

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE & TIME:	Monday, March 2, 2026 at 7:00 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #:2551 455 8667 Password: ywM4qU5krp2 which can be accessed by phone at 408-418-9388 or by clicking the link below: <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m49bcd70fc98c6f1696315d2744b3586a>

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 VillageBoard 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. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**
- IV. **PRESIDENT’S REPORT:**
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:**
- VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
- VII. **CONSENT AGENDA:**
 - A. Meeting Minutes: February 16, 2026 (ACTION)
 - B. Approve Contract for Ballfield Fencing (ACTION)
- VIII. **UNFINISHED BUSINESS:**
 - A. Intergovernmental Agreement with Washington County Related to a \$750,000 forgivable loan to Flamingo Marine. (ACTION)
- IX. **PUBLIC HEARINGS:**
- X. **NEW BUSINESS:**
 - A. Premier Real Estate Management, LLC, Agent for Victory Place, LLC, Property Owner. Ordinance for Rezoning approximately 7 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. (ACTION)

- B. Bradley Jansen, Agent and Prospective Owner for Rao Farms, LLC, Property Owner. Application for a Conditional Use Permit 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. (ACTION)
- C. An Ordinance Amending Section 1.379(2) Of The Germantown Municipal Code Relating To The Membership Of The Economic Development Commission. (ACTION)
- D. 4th of July -- Report and Discussion (ACTION)
- E. Update on Recruiting for Village Administrator and Director of Public Works. (ACTION)
- F. Retention bonuses for Certain Department Heads. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

XI. 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:	<i>AMENDED:</i> REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, February 16, 2026 7:00 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

Village President Bob Soderberg called the Village Board meeting to order at 7:00 PM.

II. **ROLL CALL:**

Present: Trustee Robert Warren, Trustee Meg Cutts, Trustee David Baum, Trustee Jan Miller, Trustee Kristen Borst, Trustee Jolene Pieper (arrived at 7:03 PM), Trustee Rick Miller, Trustee Terri Kaminski, Village President Bob Soderberg
Also Present: Village Clerk Donna Ott, Village Attorney Brian Sajdak, Park Director Gil Standridge, Public Works Director Matt Mortwedt, Wastewater Superintendent Tim Zimmerman

III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**

IV. **PRESIDENT'S REPORT:**

Village President Soderberg spoke regarding the Flower Source demolition project, FEMA's denial of public assistance for damages related to the August 2025 flood, the resignations of DPW Director Mortwedt and Village Administrator Kreklow, the recent Plan Commission and Economic Development Commission meetings, and items on the upcoming Village Board agenda.

V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:**

Trustee Kaminski announced the upcoming Public Works & Highways Committee meeting on March 4, 2026, at 5:30 PM.

Trustee Rick Miller announced the upcoming General Government & Finance Committee meeting on March 16, 2026, at 5:30 PM.

Trustee Cutts announced the upcoming Public Safety Committee meeting on March 2,

2026, at 6:00 PM, and the Germantown K9 Chili Cook-off on February 22, 2026, at 2:00 PM.

Trustee Jan Miller announced the upcoming Economic Development Commission on March 10, 2026, at 6:00 PM.

VI. CITIZEN INPUT: *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding New Business Item B (Blackstone Creek Land Exchange).

Thomas Nass (W179N11435 Blackstone Cir) spoke regarding New Business Item B (Blackstone Creek Land Exchange).

John Casanova (W177N11586 Blackstone Cir) spoke regarding New Business Item B (Blackstone Creek Land Exchange).

Norman Berger (W141N9978 Seven Pines Way) spoke regarding garbage services and fees.

Bill Knapp (N114W17823 Blackstone Cir) spoke regarding New Business Item B (Blackstone Creek Land Exchange).

Neil Risler (N106W14743 Harrison Cir) spoke regarding Village Board meetings and citizen input.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding New Business Item A (IGA with Washington Co. Related to a \$750,000 Forgivable Loan to Flamingo Marine), and Closed Session items (New Business Items D and E).

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding New Business Item A (IGA with Washington Co. Related to a \$750,000 Forgivable Loan to Flamingo Marine), and development.

Written comments were not read aloud, but are included with these minutes.

VII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Rick Miller

Consent Agenda Item H removed by Trustee Cutts.

