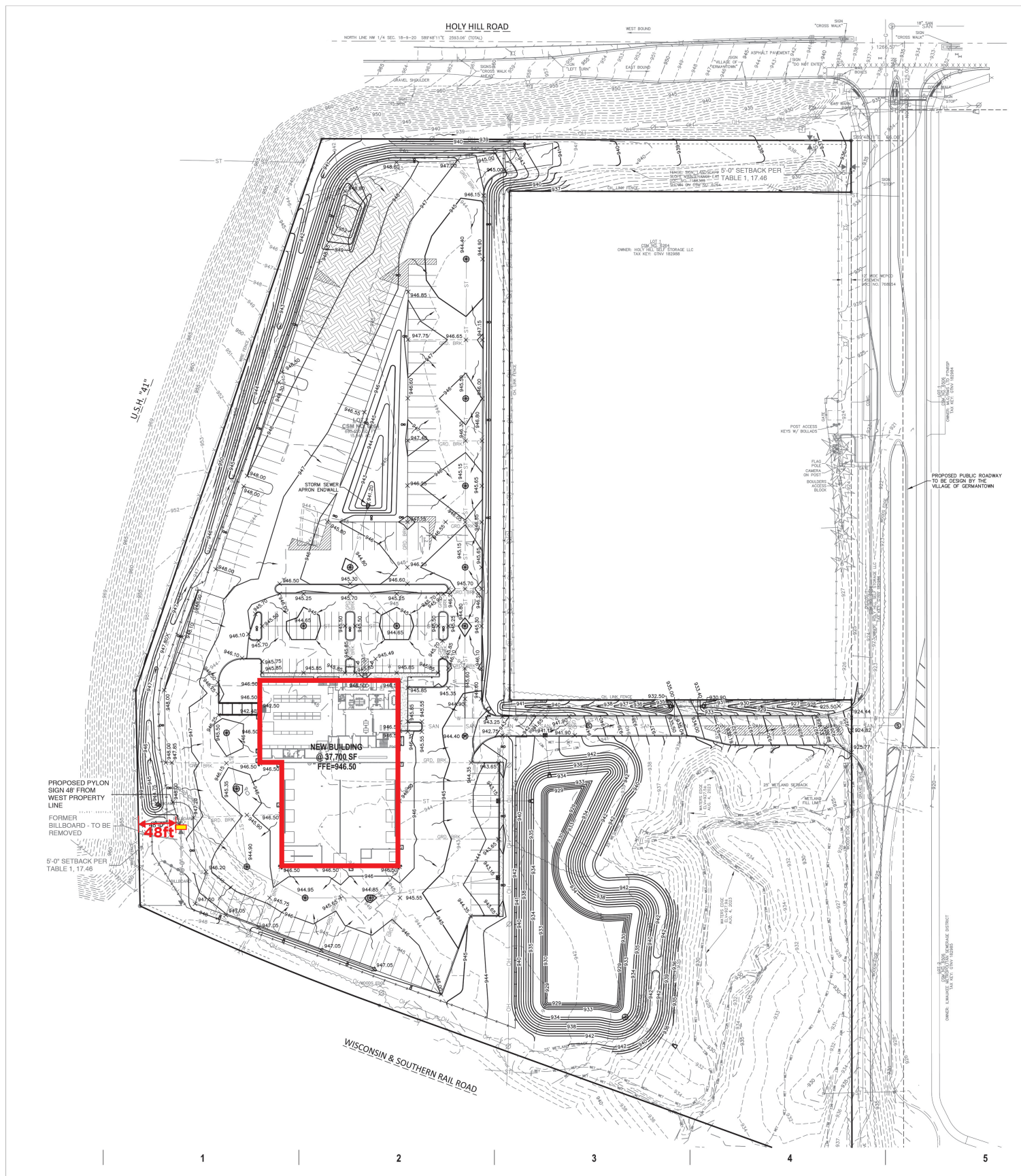


48 in

48 in

48 in

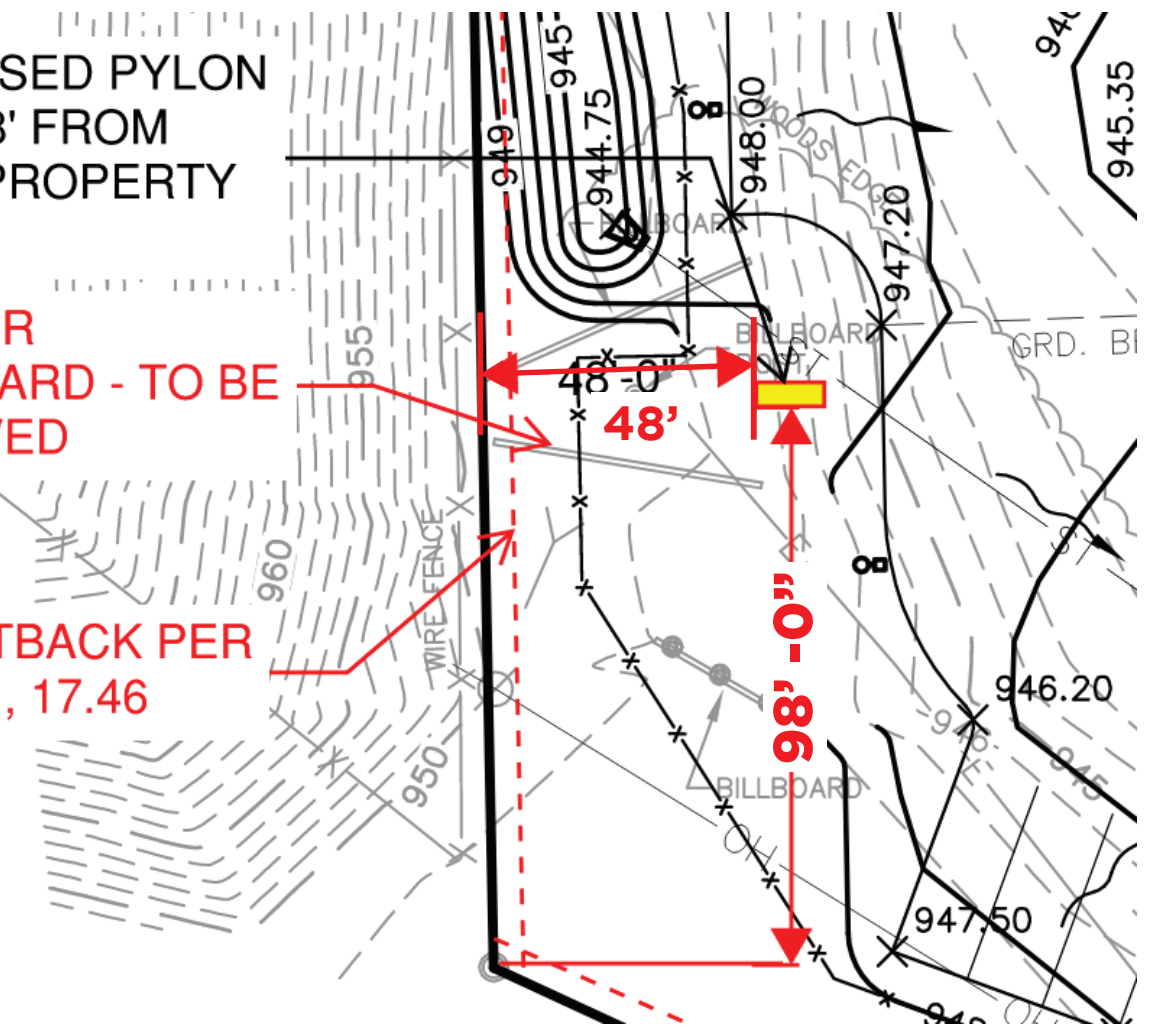




PROPOSED PYLON
SIGN 48' FROM
WEST PROPERTY
LINE

FORMER
BILLBOARD - TO BE
REMOVED

5'-0" SETBACK PER
TABLE 1, 17.46



1 | 2 | 3 | 4 | 5

Signage Modification Explanation

Project Name: Truck Country

Property Address: N128 W21795 Holy Hill Rd

Current Zoning: B-5

Applicant Name: Innovative Signs

Contact Name: Jaime Dieman

Applicant Address: 21700 Doral Rd

City: Waukesha **State:** WI **Zip:** 53186

This document comprises the explanation for signage modification at N128 W21795 Hwy 167 located in the village of Germantown. Current code (Section 17.46) allows for ground signs with max sign area of 80 SF per side, max height of 10 FT and setback requirement of 5 Ft from the property line. Section 17.50 (1)(f) allows the height of a ground sign to be increased to 75 feet and the size of the sign to be increased to 144 square feet per side if six criteria are met. The intent of the statement is to explain the criteria that will be met with the approval of the requested signage modification found in Section 17.50(1)(f).

The property shall be located within a 500 feet corridor extending from either side of the right-of-way of U.S. Highway 41/45

A site map has been included in this submittal to confirm that the property is located within this 500 ft corridor.

The property must have the B-5 Highway Business District zoning designation

The property zoning designation of B-5 is given to parcel Number: GTNV_182987. Documentation showing this designation is included in the submittal.

The business operated on such parcels is intended to serve, and are economically dependent upon, traffic traveling upon U.S. Highway 41/45

Truck Country serves a variety of customers, including trucking companies, logistics firms, and independent truck owners. Visibility from Highway 41/45 is critical as it allows for easy access for customers who need quick service or repairs and will attract passing truck drivers and boost customer traffic.

Exceptional, extraordinary or unusual circumstances or conditions exist where a literal enforcement of the sign code requirements would result in severe hardship.

A pylon sign is crucial for attracting the attention of drivers on a busy interstate. Without this exception potential customers may not know the business exists, leading to decreased foot traffic and sales. The lack of pylon signs will lead to navigation issues as travelers often rely on recognizable signs for guidance.

Preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity will not be adversely affected.

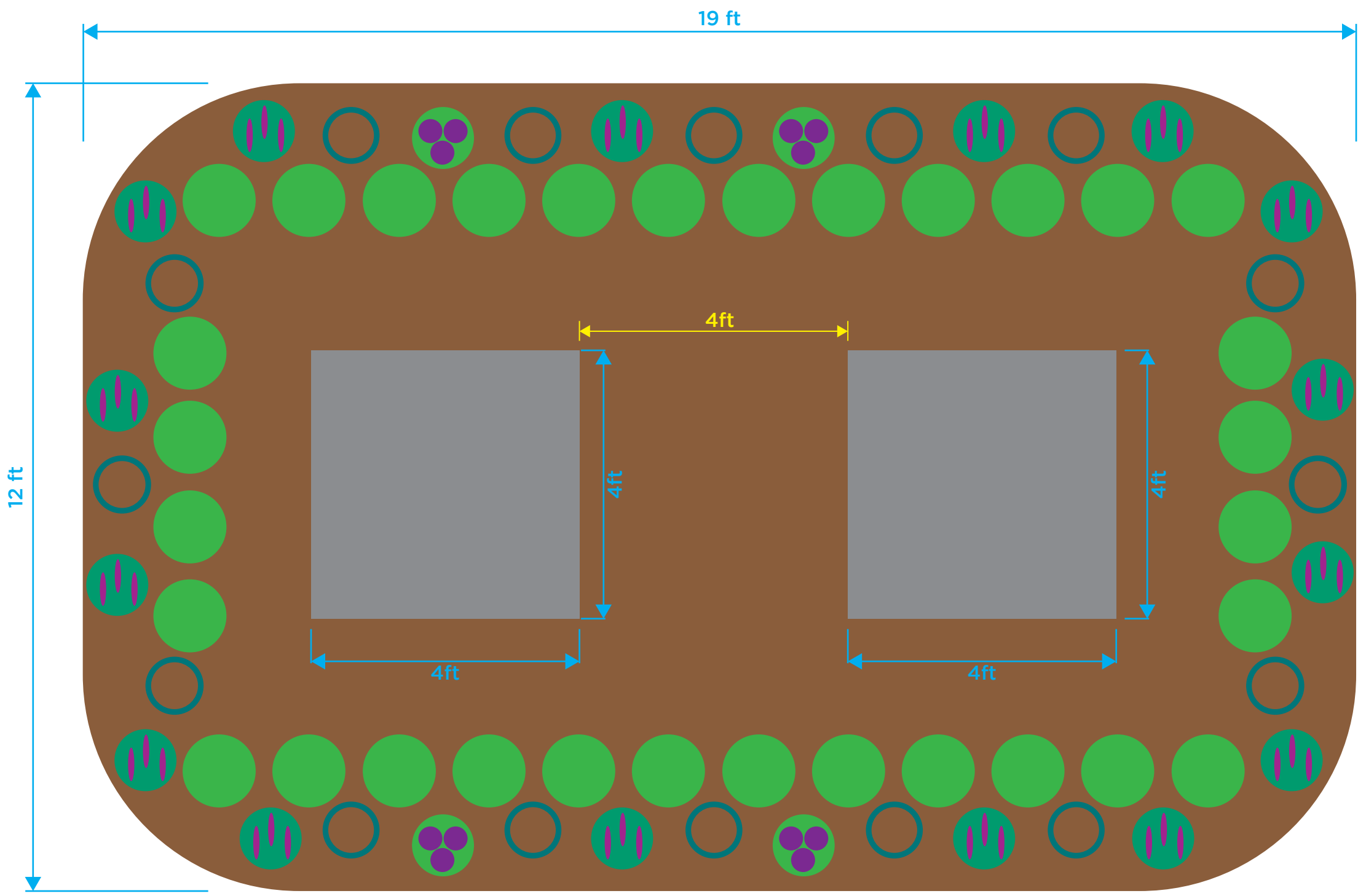
The proposed signage is tasteful and in keeping with brand standards. The additional size will increase visibility to traffic. The increase in visibility should provide added safety to those traveling on adjacent roadways.