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

On consideration of Item H (to approve as presented):

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

- A. February 2, 2026, Meeting Minutes (ACTION)
- B. Application for a Second Hand Article and Jewelry Dealer License: Premier Gold Silver and Coin (GSC); Event Held at Best Western, W190N10862 Commerce Cir, 02/24/26-02/28/26 (ACTION)
- C. Purchase of traffic detection cameras from TAPCO for an amount not to exceed \$27,340.00. (ACTION)
- D. Purchase of tar and mastic and an application trailer rental from Sherwin Industries for an amount not to exceed \$55,861.65. (ACTION)
- E. Purchase center and edge line striping services from Washington County for an amount not to exceed \$62,000.00. (ACTION)
- F. Purchase two zero turn mowers from Bobcat Plus, Inc. for an amount not to exceed \$31,337.24. (ACTION)
- G. A three-year HVAC service agreement with Martin Peterson Company for a total of \$38,260.00 and a first year cost of \$12,850.00. (ACTION)
- H. Acceptance of an appraisal performed by WisDOT and the transfer of Village of Germantown land to WisDOT for additional right-of-way at the intersection of Divison Road and STH 145 (Fond du Lac Ave). (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Intergovernmental Agreement with Washington County Related to a \$750,000 forgivable loan to Flamingo Marine (ACTION)

Motion: Postpone item until next Village Board meeting

Motioned By: Jan Miller

Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

- B. Blackstone Creek Land Exchange (*DISCUSSION*)

Members of the Village Board discussed the potential land exchange, including the provided land appraisal, ideas for development, funding, and concerns.

- C. Fire Station One Remodeling Project (ACTION)

Motion: Approve moving forward with determining how to repair the outdoor pavilion at Firemans Park to extend its life for a minimum of one year, and to use the \$30,000 to make safety repairs and cosmetic repairs to Fire Station One as presented

Motioned By: Terri Kaminski

Seconded By: Jan Miller

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Rick Miller, Terri Kaminski, Bob Soderberg

No: Jolene Pieper

Abstain: None

Motion Carried by Roll Call Vote (Yes 8, No 1, Abstained 0)

- D. Acquisition of N96 W18058 County Line Road (Tax Parcel No. 333-999) for the purpose of relocation of Wastewater Utility Lift Station 6. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

Wastewater Superintendent Zimmerman and Public Works Director Mortwedt provided information about the requested acquisition of the County Line parcel for the relocation of Wastewater Utility Lift Station 6.

Motion: Enter into Closed Session for New Business Items D and E

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

The Village Board entered into Closed Session at 9:25 PM.

- E. Engagement of a professional recruiting firm to assist the Village in filling the Village Administrator and/or Director of Public Works positions and discussion of process for hiring and/or retaining key staff positions. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and/or Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

Motion: Return to Open Session at 10:19 PM

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

Motion: For New Business Item D, authorize the Village Attorney to proceed as directed in Closed Session

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Kristen Borst, Jolene Pieper, Rick

Miller, Terri Kaminski, Bob Soderberg

No: Jan Miller

Abstain: None

Motion Carried by Roll Call Vote (Yes 8, No 1, Abstained 0)

Motion: For New Business Item E, hire Innovative Public Advisors for the Village Administrator recruitment and to proceed with an internal posting process for the Public Works Director

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 10:21 PM.

From: [crb.crb](#)
To: [Comments](#)
Subject: V.B. 2-16-26 COMMENTS-NEW/CONSENT AGENDA
Date: Friday, February 13, 2026 10:27:25 AM

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

New Business item:

Item A-INTERGOVERNEMENT AGREEMENT WITH WASHINGTON COUNTY. Does the village have in writing the proper process of how to handle new development in the village and with the Intergovernmental Washington County?

Item D- Purchase County Line Rd Property.

Will we be over paying for this property?
(over paid for the other purchases recently made)
Who is involved in making the deal?

Consent Agenda item:

Item F- Lawnmowers

Do we really need 2 lawnmowers at this time?
Could the village only purchase one this year?
Use the rest of the money to help cover the O.T. ?

Sincerely,
The Schneider's

From: foley.susan10@gmail.com
To: [Comments](#)
Subject: Blackstone
Date: Saturday, February 14, 2026 1:09:27 PM

[Some people who received this message don't often get email from foley.susan10@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

I am once again out of state for this meeting but wanted to once again make my case.

The development of any part of the Blackstone golf course property is NOT in the best interest of the village and those of us that live in the village....

Remember the expense and heart ache experienced last summer during the flooding? Since I moved adjacent to this property 5 years ago we have watched over 4 times the flooding closing the golf course and reaching over the bridges! This will be a continuous problem.

Please remember the neighbors that live off of Division Road, that all showed up to tell you that adding any development that would increase traffic is not in their best interest. They showed up to share their every day experience and were not heard or represented.... The motion was passed.

The Village holds all the cards here.... If the property is not rezoned it cannot be developed. Please, please, please... do what is right for the people that live here... the people you represent!

A golf course or park can continue to serve our community in a positive way. Flooding and excessive traffic serves no one!