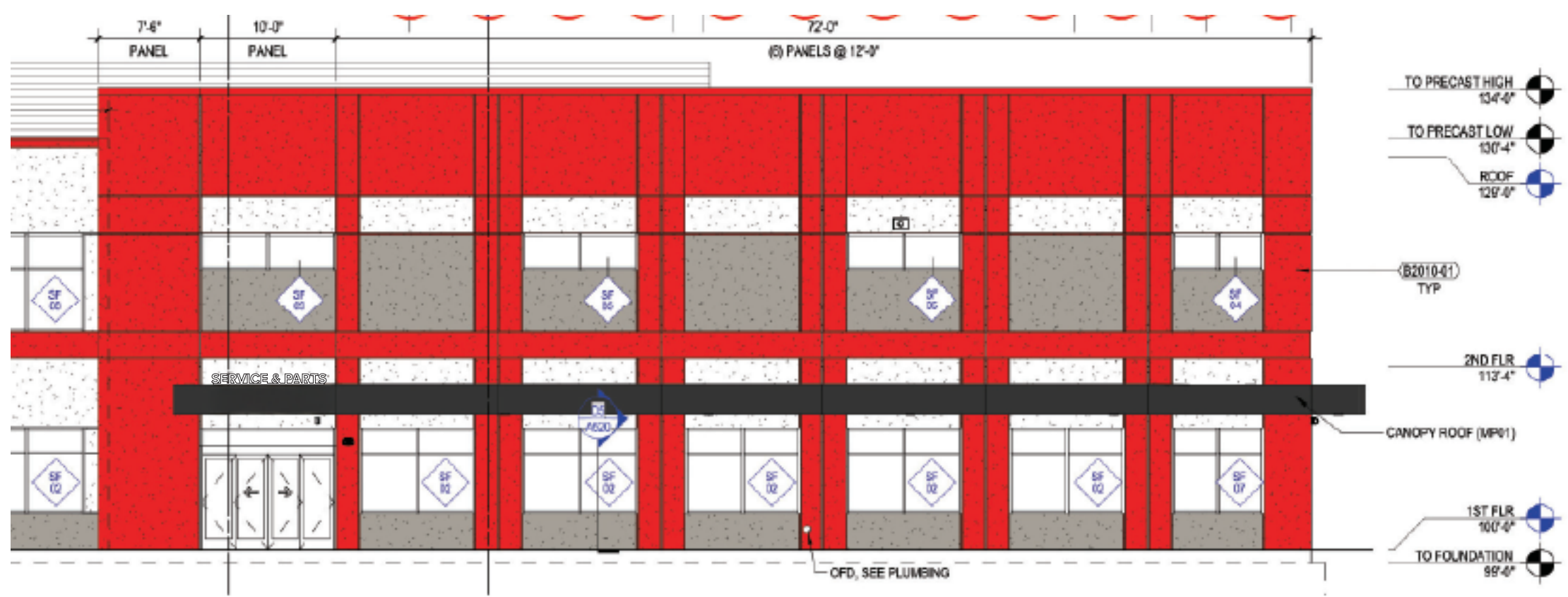
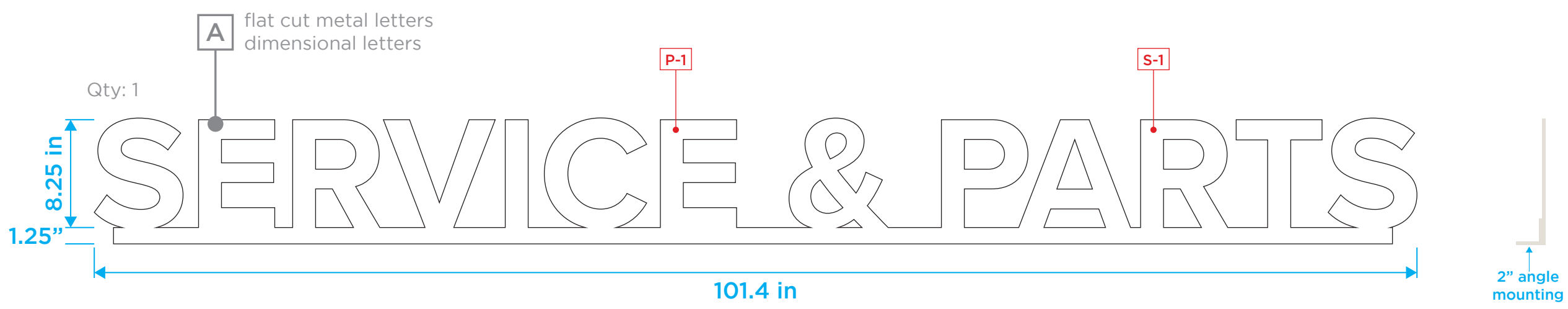
The modification will not materially impair or be contrary to the purpose and spirit of the sign code or public interest.

Visible signage will better direct traffic which will be a benefit to all who travel in this area.

Key

-  Mulch
-  Karl Forester Grass
-  Blue Oak Grass
-  Creeping Thyme
-  Lily Turf Varigated Muscari Liriope





Customer

Truck Country - Germantown

Date	Project Manager
12/04/2025	Jaime D.
Order #	Designer
EST - 13288	Brian H.

Specifications

(A) - Non Lit Flat cut metal letters
Painted white (P-1); mounted with angle on back

Paint - Finish

(P-1) White

Substrate

(S-1) Flat cut aluminum



Customer

Truck Country - Germantown

Date Project Manager

12/04/2025 Jaime D.

Order # Designer

EST - 13288 Brian H.

Specifications

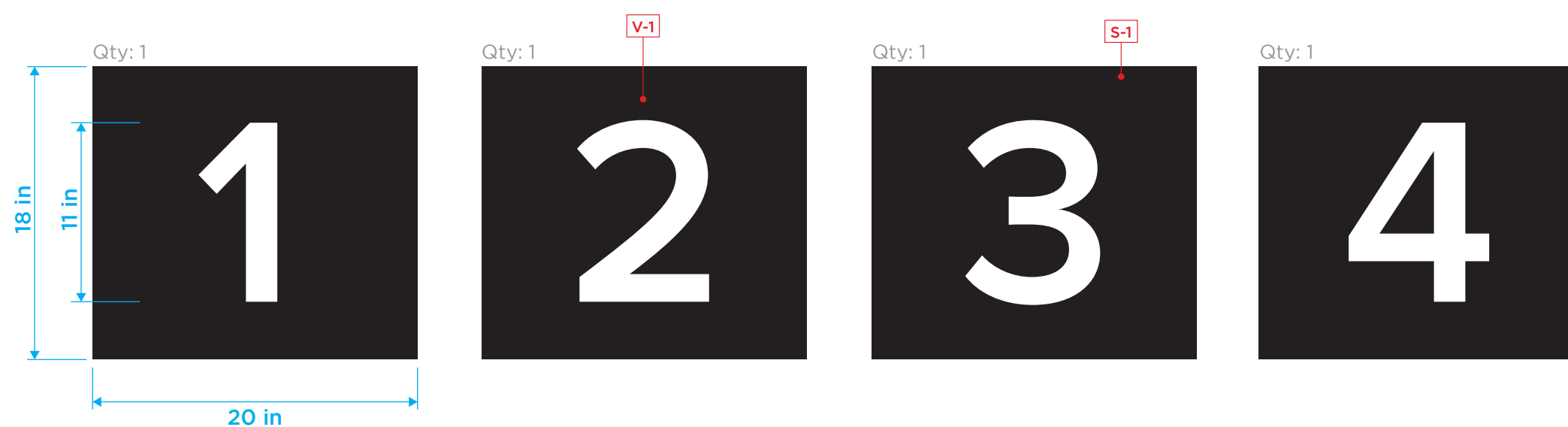
(A) - White dibond panel with digital print with lamination applied to face

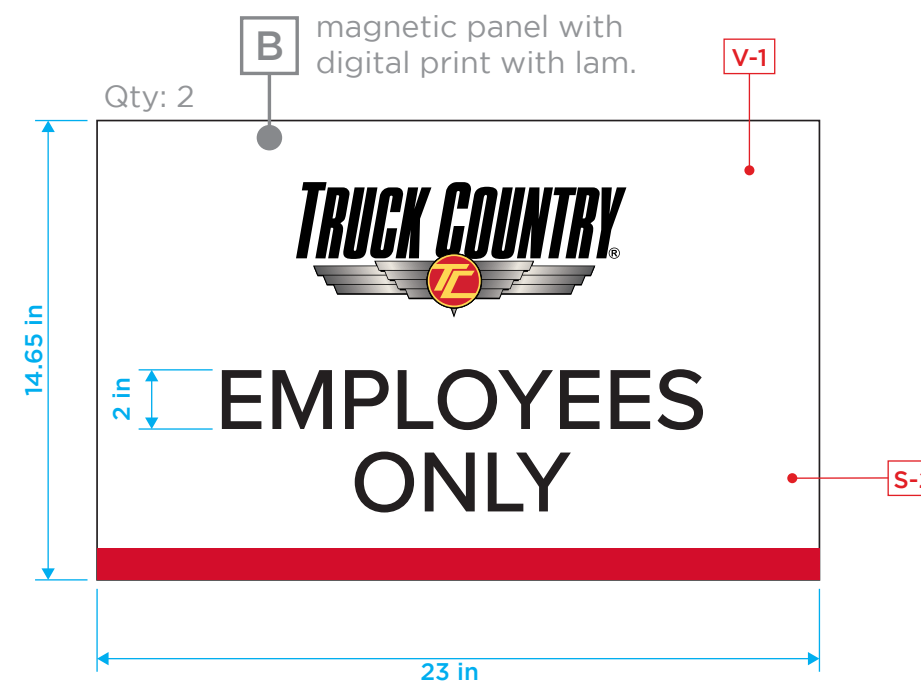
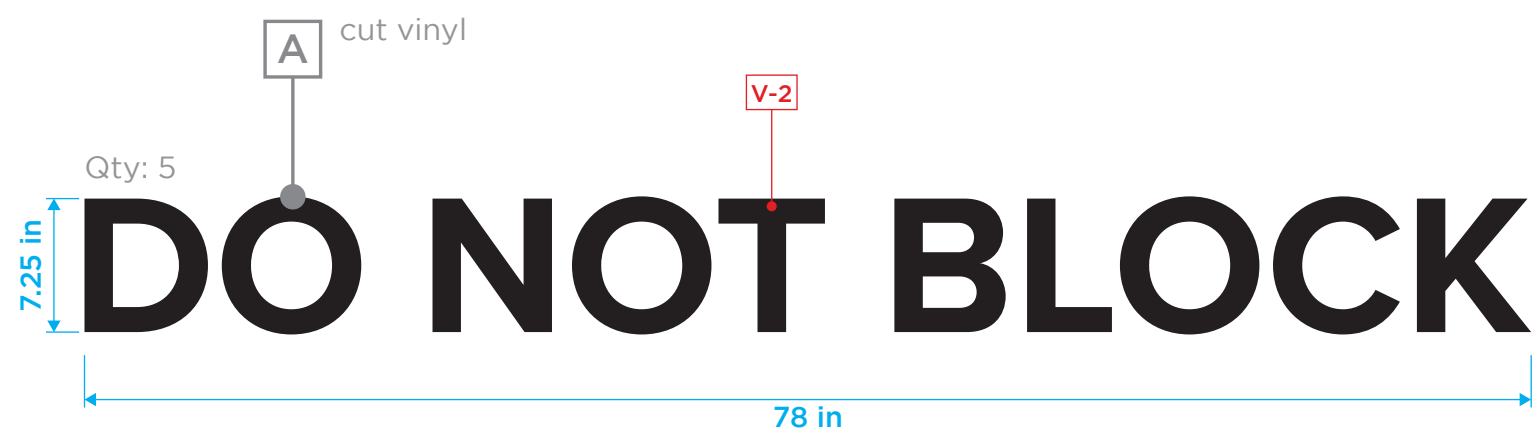
Vinyl

(V-1) Full Color CMYK print

Substrate

(S-1) White dibond





Customer	
Truck Country - Germantown	
Date	Project Manager
12/04/2025	Jaime D.
Order #	Designer
EST - 13288	Brian H.

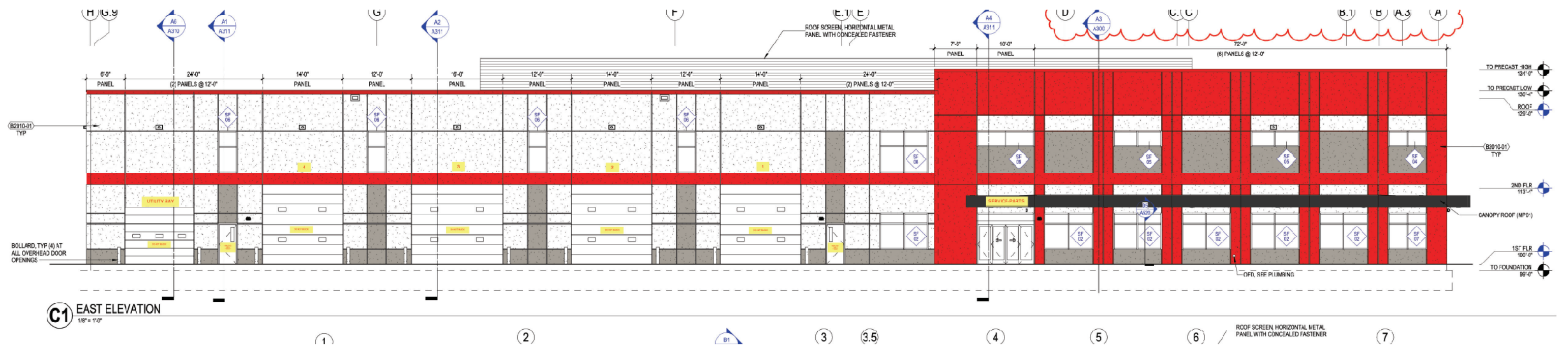
Specifications

(A) - Door Vinyl; (V-2)

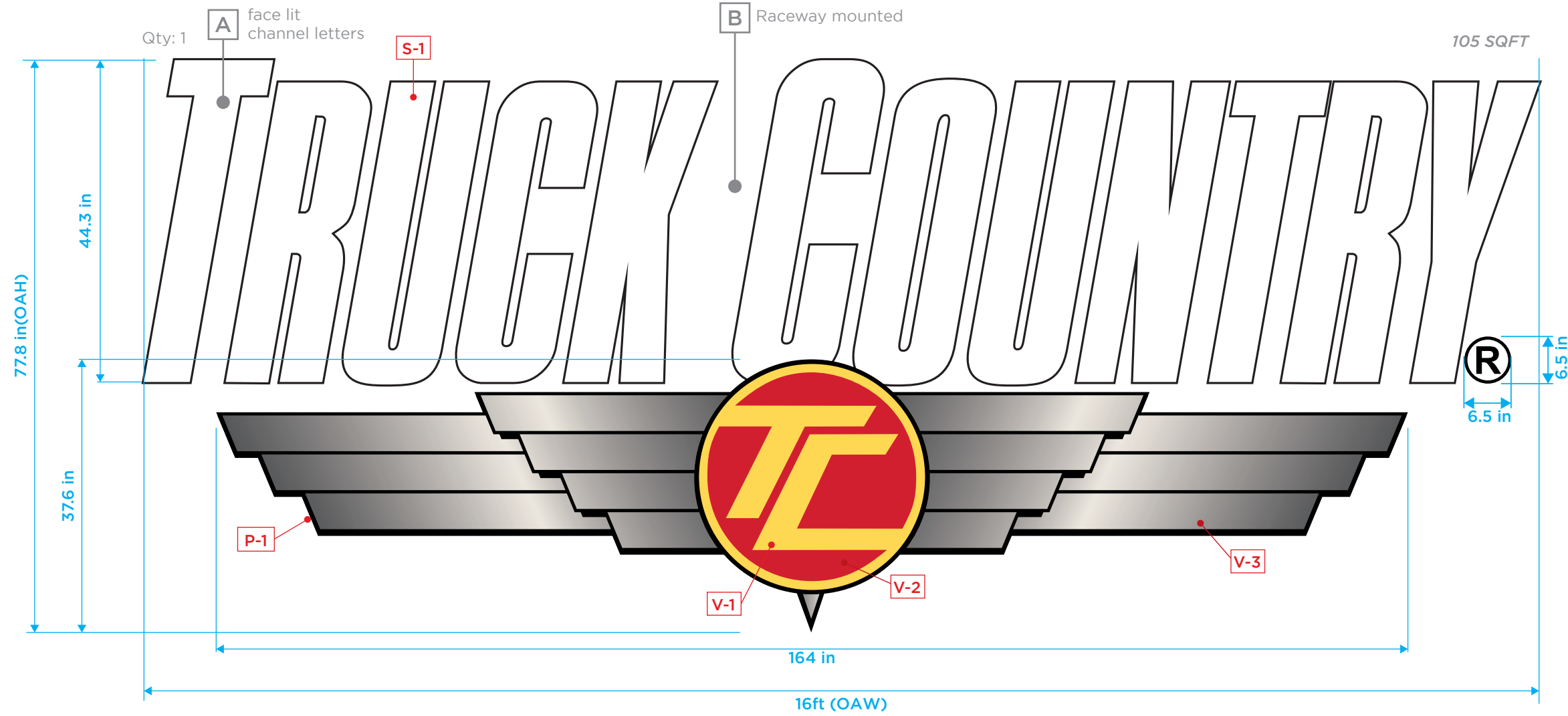
(B) - Magnetic panel with digital print with lamination applied to face(V-1)

Vinyl	
	(V-1) Full Color CMYK print & PMS-186c
	(V-2) Oracal 751-070 black

Substrate	
	(S-1) White magnet



20 AMP - 120 or 277 VAC
Electrical needed



Customer	
Truck Country - Germantown	
Date	Project Manager
01/07/2026	Jaime D.
Order #	Designer
EST - 13288	Brian H.
Trim Cap	Acrylic Faces
Black	7328 White
Return	Mounting
4" Deep Black	Individually Mounted

Specifications
 (A) - Face Lit Channel Letters,
 Translucent vinyl on face(V-1, V-2, V-3)
 - Individually mounted

Paint - Finish
 (P-1) Black Returns

Vinyl
 (V-1) Oracal 8500-013 Zinc Yellow (PMS-121c)
 (V-2) Oracal 8500-031 Red(PMS-186c)
 (V-3) Translucanted Digital Print(gradinet)

Substrate
 (S-1) 7328 White acrylic

20 AMP - 120 or 277 VAC
Electrical needed

Customer	
Truck Country - Germantown	
Date	Project Manager
01/07/2026	Jaime D.
Order #	Designer
EST - 13288	Brian H.
Trim Cap	Acrylic Faces
Black	7328 White
Return	Mounting
4" Deep Black	Individually Mounted

Specifications

(A) - Face lit, Channel letter with block out black vinyl on face backed with 7328 white acrylic

(B) - Face lit, aluminum cabinet box with pillow face with embossed logo & copy; cabinet painted to best match Pantone 485c

Paint - Finish

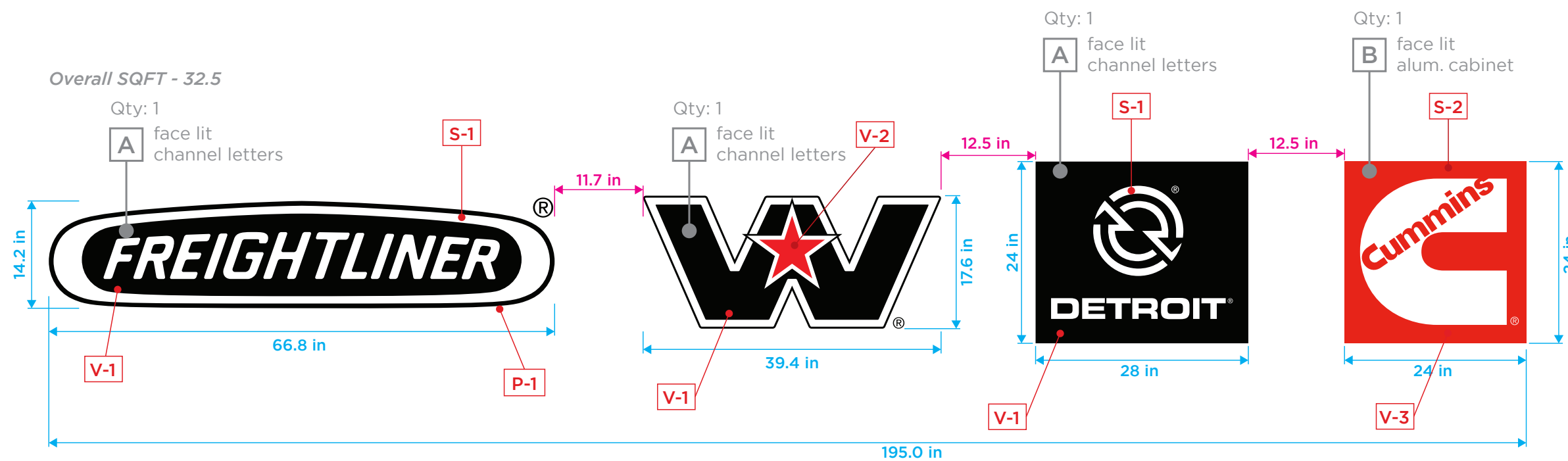
- (P-1) Black Returns
- (P-2) Red Cabinet Profile(PMS-485c)

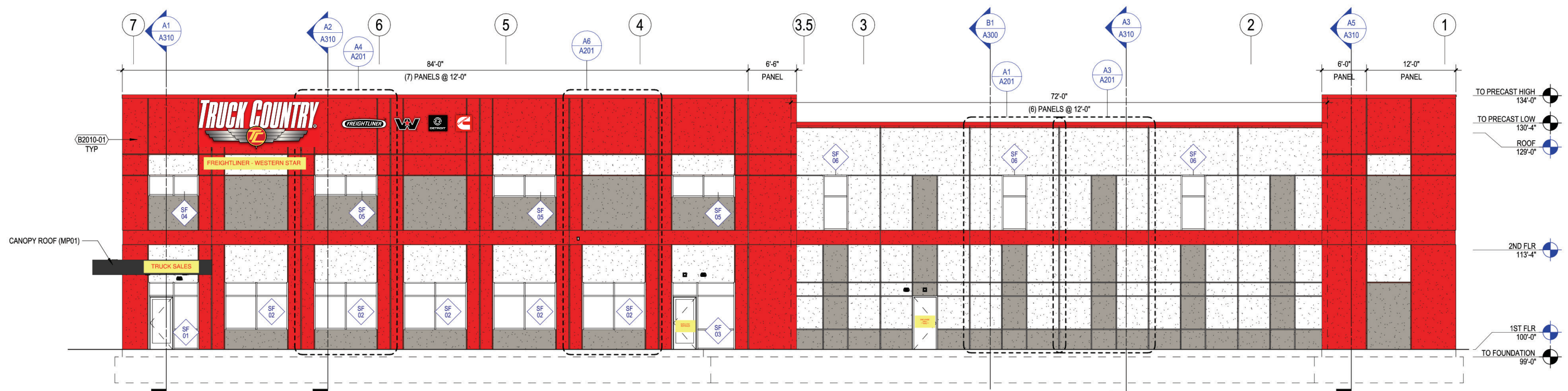
Vinyl

- (V-1) 3M Blockout black vinyl
- (V-2) 3M 3630-143 Poppy Red(PMS485c)
- (V-3) Pantone 485c