Thank you,

Sue Foley

W177N11418 Blackstone Circle

262-510-8559

Sent from my iPhone

From: noreply@civicplus.com
To: [Comments](#)
Subject: Online Form Submittal: Meeting Comment Form for Committees and Village Board
Date: Monday, February 16, 2026 4:23:17 PM

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Meeting Comment Form for Committees and Village Board

First Name	Kari
Last Name	Wohlfeil
Address1	W177N11500 BLACKSTONE CIR
City	Germantown
State	WI
Zip	53022
Email Address	kari.fulkerson@gmail.com
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Village Board
What is the date of the meeting?	2/16/2026
For which item do you wish to provide comments?	Blackstone Creek Land Exchange
What is your opinion of the item?	I am NEITHER in favor or oppose the item.
Would you like to speak at the meeting?	No, I do not wish to speak at the meeting. I only want to submit my comments through this form.
Comments	I am writing to express my concern over the proposed land swap for the Blackstone Creek land. As a resident living on the course, I believe this project presents

significant risks/concerns to our community. Flooding would be my main concern, I would ask that the village consider the impact rain has had on this area in the last 5-10 years, since I've lived here we've since the golf course flood at least 10 times. Safety, security and access to this area is also a concern. I don't feel the park could be accessed by car - so how would it be policed/monitored etc? The parking lot seems to be pretty far from any pavilion/volleyball courts specifically, and since that area is in my direct backyard, I'm worried how that will impact community/families in my area.

While I appreciate how many different park/recreation ideas put forth on this proposal, and see the need for more facilities like this in Germantown, I would ask that the village respect the families in this neighborhood and try to make everyone as comfortable with the plan as possible. I also see there are other projects that need funding like fireman's park for similar activities that have already been started. My 3 kids have greatly benefitted from the parks & rec programs, and enhancing already existing facilities that bring in so much revenue for the village should be our first priority.

I continue to have concerns about the schools handling more families with the same or less resources. There are already numerous housing developments planned or underway along Pilgrim and Mequon Roads. Adding even more apartments, condos, or townhomes at this time would place additional strain on our already limited community resources. Our schools are at capacity, and our Parks and Recreation Department continues to be underfunded and overextended.

The Blackstone Golf Course is a beautiful and unique asset to Germantown — one that should be preserved and enhanced, not developed. I strongly urge the Village to consider maintaining and operating this property through the Parks and Recreation Department. Many surrounding communities take pride in supporting their park systems, and this could be an opportunity for Germantown to do the same. The existing clubhouse could serve as a Parks and Recreation facility, offering local jobs to students during the summer and promoting community engagement.

At a minimum, the Village should consider maintaining the back nine holes of the course, particularly since much of that area lies within a floodplain. Given the extensive flooding we've witnessed over the past decade, it's difficult to imagine any residential

development thriving in those conditions.

Please reconsider this proposal and explore options that preserve the natural beauty, recreation, and community value that Blackstone provides.

Thank you for your time and consideration.

Sincerely,

Kari Wohlfeil

Email not displaying correctly? [View it in your browser.](#)

DRAFT

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: March 2, 2026

PLACEMENT: Action Item

ITEM TITLE: Approve Contract for Ballfield Fencing (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. Board Approval fencing project 2026

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:



Germantown Park and Recreation Department

N112W17001 Mequon Rd

P.O. Box 337

Germantown, Wisconsin 53022-0337

(262)250-4710 Fax (262)255-2920

Information Line (262)250-4711

Meeting Date: February 16th, 2026

To: Village Board

From: Park and Recreation Director

RE: Approval to contract Munson Fence Division

Respectfully request that the Board approve allowing me to award the Kinderberg, and Haupt Strasse fencing contract to Munson Fence Division, Munson Inc. This contract will be paid out of Capitol Land/Park Improvements 40591000-592100

This contract will include Furnish and install baseball netting over the existing home plate area and back stop at Kinderberg Park. This will prevent baseballs being hit over the current backstop and flying into the park.

The contract will also cover Haupt Strasse Park. Repairing the outfield fence. Pull and replace 23-line posts and 1 terminal post. This will repair the fencing at the ball field, and all post will be imbedded 36" deep in concrete for frost protection. Some areas of the fence have a one-to-two-foot gap between the fence and the ground. This will prevent small children climbing underneath the outfield fence as well as stopping balls from leaving the playing area.

I received three bids to do this work. Munson Inc. bid \$28,542, Northway Fence bid \$29,170, and Century Fence bid \$31,505.

The bid Munson Inc. provided was also below the \$30,000 budgeted for the project

If I receive approval to proceed with Munson Inc. I will give them a contract so that work can be lined up this spring before the season begins.

Thanks in advance,

Gil Standridge
Parks and Recreation Director
Village of Germantown

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: March 2, 2026

PLACEMENT: Action Item

ITEM TITLE: Intergovernmental Agreement with Washington County Related to a \$750,000 forgivable loan to Flamingo Marine. (ACTION)

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

Village staff have been working with staff from Economic Development Washington County (EDWC) to assist Flamingo Marine to relocate and expand their operations to Germantown. Flamingo Marine is a high-tech start-up that manufactures recreational pontoon boats and will be leasing a building owned by Zilber Corporation in the Gateway Business Park. They will be investing \$15 million in improvements to the existing facility and expect to employ 115 people with an average salary of \$55,000 per year.