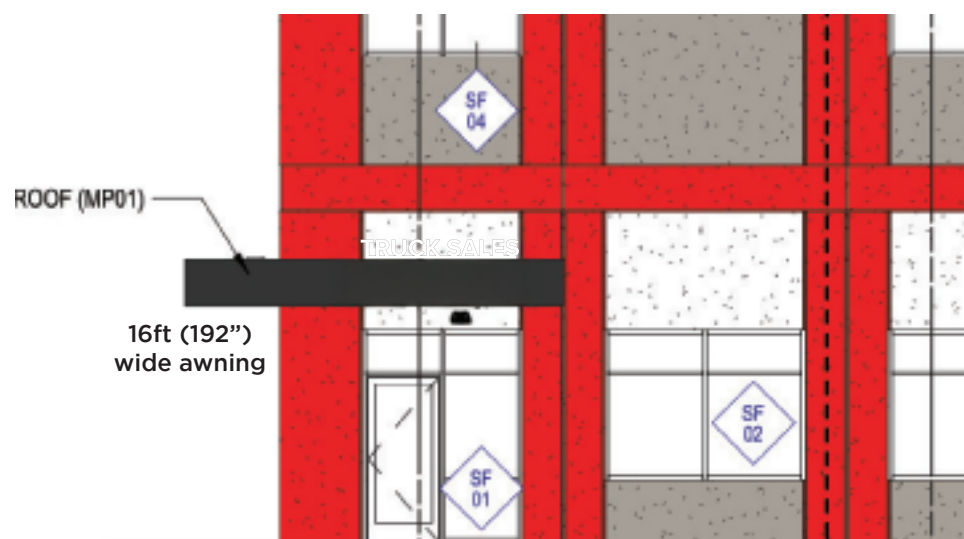
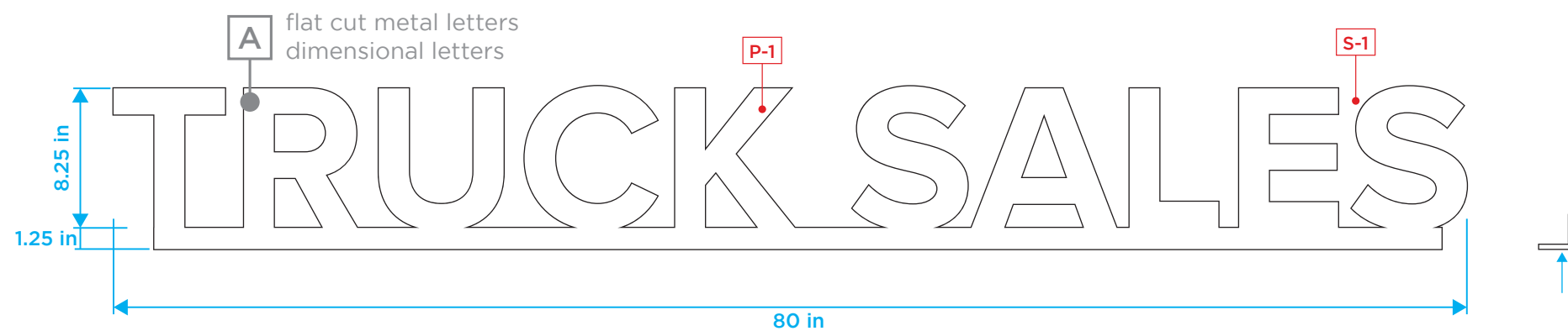
Substrate

- (S-1) 7328 White acrylic
- (S-2) Pantone 485c





E2 NORTH ELEVATION
1/8" = 1'-0"



Customer

Truck Country - Germantown

Date Project Manager

01/07/2026 Jaime D.

Order # Designer

EST - 13288 Brian H.

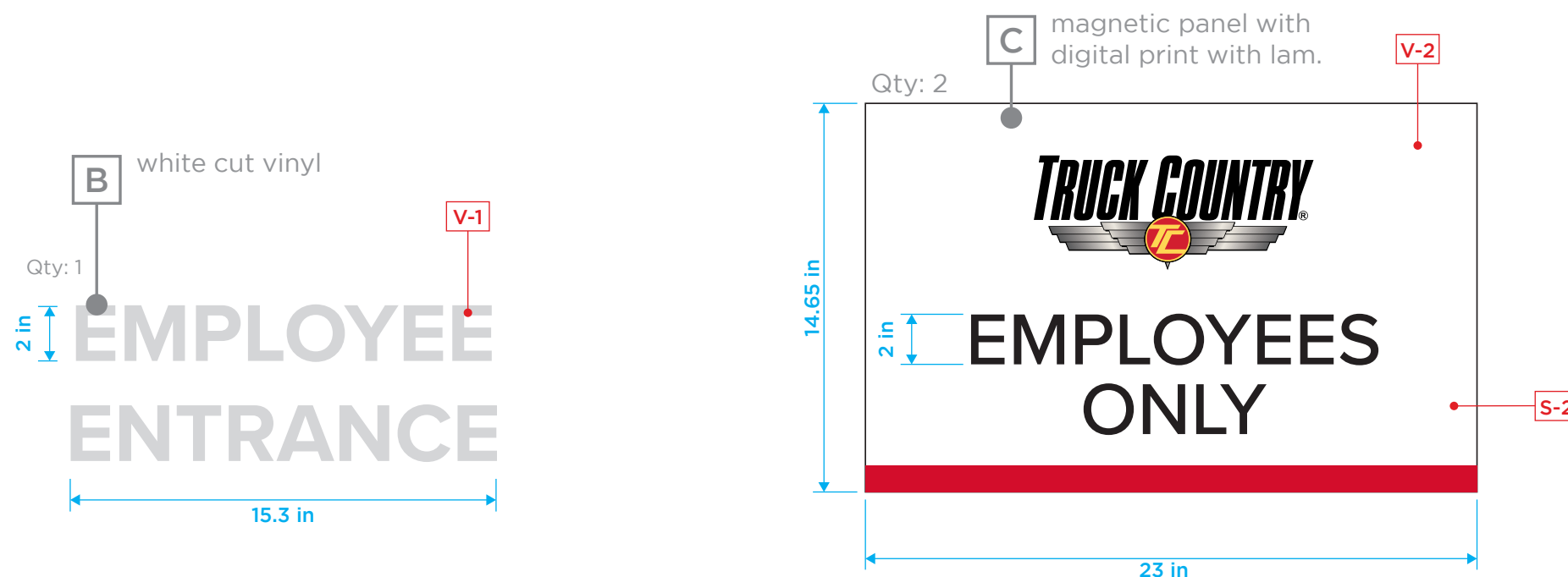
Specifications

(A) - Non Lit Flat cut metal letters
Painted white (P-1); mounted with angle
on back

(B) - Door Vinyl; (V-1)

(C) - Magnetic panel with digital print with
lamination applied to face(V-1)

North Elevation - Door Vinyl



Paint - Finish

□ (P-1) White

Vinyl

□ (V-1) Oracal 751-010 white

■ (V-2) Full Color CMYK print & PMS-186c

Substrate

□ (S-1) Flat cut aluminum

□ (S-2) White magnet

Customer

Truck Country - Germantown

Date	Project Manager
------	-----------------

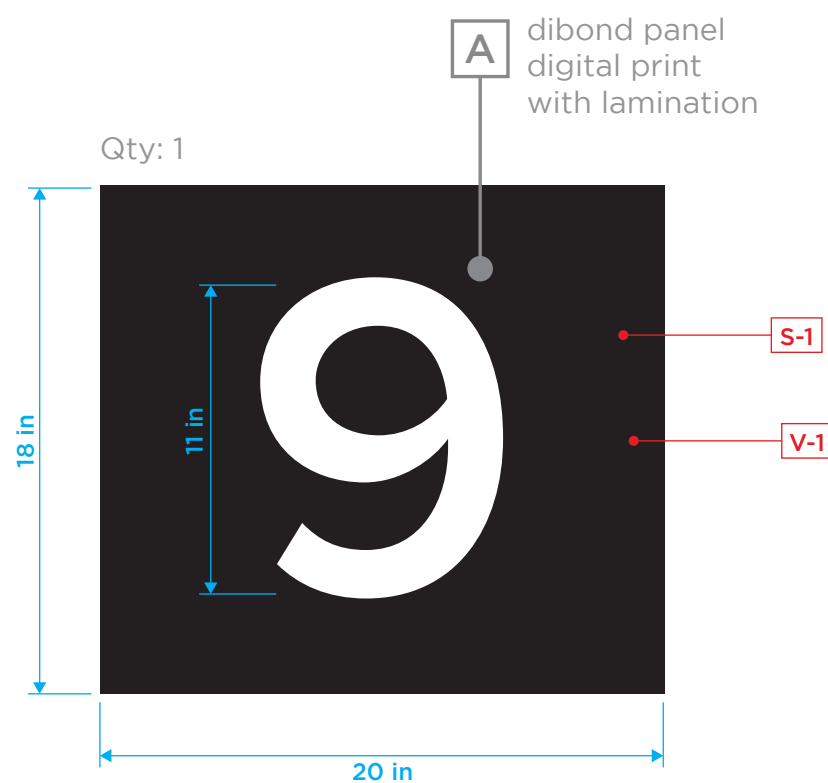
12/04/2025	Jaime D.
------------	----------

Order #	Designer
---------	----------

EST - 13288	Brian H.
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Specifications

(A) - Dibond panel with digital print with lamination applied to face



Vinyl

(V-1) Full Color CMYK print

Substrate

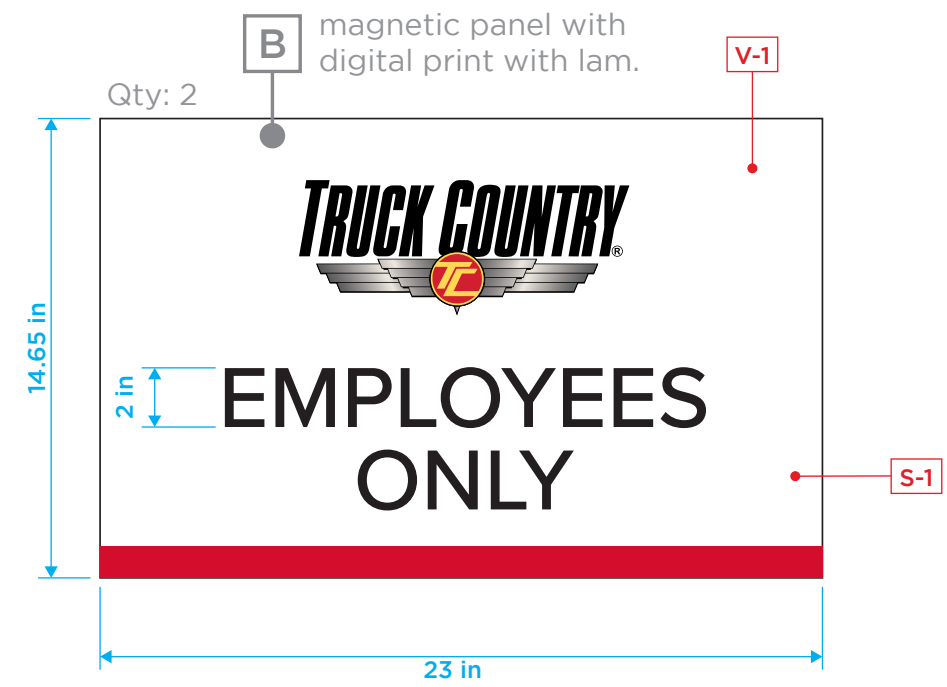
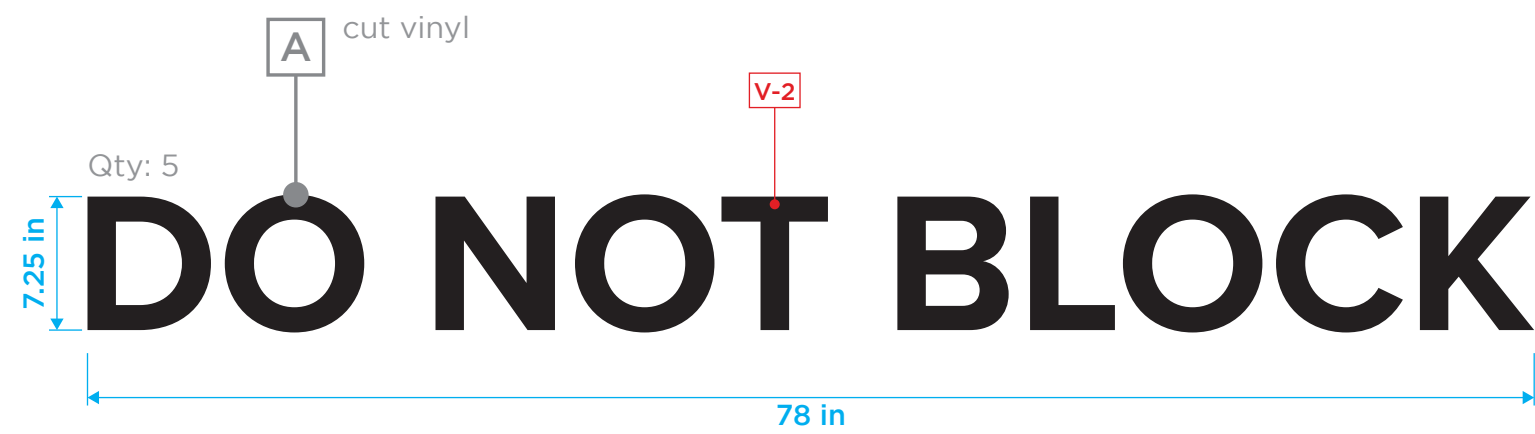
(S-1) White dibond

Customer	
Truck Country - Germantown	
Date	Project Manager
12/04/2025	Jaime D.
Order #	Designer
EST - 13288	Brian H.

Specifications

(A) - Door Vinyl; (V-2)

(B) - Magnetic panel with digital print with lamination applied to face(V-1)



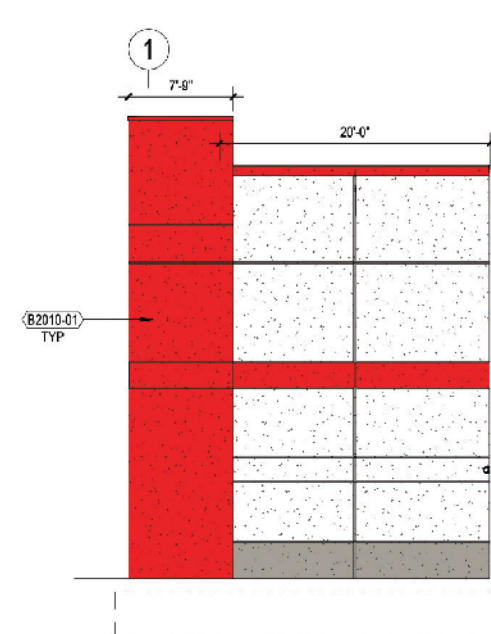
Vinyl

■ (V-1) Full Color CMYK print & PMS-186c

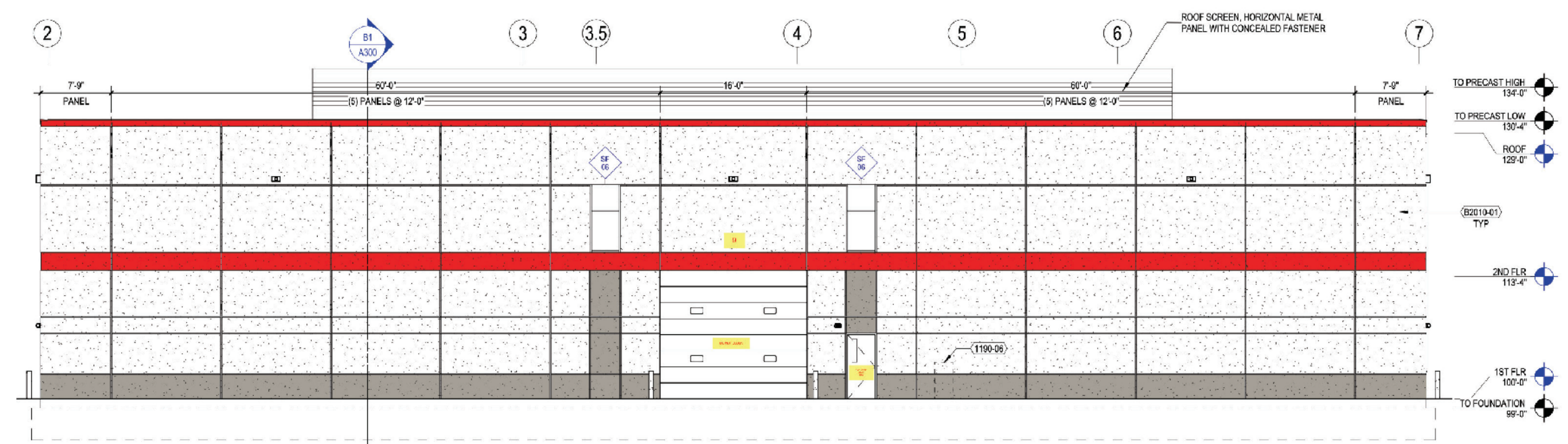
■ (V-2) Oracal 751-070 black

Substrate

□ (S-1) White magnet



B2 SOUTH ELEVATION - BUMP OUT
1/8" = 1'-0"



B3 SOUTH ELEVATION
1/8" = 1'-0"

Customer

Truck Country - Germantown

Date 12/03/2025 Project Manager Jaime D.

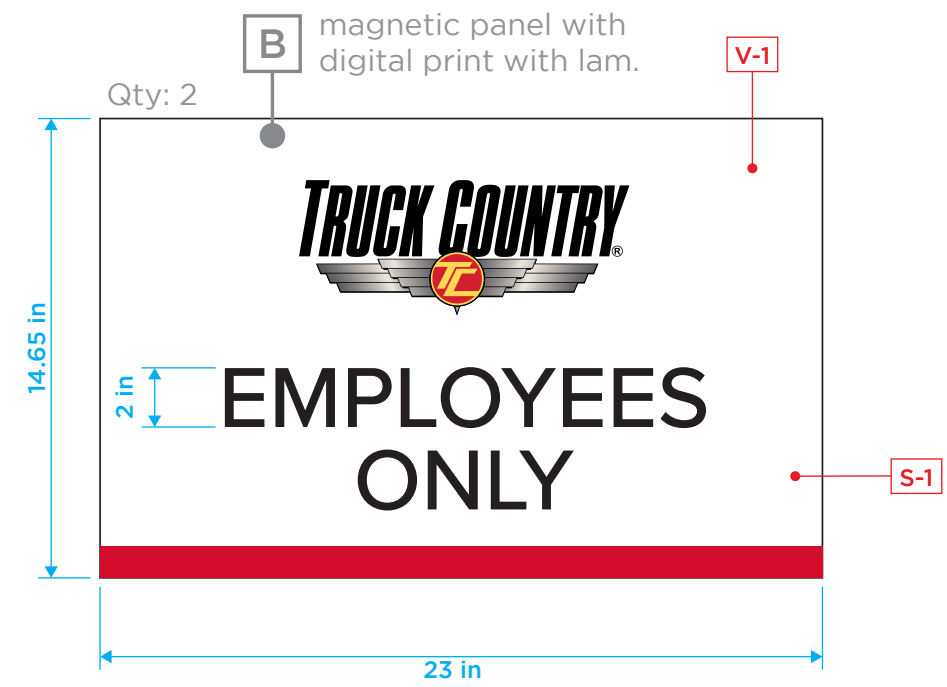
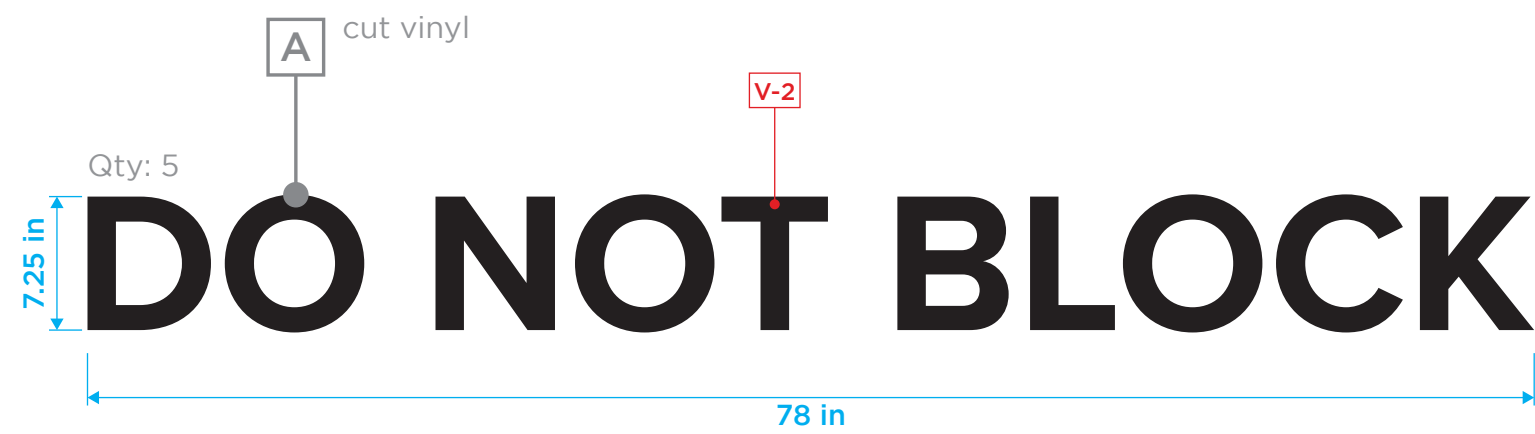
Order # EST - 13288 Designer Brian H.

EST - 13288 Brian H.

Specifications

(A) - Door Vinyl; (V-2)

(B) - Magnetic panel with digital print with lamination applied to face(V-1)

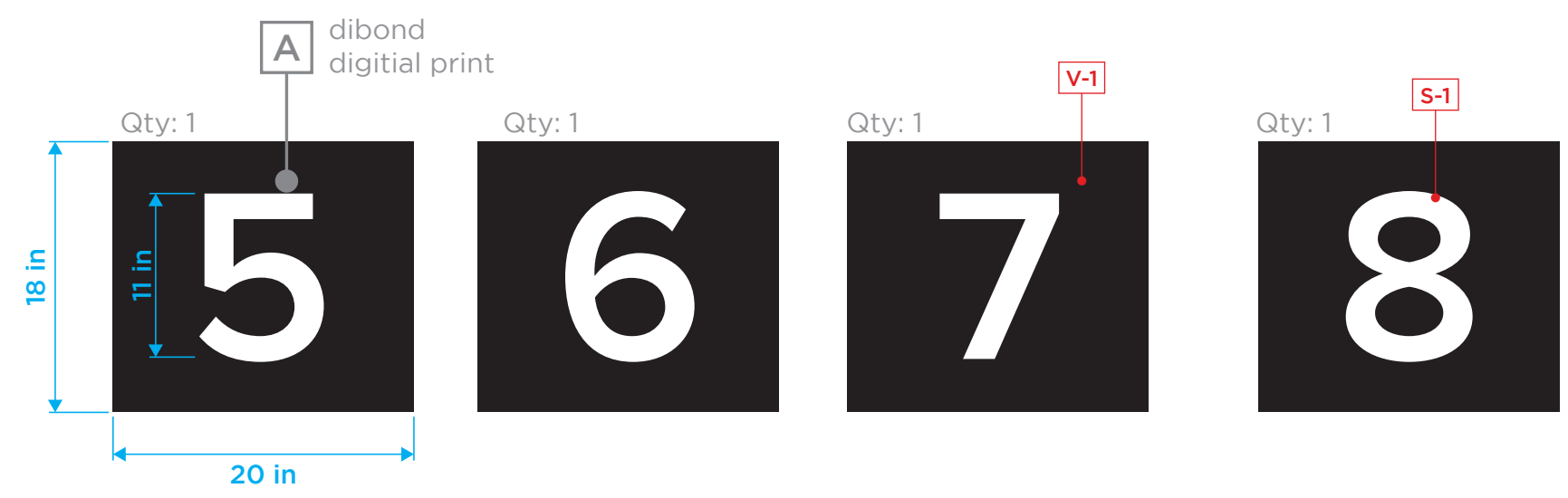


Vinyl

- (V-1) Full Color CMYK print
- (V-2) Oracal 751-070 black

Substrate

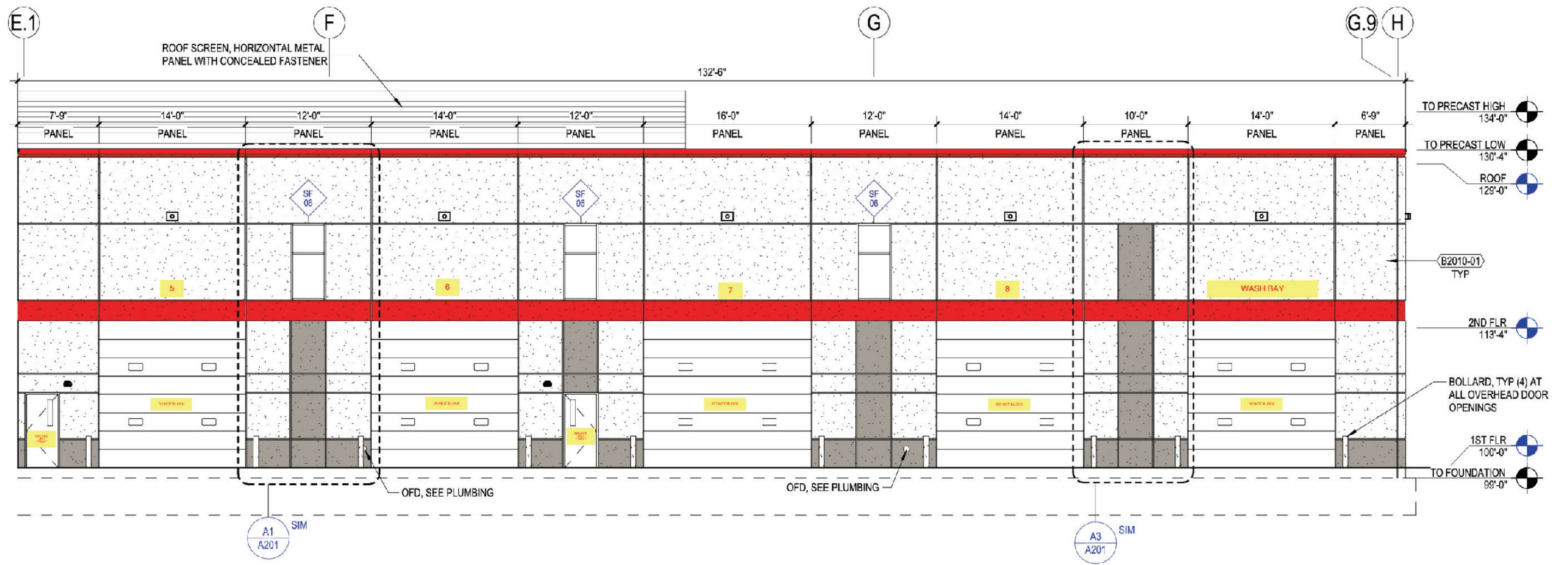
- (S-1) White magnet



Customer	
Truck Country - Germantown	
Date	Project Manager
12/04/2025	Jaime D.
Order #	Designer
EST - 16046	Brian H.