The financing plan that EDWC has helped to assemble includes a ten-year \$750,000 forgivable loan. Debt service on the loan would be paid by TID #8 for the first three years. If Flamingo Marine meets investment and job creation targets during that time period, the TID would pay the remainder of the debt service on the loan. Additional increment from the Flamingo Marine investment is expected to cover the debt service on the loan. This agreement does NOT extend the life of TID #8.

In addition, the lease of space to Flamingo Marine, along with the recently announced expansion of MaySteel in Germantown, will fill most of the vacant space in Zilber owned building. This will accelerate the construction of the final Zilber building planned for TID #8. Revenue for TID #8 has increased dramatically in the past few years, as shown on the table below:

Budget Year	Increment
2026	\$3,543,725
2025	\$3,022,031
2024	\$2,698,684
2023	\$1,929,663

Recent TID #8 Annual Reports conservatively project TID #8 closure for 2032. Construction of the final Zilber building (which is planned to be 500,000 sq. ft.) could add an additional \$750,000 in property tax revenue to the TID which would further accelerate closure.

ATTACHMENT:

1. Flamingo_WhatMattersCoverSheet_2025-10-31
2. Flamingo_FactSheet_2025-10-31
3. Flamingo Marine IGA

STAFF RECOMMENDATION:

A motion to approve the Intergovernmental Agreement with Washington County for a \$750,000 forgivable loan to Flamingo Marine.

ACTION BY COMMITTEE:

VISION

Recognized by the taxpayers of Washington County as a highly prized reinvestment of sales tax dollars into a powerful growth engine empowering new business opportunity and prosperous lives countywide.

MISSION

Leverage new private sector investment to successfully accelerate business growth in Washington County, provide catalytic impact within communities and generate quality opportunities for workers.

DESIRED OUTCOMES REPRESENTED IN THIS LOAN REQUEST

COMPANY NAME(S)



Jobs

- ☒ Create
- ☒ Upskill
- ☐ Retain



Private Investment

- ☒ Equipment
- ☒ Real Estate
- ☐ Redevelopment



Growth

- ☒ Expand Existing Businesses
- ☒ Attract New Businesses
- ☐ Transform Blight



Wins

- ☒ Beat the Competition
- ☒ Close Deals
- ☒ Overcome Hurdles



Net Public Benefits

- ☒ Produce New Tax Revenue
- ☒ Reduce Taxpayer Burden
- ☒ Fuel Prosperous Lives

What Matters in this Request:

- A high-tech marine manufacturing start-up returning to Germantown, rebuilding Wisconsin's reputation in advanced boat propulsion.
- Positions Washington County as a leader in innovation-driven, export-oriented manufacturing — over 90% of sales expected outside Wisconsin.
- Reestablishes marine manufacturing employment in Germantown, leveraging the region's skilled fabrication and electrical assembly workforce.
- Catalytic use of existing industrial property, restoring advanced manufacturing activity to a previously underutilized building.
- Represents a high-multiplier investment — drawing new dollars into the local economy through national and international sales.
- A compelling reinvestment of public incentive resources to secure a company with strong growth potential, technical sophistication, and local ownership ties.
- 115 new manufacturing and engineering positions average \$32/hour — roughly 13% above Washington County's overall manufacturing wage...workforce upskilling.

PROJECT INFO

NAICS	336612 Boat Building
SPACE	150,000 SF Manufacturing and Office
FACILITY	Lease space with renovations and Purchase of existing building(s) with renovations
LEASE TERM	10 Years & 4 Months beginning November 1, 2025
BEGIN RENOVATIONS	08/01/2025
BEGIN OPERATIONS	07/02/2026

EMPLOYMENT



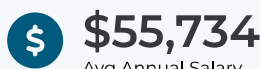
New Jobs
Phased in Over 3 Years

CAPITAL INVESTMENT



\$45.8M Buildings & Improvements
\$8.8M Furniture, Fixtures, & Equipment

PAYROLL



Avg Annual Salary



Annual Payroll

*At Full Ops in Year 3

DESCRIPTION

Flamingo Marine, Inc. is developing a new, purpose-built manufacturing facility in Germantown, Wisconsin, to support the production of its next-generation pontoon propulsion systems and related marine components. The project establishes a high-efficiency manufacturing footprint designed to scale with anticipated product demand and future model introductions. They seek to shift pontoon boat manufacture from the custom, one-by-one, "craft" process of today's pontoon boats to a far more streamlined, standardized, and work cell & line system to production, fully leveraging lean and just-in-time manufacturing concepts.