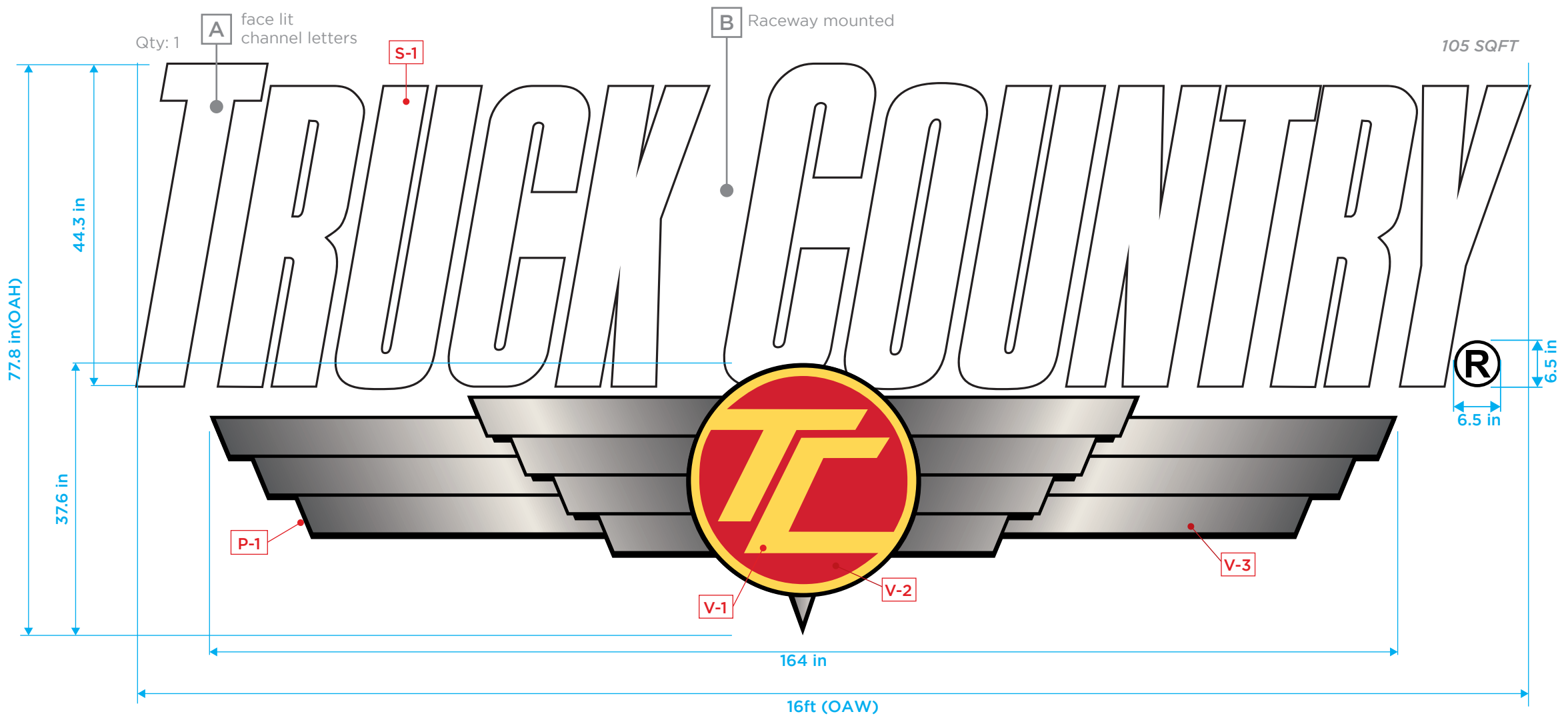
Specifications
 (A) - Dibond panel (S-1), with digital print(V-1)
 Fasten thru mounted

Substrate	
<input type="checkbox"/> (S-1) White Dibond	
Vinyl	
<input checked="" type="checkbox"/> (V-1) Digital print with lamination	



A4 WEST ELEVATION
1/8" = 1'-0"

20 AMP - 120 or 277 VAC
Electrical needed



Customer	
Truck Country - Germantown	
Date	Project Manager
12/03/2025	Jaime D.
Order #	Designer
EST - 13288	Brian H.
Trim Cap	Acrylic Faces
Black	7328 White
Return	Mounting
4" Deep Black	■ Raceway 5.5" SW 6871

Specifications
 (A) - Face Lit Channel Letters, Translucent vinyl on face(V-1, V-2, V-3)
 - Individually mounted

Paint - Finish
 ■ (P-1) Black Returns

Vinyl
 ■ (V-1) Oracal 8500-013 Zinc Yellow (PMS-121c)
 ■ (V-2) Oracal 8500-031 Red(PMS-186c)
 ■ (V-3) Translucented Digital Print(gradinet)

Substrate
 □ (S-1) 7328 White acrylic

20 AMP - 120 or 277 VAC
Electrical needed

Customer

Truck Country - Germantown

Date: 12/03/2025 Project Manager: Jaime D.

Order #: EST - 13288 Designer: Brian H.

Trim Cap: Acrylic Faces

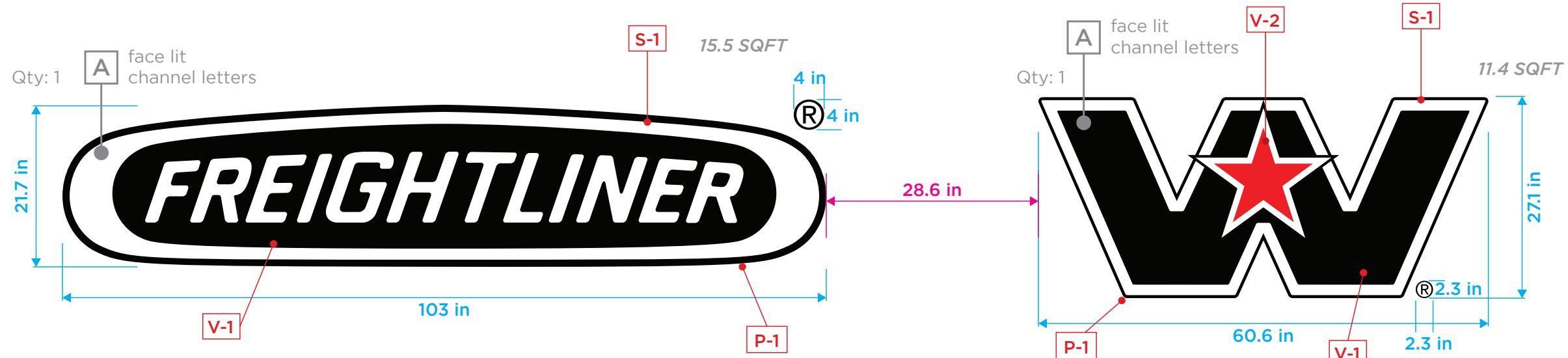
Black: 7328 White

Return: Mounting

4" Deep Black: Raceway 5.5" SW 6871

Specifications

(A) - Face Lit Channel Letters, Translucent vinyl on face(V-1, V-2, V-3) - Individually mounted



Paint - Finish

(P-1) Black Returns

Vinyl

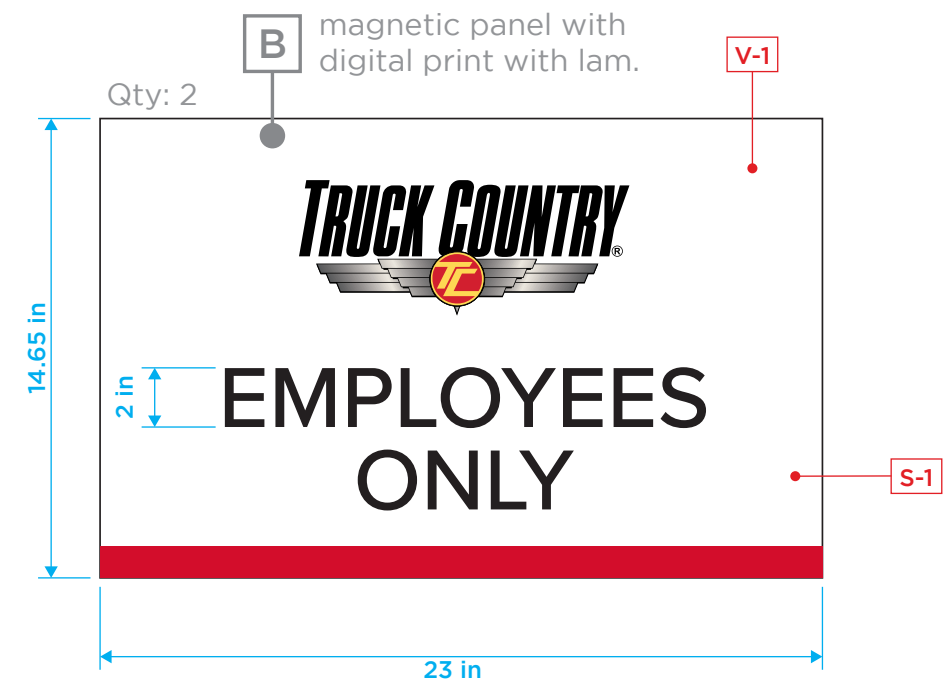
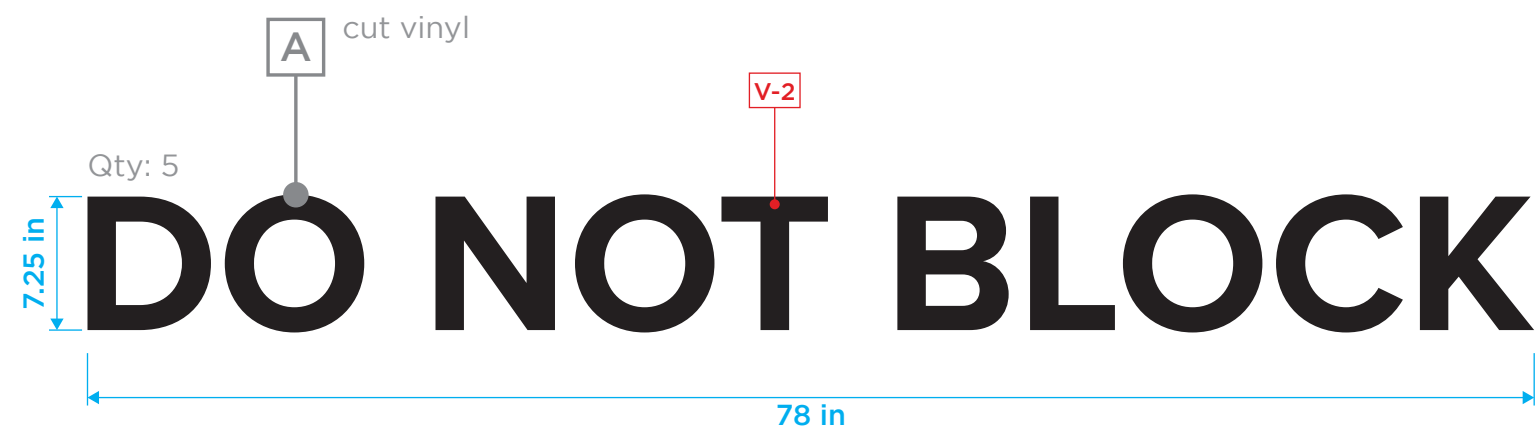
(V-1) 3M Blockout black vinyl

(V-2) 3M 3630-143 Poppy Red(PMS485c)

Substrate

(S-1) 7328 White acrylic





Customer

Truck Country - Germantown

Date	Project Manager
12/03/2025	Jaime D.
Order #	Designer
EST - 13288	Brian H.