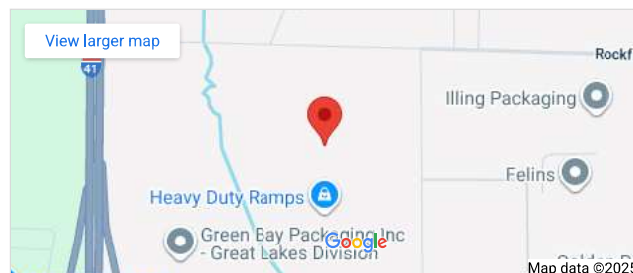
The facility encompasses approximately 150,000 square feet under roof, featuring 28-foot clear heights and dedicated zones for welding, CNC machining, electrical assembly, product staging, and final integration. The layout supports linear workflow—beginning with materials receiving and tube fabrication, progressing through assembly and wiring, and concluding with product testing and quality verification. An integrated office and engineering area provides on-site coordination between design, manufacturing, and operations.

Initial operations will focus on producing the company's proprietary modular pontoon configurations and advanced propulsion modules, designed to deliver superior performance and fuel efficiency compared to conventional configurations. The building's infrastructure and utilities are being designed with flexibility to support future adaptation toward electric propulsion systems as the market transitions toward hybrid and zero-emission marine technologies.

Total project investment of ~\$15MM includes facility improvements, production equipment, assembly tooling, and technology infrastructure. Key equipment investments include precision welding and machining systems, electronic assembly benches, overhead cranes, and specialized test equipment for propulsion validation.

At full build-out, the Germantown facility will employ 115 production and engineering staff, with room for phased expansion as production volumes scale. The facility is expected to serve as the company's central manufacturing hub for domestic and international distribution.

ADVANCED MANUFACTURING Industry



ADDRESS

W210N12975 Gateway Xing, Richfield, WI 53076, USA

SITE NOTES

Zilber Building 6. Leasehold improvements required to convert space to office and manufacturing. Readiness for 450 units in 2026, ramping up to 1,000 units in 2027. First right of refusal on remaining 86,000 SF of space in the building.

COMPANY INFO

Company Name	Flamingo Marine Inc.
Year Established	2022
State of Formation	WI
Business Structure	C Corp
Ownership	Private

COMPANY NOTES

The company's principals are not new to the marine manufacturing industry or to this community. Brian and Eric Davis previously founded Seven Marine, a Germantown-based start-up that successfully engineered and commercialized some of the most powerful outboard motors in the market before its acquisition by Volvo Penta. While Volvo ultimately relocated production and discontinued the line, Seven Marine demonstrated the region's ability to incubate high-value, technology-intensive manufacturing ventures. Flamingo Marine now brings that entrepreneurial and technical experience back home, anchoring the next generation of marine innovation in Germantown.

Flamingo Marine redefines the recreational marine market with innovations that are transforming how pontoon boats are designed, manufactured, and enjoyed. Their advanced design and production approach is upending the pontoon industry's model, creating a more flexible, more profitable and less risky experience for dealers while providing customers with more of what they want in a better boat for much enhanced enjoyment on the water.

**INTERGOVERNMENTAL AGREEMENT
BETWEEN WASHINGTON COUNTY AND THE VILLAGE OF GERMANTOWN**

**RELATING TO FLAMINGO MARINE, INC. IMPACT INCENTIVE LOAN AND TID #8
MUNICIPAL REVENUE OBLIGATION**

THIS AGREEMENT is entered into by and between Washington County, Wisconsin (hereinafter "COUNTY") and the Village of Germantown, Wisconsin (hereinafter "VILLAGE") and shall be effective as of the latest signature date set forth below.

RECITALS

- A. Flamingo Marine, Inc., a Wisconsin corporation (formerly Flamingo Electric Inc.) (hereinafter "BORROWER") is an advanced manufacturing start-up engaged in the design, engineering, and production of next-generation pontoon boats, propulsion systems, and related marine components.
- B. The BORROWER intends to acquire equipment and complete tenant improvements necessary to establish a new, purpose-built manufacturing facility within the VILLAGE (hereinafter the "PROJECT").
- C. The PROJECT is anticipated to generate significant public benefits, including the creation of approximately 115 new family-sustaining full-time jobs over the next five years and an estimated \$15 million of new private capital investment in the VILLAGE.
- D. The VILLAGE previously created Tax Incremental District No. 8 (hereinafter "TID #8"), which is currently generating tax increment revenue.
- E. The VILLAGE and COUNTY recognize that the PROJECT will promote economic development, reestablish marine manufacturing employment in Germantown, inject new dollars into the county economy through largely export-oriented products, and serve as a catalyst for additional private investment within and around TID #8, increasing the potential for accelerated closure of TID #8.
- F. The COUNTY has contracted with the Washington County Economic Development Corporation (hereinafter "EDWC") to administer Washington County's Impact Loan Fund Program and act on its behalf for the transactions contemplated by this Agreement and related matters.
- G. EDWC, on behalf of the COUNTY, has underwritten and the COUNTY has approved an Impact Loan Fund incentive commitment to the BORROWER in the form of a forgivable term note in the original principal amount of

\$750,000 (hereinafter the "COUNTY NOTE"), subject to the execution of mutually acceptable loan documentation.

- H. The COUNTY NOTE will bear interest at a fixed rate of 4.00% per annum and will amortize over a term aligned with the remaining life of TID #8, with scheduled debt service commencing immediately upon closing.
- I. Notwithstanding the foregoing, during the initial three-year period following loan closing (the "PERFORMANCE PERIOD"), no principal or interest payments shall be required from the BORROWER, and all scheduled debt service will be paid exclusively from tax increment revenues generated by TID #8, as a Municipal Revenue Obligation payable to the COUNTY pursuant to this Agreement.
- J. Following the conclusion of the PERFORMANCE PERIOD, EDWC will assess the BORROWER's performance relative to the key public benefits and determine the portion of the COUNTY NOTE eligible for forgiveness pursuant to the performance framework set forth in Exhibit B.
- K. Any portion of the COUNTY NOTE that is forgiven shall remain the obligation of TID #8 through its Municipal Revenue Obligation for the remainder of the amortization period. Any portion not forgiven (the "REMAINING PRINCIPAL BALANCE") shall become the direct repayment obligation of the BORROWER and will amortize over a fixed ten (10) years.
- L. The parties agree that the PROJECT and the associated public benefits represent an important benefit to the public, and, therefore, entering into this Agreement to implement the repayment mechanism contemplated herein is appropriate and serves a public purpose.

NOW, THEREFORE, in consideration of the above recitals, the mutual promises and obligations herein set forth, and other good and valuable consideration, receipt or sufficiency of which is hereby acknowledged, it is mutually agreed between the PARTIES as follows:

1. Incorporation of Recitals

The above recitals are incorporated into and made a part of this Agreement by this reference. To the extent that any recital conflicts with any paragraph below, the paragraph below shall control.

2. Conditions Precedent

- a. Effective Date; Conditions to Performance. This Agreement shall be effective upon execution by the COUNTY and the VILLAGE. Notwithstanding the foregoing, the obligations of the COUNTY and the

VILLAGE to perform under this Agreement (including, without limitation, the payment and administration mechanics contemplated herein) are expressly conditioned upon satisfaction of Sections 2.b. and 2.c..

- b. Execution and Funding of COUNTY NOTE. The execution and delivery of final loan documentation (including the note, loan agreement, and any related security and servicing documents, collectively, the “LOAN DOCUMENTS”) evidencing the COUNTY NOTE between the COUNTY (acting through EDWC as its administrator) and the BORROWER, and the disbursement of funds pursuant thereto, shall be conditions precedent to the Parties’ obligations to perform under this Agreement. The parties acknowledge that the executed Term Sheet attached as Exhibit B summarizes the principal business terms of the COUNTY NOTE; provided, however, that the final LOAN DOCUMENTS shall control in the event of any conflict.
- c. Village Authorizing Resolution / MRO. The execution of this Agreement and the adoption of an authorizing resolution by the VILLAGE establishing TID #8’s Municipal Revenue Obligation payable to the COUNTY (as a project cost of TID #8) shall be conditions precedent to the Parties’ obligations to perform under this Agreement.

3. VILLAGE Obligations

- a. The VILLAGE will, as a Municipal Revenue Obligation (“MRO”) of TID #8, provide to the COUNTY funds from the tax increment received by the VILLAGE from TID #8 on or before March 1 and September 1 of each year (each, a “PAYMENT DATE”), in an amount sufficient to pay (i) during the PERFORMANCE PERIOD, the portion of scheduled debt service (principal and interest) that has come due under the COUNTY NOTE since the immediately preceding PAYMENT DATE (or, for the first PAYMENT DATE following closing, since the Closing Date), and (ii) thereafter, the scheduled debt service attributable to any portion of the COUNTY NOTE that is forgiven pursuant to the performance framework of the COUNTY NOTE (the “AMOUNT FORGIVEN”). The MRO generated by this cost-sharing arrangement shall be a project cost of TID #8. Payments on the MRO shall be payable only to the extent that the VILLAGE shall have received, as of such PAYMENT DATE, available tax increment generated by TID #8. For the purposes of this Agreement, “available tax increment” shall mean that portion of the annual increment certified annually by the Wisconsin Department of Revenue that is not otherwise committed in some fashion by the VILLAGE as of the effective date of this Agreement including, but not limited to, the repayment of General Obligation Debt issued for other project costs of TID #8 and MROs related to other developments or projects. The VILLAGE shall not commit additional tax increment funds to in any manner that materially impacts the ability of the available increment to make the required