Specifications

(A) - Door Vinyl; (V-2)

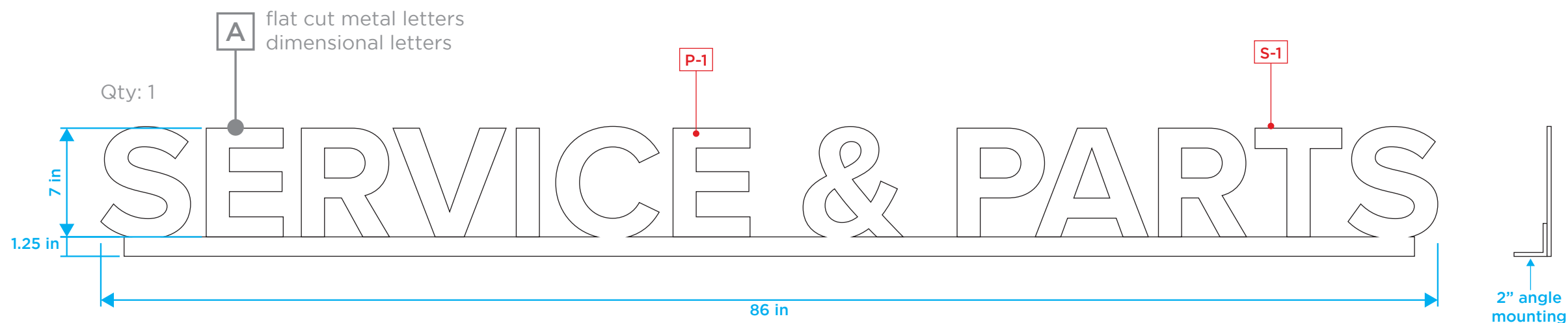
(B) - Magnetic panel with digital print with lamination applied to face(V-1)

Vinyl

	(V-1) Full Color CMYK print
	(V-2) Oracal 751-070 black

Substrate

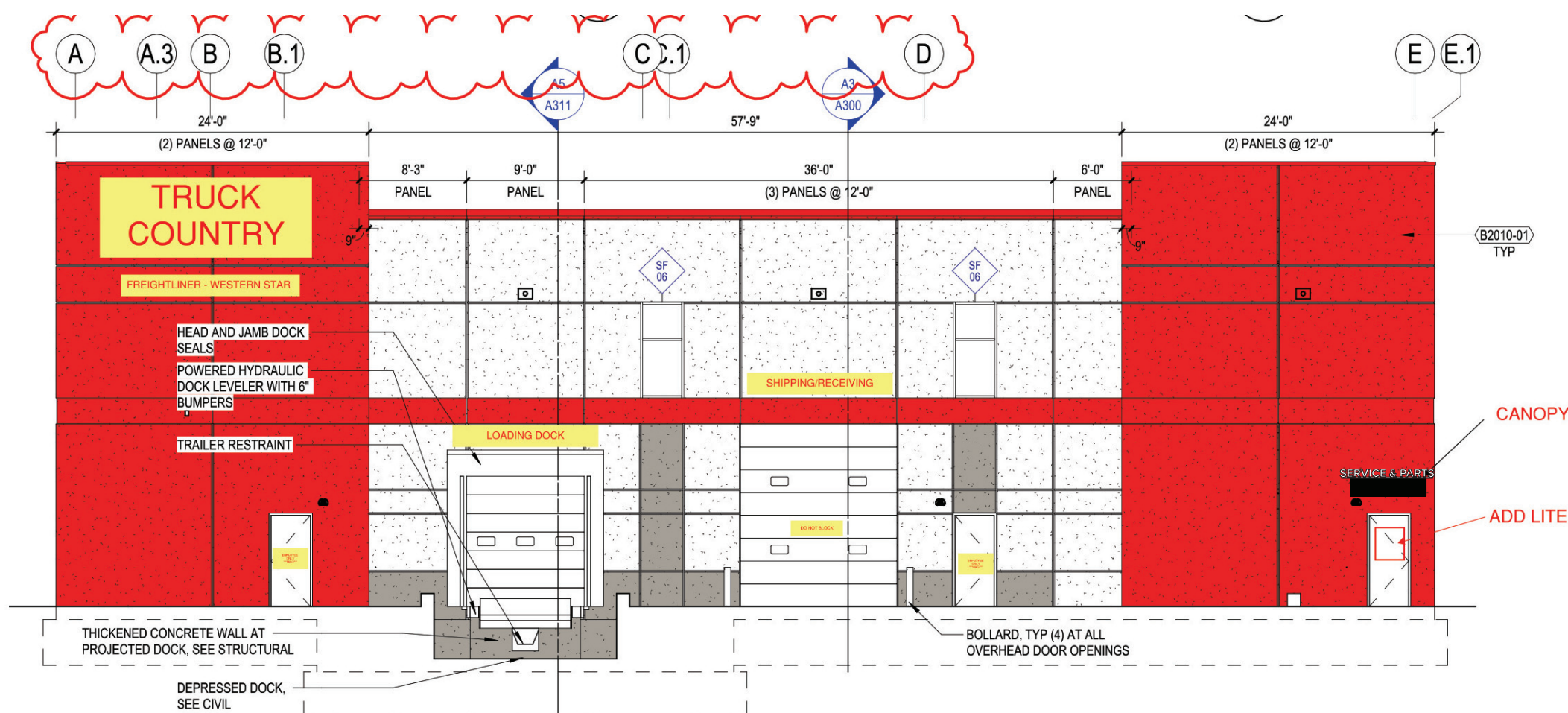
	(S-1) White magnet
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Customer	
Truck Country - Germantown	
Date	Project Manager
12/03/2025	Jaime D.
Order #	Designer
EST - 16046	Brian H.

Specifications
 (A) - Non Lit Flat cut metal letters
 Painted white (P-1); pin mounted flush

Paint - Finish
<input type="checkbox"/> (P-1) White
Substrate
<input type="checkbox"/> (S-1) Flat cut aluminum



A1 WEST ELEVATION - BUMP OUT
 1/8" = 1'-0"



Customer

Truck Country - Germantown

Date	Project Manager
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12/03/2025	Jaime D.
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Order #	Designer
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EST - 16046	Brian H.
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Specifications

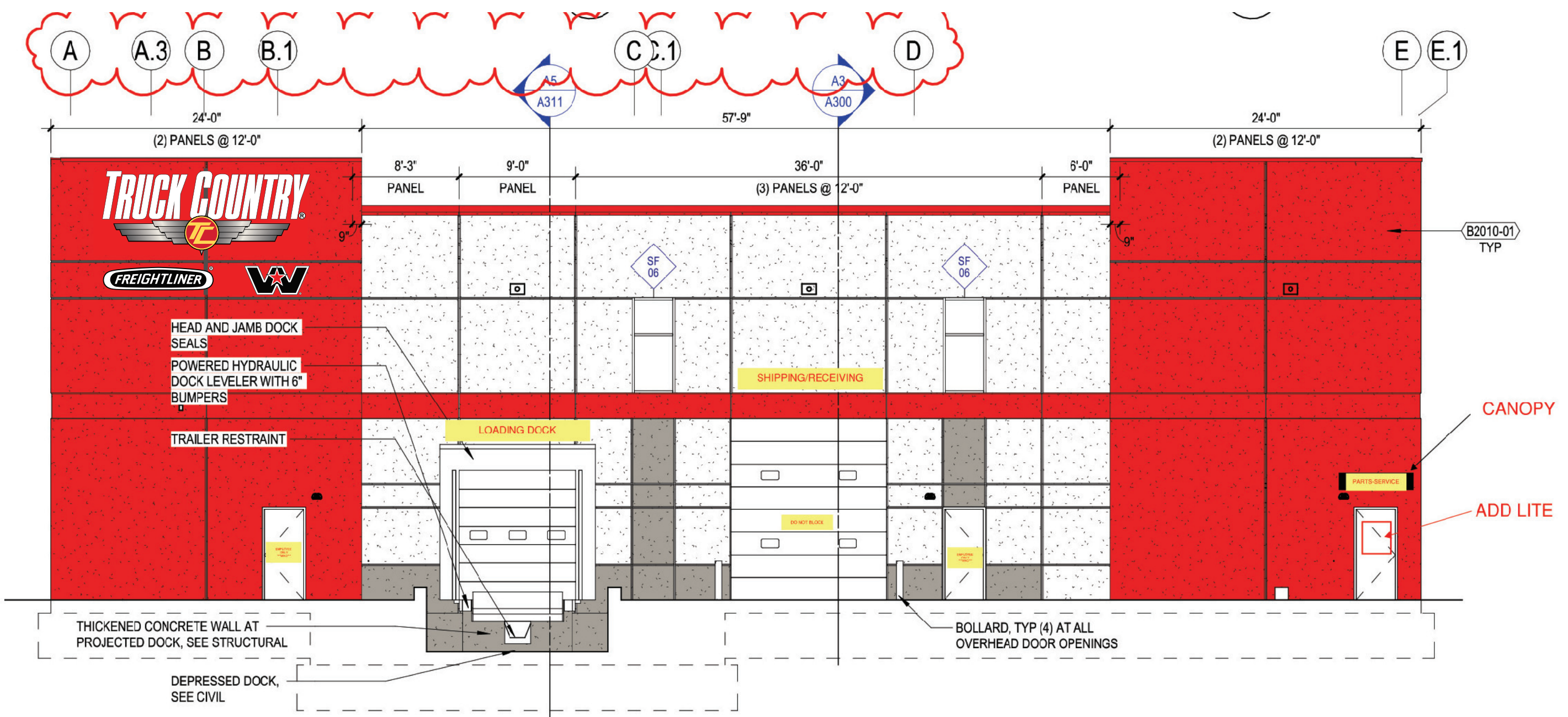
(A) - Dibond panel (S-1), with digital print(V-1)
Fasten thru mounted

Substrate

(S-1) White Dibond

Vinyl

(V-1) Digital print with lamination



A1 WEST ELEVATION - BUMP OUT
1/8" = 1'-0"



Scope of Work Summary Table

Base Services: Total Cost \$39,277

Task 1 – Project Management
<ul style="list-style-type: none"> General Project Management
Task 2 - Conduct Introductory Meetings with Village Officials and Staff to Develop the CEP
<ul style="list-style-type: none"> Village Staff and Board Workshop Develop the Community Engagement Plan
Task 3 - Facilitate the Community Engagement Process
<ul style="list-style-type: none"> Project Webpage Creation and Maintenance Promotional Material Development One Community Visioning Survey Online Input Map One Community Open House Two Focus Group Meetings Two Popup Events
Task 4 - Prepare a Final Community Engagement Outcomes Report
<ul style="list-style-type: none"> Develop the Draft Outcomes Report Develop the Final Outcomes Report Present the Final Report to the Village Board

Additional Services (if Authorized by the Village)

The following individual tasks will be provided only if authorized by the Village of Germantown.

Task	Total Cost
<ul style="list-style-type: none"> Task A.1 - One Additional Community Survey 	\$2,172.00
<ul style="list-style-type: none"> Task A.2 - Community Open House 	\$5,061.50
<ul style="list-style-type: none"> Task A.3 - Pop-Up Event #1 	\$3,025.50
<ul style="list-style-type: none"> Task A.4 - Pop-Up Event #2 	\$3,025.50
<ul style="list-style-type: none"> Task A.5 - Two Focus Group Meetings 	\$4,205.50
<ul style="list-style-type: none"> Task A.6 - Plan Commission and/or Village Board Workshop 	\$3,521.50



MEMORANDUM

SRF Project No. 19881.00

Steve Kreklow, Village Administrator
To: Jeff Retzlaff, Village Planning and Zoning Administrator
 Village of Germantown

From: Mitchell Brouse, Project Manager

Date: February 5, 2026

Subject: Community Engagement Program – Village of Germantown

Overview

This Community Engagement Program (CEP) provides the framework for the Village of Germantown to gather input to help guide redevelopment planning in the Village Center District and on three Village owned parcels located in the area. A draft plan was reviewed by the Village Board at their meeting on Monday, February 2, 2026.

Incorporating engagement results into planning activities is a key aspect in gaining community buy-in. This effort will seek to gain general and/or broad feedback regarding development/re-development within the overall Village Center District, with more focused or specific focus on the following three parcels:

Property	Existing Zoning	Future Land Use Map
Flower Source	Neighborhood Business (B-1) & Agricultural (A-2)	Village Center District
Ascension Property	Neighborhood Business (B-1)	Village Center District
Grosenick Property	General Business (B-3)	Village Center District

This CEP provides written procedures that are designed to foster public participation in the village with the following goals in mind:

- Employ both traditional and innovative methods of engagement.
- Collaborate with residents, property owners, business owners and operators, community organizations, and other key stakeholders.
- Utilize both virtual (interactive maps, online surveys) and in-person (stakeholder meetings, focus groups, pop-up events) engagement opportunities to engage community members.

- Ensure inclusive and equitable outreach and engagement with a variety of community partners.

Included in the process are opportunities for the public to engage in open discussion, provide written comments, provide location-specific comments, and attend public involvement meetings.

Additional Services

In addition to the base services overviewed in this CEP, further engagement activities are available on a “as authorized by the Village of Germantown” basis. Those items can be added to the overall scope of work at any time prior to development of the final report. The additional services are as follows:

- One Additional Community Survey
- One Additional Community Open House
- Up to Two Additional Pop-Up Events
- Two Additional Focus Group Meetings
- One Additional Plan Commission and/or Village Board Workshop

SRF will work with the Village to determine which additional services will be requested and will incorporate them into the overall project schedule.