payments under the MRO called for in this Agreement without written approval by EDWC. If there is insufficient available tax increment as of any PAYMENT DATE to pay the amount then due, the deficiency shall be deemed an "INCREMENT DEFICIENCY." If on a later PAYMENT DATE there is available tax increment in excess of the amount then due, the VILLAGE shall pay the COUNTY additional funds to pay the oldest INCREMENT DEFICIENCY first, to the extent such amounts are available and until all INCREMENT DEFICIENCIES are cured. The scheduled debt service amounts shall be as set forth in the amortization schedule attached as Exhibit C (to be finalized and attached at closing). Following EDWC's determination of the AMOUNT FORGIVEN at the end of the PERFORMANCE PERIOD, the MRO shall be reduced to reflect only the AMOUNT FORGIVEN, and the VILLAGE shall have no obligation under this Agreement to pay any portion of the REMAINING PRINCIPAL BALANCE that becomes the BORROWER's direct repayment obligation. In the event that TID #8 reaches the end of its statutorily allowed life and the available tax increment is insufficient to pay the MRO obligation hereunder in full, the VILLAGE shall not be responsible to pay for any outstanding balance at the closure of TID #8.

- b. To satisfy in full the VILLAGE's obligations under this Agreement with respect to the MRO, the VILLAGE shall have the right, at any time and from time to time, to prepay all or any portion of the outstanding balance of the MRO (the "MRO Prepayment Amount"). Any such prepayment shall be applied to amounts then due and owing under the MRO (including any unpaid INCREMENT DEFICIENCIES) and thereafter to reduce the outstanding balance of the MRO.
- c. The parties acknowledge that, as part of the final loan documentation and/or a separate acknowledgment to be executed by the BORROWER, the BORROWER shall be required, to the extent permitted by law, to covenant during and through the life of TID #8 not to appeal the assessed value of taxable property within TID #8 that is attributable to the PROJECT.

4. COUNTY Obligations

- a. Upon successful execution of final loan documentation for the COUNTY NOTE and the meeting of other requirements under this Agreement, the COUNTY will act to provide the BORROWER with an Impact Loan Fund incentive in the original principal amount of \$750,000. As contemplated, the incentive will be provided to the BORROWER in a lump sum or controlled draw structure as set forth in the LOAN DOCUMENTS and will start as a term note bearing interest at 4.00% per annum with scheduled debt service commencing immediately upon closing. During the PERFORMANCE PERIOD, the BORROWER will not be required to make payments, and the scheduled debt service will be paid from TID #8 as an

MRO pursuant to this Agreement on the PAYMENT DATES described herein. Following the PERFORMANCE PERIOD, EDWC will determine performance and calculate any AMOUNT FORGIVEN based on the Shortfall Ratio (as defined in Exhibit B), with the AMOUNT FORGIVEN equal to the original principal amount multiplied by (1 – Shortfall Ratio). Any REMAINING PRINCIPAL BALANCE shall become the direct repayment obligation of the BORROWER and shall amortize over a fixed ten (10) years, all as more fully set forth in the LOAN DOCUMENTS (which shall control) and summarized in Exhibit B. In the event that the REMAINING PRINCIPAL BALANCE is higher than sum obtained by taking the original principal balance less the total of all principal payments made by VILLAGE under the TID #8 MRO obligation during the PERFORMANCE PERIOD, or in the event that BORROWER defaults under the terms of the LOAN DOCUMENTS, the VILLAGE shall have the right to repayment by BORROWER of any MRO payments made and may subrogate its claim in any action filed by COUNTY against BORROWER.

- b. The COUNTY acknowledges and agrees that the payment mechanics described in Sections 3.a and 3.b. shall govern the remittance, deficiency and prepayment process for the MRO.
- c. EDWC, on the COUNTY'S behalf, shall negotiate and prepare final loan documentation with the BORROWER in good faith and shall administer the COUNTY NOTE and performance assessment process consistent with the terms of Exhibit B.

5. Indemnification

To the fullest extent permitted by law, each party shall defend, indemnify, and hold harmless the other party, and their respective elected officials, officers, employees, agents, and insurers from and against all claims, losses, damages, and expenses, including but not limited to attorneys' fees (together, "Claim") arising out of or resulting from or in connection with the performance of this Agreement, provided that the Claim is caused in whole or in part by the act or commission of the party against whom the Claim is asserted. Nothing contained within this Agreement is intended to be a waiver or estoppel of the Parties, or their insurer, to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the City or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

6. Other Provisions

- a. No Third-Party Beneficiary. This Agreement is intended to be solely between the parties. Nothing in this Agreement accords any third party

any legal or equitable rights whatsoever that may be enforced by any non-party to this Agreement.