Definitions

The following terms are commonly used throughout the CEP, and the corresponding definitions provide a baseline for how the term is used.

Audience: the portion or portions of the community that are targeted for participation in the engagement process or for whom the results of the engagement process are targeted towards.

Community: a group of individuals living, playing, and working within the Village of Germantown, with individual interests, investments, and goals.

Interest Groups: Groups or individuals with specific interests in the Village of Germantown, including community organizations, regional/state entities, and business groups.

Engagement: Opportunities to connect and collaborate with the community and stakeholders on a specific topic to inform, consult, involve, collaborate, or empower groups in a decision-making process.

Promotion and Branding: Activities, aesthetics, and phrases to encourage education, participation, and awareness of the planning process and engagement activities.

Stakeholder: A person or organization that is interested in or impacted by the project, who can provide valuable insight into existing conditions and community goals.

Audiences

This CEP is intended to guide engagement in the Village of Germantown catered to a variety of audiences. As defined above, audiences include both those that are participants in the engagement process and the parties that are intended to receive the results of the engagement process. Each of the following parties will have a role in the project.

Village of Germantown Residents

In general, this public input initiative is intended to engage any and all residents of the Village of Germantown. Understanding differences in the community is necessary to scope the blend of traditional and innovative/modern engagement tools.

Interest Groups

A key aspect of collecting useful and complete community feedback about the target properties is to identify interest groups that hold specific and unique perspectives about the area. The project team will work with the Village to identify specific interest groups to engage in the process. Each of these groups will receive direct outreach as a part of project promotion and engagement facilitation. For each of the identified groups, the project team will identify barriers to their participation and seek solutions to overcome them (e.g. translation services, provision of paper versions of documentation, etc.).

The following preliminary list includes a sampling of interest group categories that should be considered for inclusion:

Interest Groups Categories	
Germantown Chamber of Commerce	Non-Profit Organizations
Village Boards and Commissions	Germantown School District
Business Owners	Property Owners

Village Board

Results of this CEP will be tailored to assist the Village Board in making key decisions regarding the creation of a detailed redevelopment plan with associated regulations and design guidelines to guide the redevelopment of the subject properties. The Village Board will be consulted on the finalization and approval of this CEP and will be presented the results of the final report to conclude the process.

Plan Commission

The Plan Commission will serve as a primary audience for the final report summarizing the findings of this engagement process. Commissioner will be provided the opportunity to review and comment

on this CEP prior to review and approval by the Village Board and will receive the final report for review and comment.

Public Engagement Tools and Activities

Engagement will include several opportunities for the Germantown community to participate in the process. A combination of online and in-person activities, and direct community outreach will help to ensure that a wide variety of stakeholders and interest groups will be able to engage in the process. As the project progresses through the schedule, activities will build on the results of past activities feedback. Specific engagement tools and strategies that will be used include:

Online and Paper Community Survey	Online Interactive Maps	Community Open Houses
Pop-Up Events	Focus Group Meetings	Project Website, Emails, and Social Media Updates

Community Survey

To kick off the engagement process, a **Community Visioning Survey** will be developed and shared with the community to gather initial feedback about the community's vision for the Village Center District and three Village owned properties identified above. Topics that will be covered by the visioning survey will include, but not be limited to:

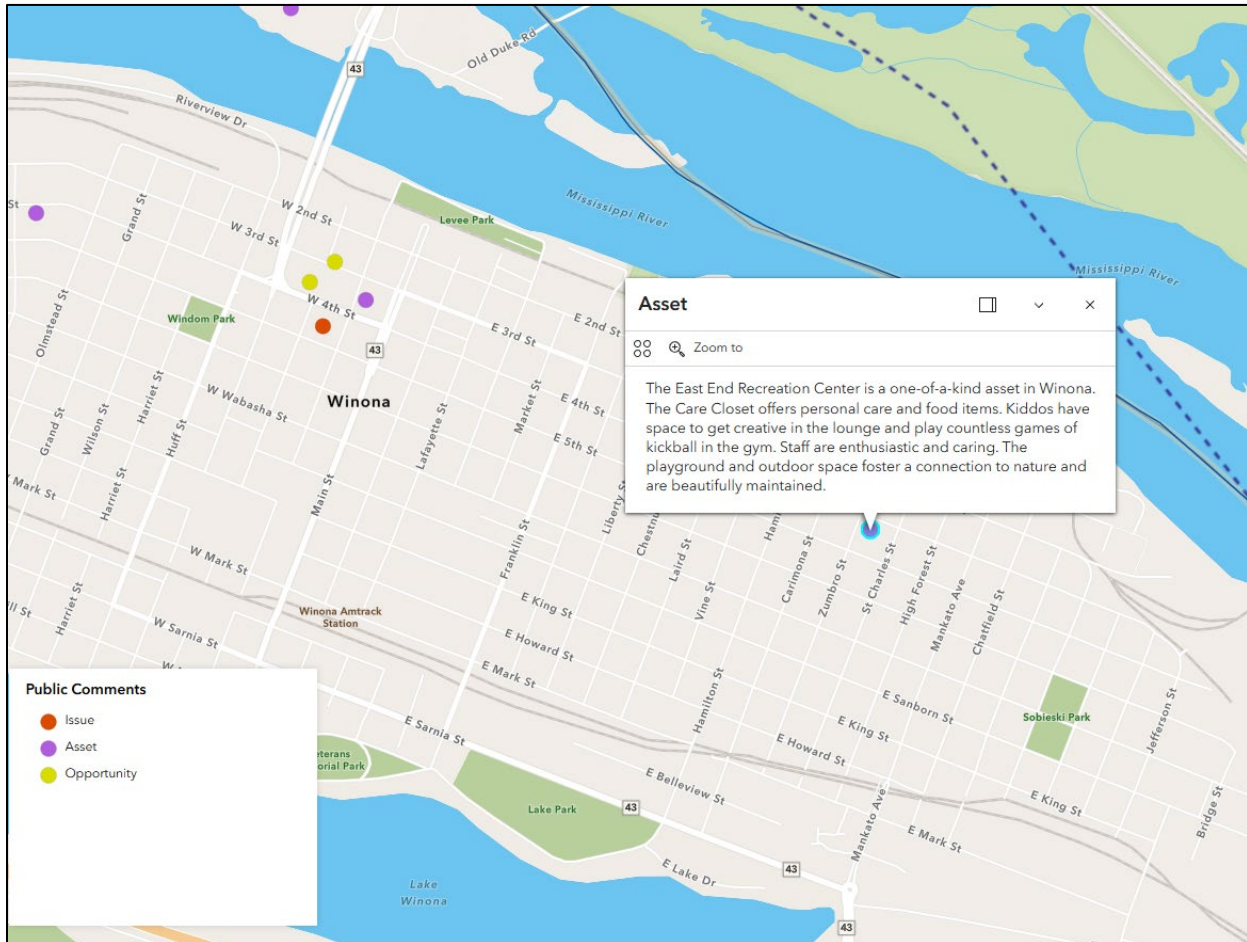
- General vision for future development of subject properties.
- Preferred built environment characteristics for the Village Center District.
- Preference for land use type on properties in the Village Center District.

Community surveys will be administered online to allow for easy distribution and access, however, paper copies will also be made available and distributed to community members who need alternative options. The project website will also provide easy access to the community survey.

Interactive Comment Map

An online mapping portal, utilizing ESRI ArcGIS Online and Survey123, will be developed and used to gather geographic based community feedback. Community members will be able to use the map to provide comments about specific locations on the subject properties and in the surrounding area. By dropping a pin on the map, participants will be able to identify locations with a positive association, areas that need improvement, or share general comments related to development, redevelopment, or land use.

Figure 1: Example Comment Map, Winona County, MN Comprehensive Plan Update



Open House

One open house will be held towards the end of the engagement process. This meeting will allow the project team to interact directly with community members to solicit feedback, share information, and educate the public about the project. Open houses meetings allow for in-depth conversations with stakeholders that can be difficult during pop-up events. Meeting materials will be made available online for community members who are unable to attend the meeting.

Building from the community survey results, the SRF team will work with the Village to develop a set of engagement and educational materials for participants to view and respond to. Materials may include items such as, but not limited to, visual preference surveys, including photographs and graphics, educational materials about existing planning documents (such as the 2050 Comprehensive Plan), and mapping activities expanding on the results of the Interactive comment map.

Pop-up Events

The project team will collaborate with community event organizers to attend prescheduled community events to solicit community feedback and promote the project. **Two pop-up events** will be held at times that coincide with existing events in the Village of Germantown.

Engagement typically requires approximately five minutes of stakeholders' time with the intention of meeting people where they are rather than asking them to come to a specific event. Pop-up events are an opportunity to engage with community members who do not traditionally involve themselves in the planning process and often reach a wider audience than traditional engagement events, such as open houses.

SRF Staff will work with the Village to identify opportunities, events could include:

- Germantown Area Chamber of Commerce Leadership Luncheon (February 2026)
- Germantown Community Scholarship Fund Dinner & Auction (February 19, 2026)
- Family Trivia Night hosted by the Germantown Community Coalition (mid-March 2026)
- Germantown Easter Egg Hunt (March 28, 2026)
- Family Glow Walk (May 1, 2026)
- Maifest Germantown (May 15-17, 2026)
- Fourth of July Celebrations (July 4, 2026)
- Collaborate with the Germantown School District to attend a school district event

Focus Groups

Two focus group meetings will be held between mid-April and mid-May to solicit feedback from groups of stakeholders that have a specific interest in the project. Stakeholder groups could include, but are not limited to, property owners, business owners and operators, and/or community organizations.

Discussions at focus group meetings will be facilitated in-person by SRF staff, with the participation of six to 12 community members. Meeting agendas and discussion topics will be shared with participants in advance of the meeting to ensure they have time to prepare. Discussion items will be catered to the interests of each specific group.

Public Participation Timeline

The following approximate timeline will guide the engagement process. Implementation of the engagement plan occur between February and May 2026, with minor timeframe adjustments as needed.

Event/Task	Date(s), if applicable	February	March	April	May	June	July
Community Engagement Program Workshop	February 3	●					
Community Survey	Late-February – Early April		■				
Interactive Comment Map	Early March – Late April		■				
Community Open House	Late April or Early May			●			
Pop-Up Events	Early April – Early July			■	■	■	
Focus Group Meetings	Mid-April – Late-May			■	■		
Final Report Presentation to Village Board	Late July						●

Promotional Tools and Communication

The project team will utilize a wide range of communication and outreach strategies to promote engagement opportunities. Outreach opportunities will be shared at popular community locations in-person, as well as online, to reach a wider audience. Project interest groups will also help with promotion throughout the planning process. Specific outreach tools that will be used include:

- Project website
- Email updates
- Direct outreach to interest groups
- Social media posts
- Traditional media and press releases

Project Website

The project webpage will be used to share information and updates about the public engagement process and will serve as a one stop shop for all information related to the engagement process. The website will be hosted externally to the Village of Germantown website and will be maintained by SRF Staff. Participants will be referred to the website to access online resources (links to the online community survey and interactive comment map), and review relevant and timely information about the project, including engagement results, project status updates, information on virtual and in-person engagement opportunities, and meeting agendas and materials.

Direct Outreach to Interest Groups

The project team will work with Village Staff to complete direct outreach to key community groups in the Village. As a part of this effort, the project team will ask these groups to share information about engagement events with their membership:

- Germantown School District
- Germantown Senior Center
- Germantown Chamber of Commerce
- Kiwanis Club
- Germantown Community Coalition

Social Media Posts

The project team will use existing Village of Germantown social media accounts to promote the project and advertise specific engagement opportunities. Social media posts will provide a space for promoting engagement activities to a larger audience. The project team will also work with local partners to provide content for their social media outlets, to reach those who may not be following Village of Germantown social media pages.

Traditional Media and Press Releases

At the discretion of the Village, traditional media options, such as sending mailers and publishing press releases could be used to inform the public about upcoming engagement opportunities. If directed, the SRF team will develop press releases, mailers, or other traditional media materials to support these efforts.

Reporting

After completion of all engagement tasks, the consultant team will prepare a report that summarizes the results of engagement. That report will be provided to the Plan Commission for review and presented to Village Board for discussion. The final report will, at a minimum, include:

- A summary of responses from each engagement activity.
- A list of key findings.
- Recommendations intended to inform the development of site-specific land use plans, zoning regulations, and design guidelines.
- Appendices including full engagement results.

Accessibility

All public facing website content created by the engagement team will comply with Web Content Accessibility Guidelines (WCAG) 2.1 and meet any other reasonable standards for accessibility. Public facing materials (e.g. display boards, handouts, reports, summaries) will be

prepared in plain language and have an accessibility check before sending materials to project team for review. Any in-person engagement activities will be hosted at locations with ADA accessible facilities. Online engagement activities and live virtual meetings will include opportunities to participate for those without broadband access, such as dial-in and /or paper options.