- b. Construction. Pursuant to Wis. Stat., § 66.0301(2), this Agreement shall be interpreted liberally in favor of cooperative action between the parties. This Agreement shall not be deemed to have been drafted by any particular party so as to be interpreted strictly against such party. The parties hereby acknowledge that this Agreement imposes on each of them a duty of good faith and fair dealing.
- c. Amendment. This Agreement may be amended only by written agreement of all parties hereto.
- d. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.
- e. Binding Effect. This Agreement shall be binding upon the parties and their successors and assigns, including, without limitation, future appointed or elected Village and County officials and officers.
- f. Severability. If any provision of this Agreement is invalidated by a court of competent jurisdiction, the invalidation of that provision shall not affect the validity of any other provision. In the event of the invalidation of all or any specific provision of this Agreement, the parties shall promptly meet for the purpose of reforming the offending provision(s).
- g. Term. This Agreement shall be in effect as long as is necessary for the parties to perform all material obligations described herein. The parties agree to extend the term of this Agreement if required by any term limitation specified by applicable law.
- h. No Waiver. The failure of any party to this Agreement to enforce any obligation hereunder shall not be construed as a waiver of that party's right to insist on performance of such obligation in the future. All waivers under this Agreement shall be made in writing.
- i. Approval/Authority. Each party hereby represents that this Agreement was duly authorized by its governing body on the date stated below in accordance with all applicable state and local laws, and that its governing body has caused its duly authorized officers to execute this Agreement on its behalf on the date stated after each signature below.
- j. Further Assurances. The parties agree that, from time to time hereafter, at the request of any party and without further consideration they will execute, acknowledge and deliver such other instruments as reasonably may be required to more effectively accomplish the intended purposes of

this Agreement or to otherwise carry out the terms and conditions of this Agreement.

- k. Loan Documentation. This Agreement and the LOAN DOCUMENTS for the COUNTY NOTE are intended to supplement and complement each other and shall, where possible, be thus interpreted. If any provision of this Agreement irreconcilably conflicts with a provision of the LOAN DOCUMENTS, the LOAN DOCUMENTS shall control as between the COUNTY and the BORROWER, and this Agreement shall control as between the COUNTY and the VILLAGE with respect to the MRO payment mechanics.
- l. ADR. The parties recognize that problems and disputes between them may occur and that it is preferable for them to reach an amicable resolution without the need to resort to litigation. In that regard, they each pledge to participate in good faith in voluntary and non-binding alternative dispute resolution ("ADR") procedures mutually agreeable to the parties. However, if such disputes are not resolved by mediation or another ADR procedure as the parties may agree then such disputes shall be resolved by litigation in the Washington County, Wisconsin Circuit Court.
- m. Non-discrimination. The parties agree that the performance of this Agreement shall be in all material respects in compliance with all laws, rules, regulations and ordinances relating to discrimination.
- n. No Personal Liability. Under no circumstances shall any VILLAGE or COUNTY elected official, officer, employee, attorney or agent have any personal liability arising out of this Agreement, the COUNTY NOTE and the LOAN DOCUMENTS or any other agreement relating to the PROJECT and no party shall seek or claim any such personal liability.
- o. Reservation of Rights. Nothing contained in this Agreement is intended to or has the effect of releasing the VILLAGE, COUNTY, or BORROWER from compliance with all applicable laws, rules, regulations and ordinances relevant to the Project.
- p. Execution. This Agreement may be executed in counterparts, which together shall constitute a single contract. The parties agree that fully electronic signatures and records are acceptable under Chapter 137 of the Wisconsin Statutes, and the parties may sign in writing or by electronic signature. An electronic signature, facsimile copy, or computer-generated image of a signature shall be treated and have the same effect as an original signature, and shall have the same effect as an original signed copy of this Agreement and any amendments thereto..
- q. Notices. All communications or notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given (i) upon delivery, if hand delivered, or (ii) three business days following

deposit in the United States mail, postage prepaid, or (iii) upon delivery following deposit with a nationally recognized overnight commercial carrier that will certify as to the date and time of delivery, airbill prepaid, and each such communication or notice shall be addressed as follows, unless and until any such party notifies the other in accordance with this paragraph of a change of address:

If to the COUNTY: Washington County, Wisconsin
Attn: Joshua Schoemann, County Executive
432 E. Washington Street, P.O. Box 1986
West Bend, WI 53095-7986

with a copy to: Brad Stern
Washington County Attorney's Office
432 E. Washington Street, P.O. Box 1986
West Bend, WI 53095-7986

If to the VILLAGE: Village of Germantown
Attn: Village Administrator
N112 W17001 Mequon Rd.
PO Box 337
Germantown, WI 53022

With a copy to: Brian C. Sajdak
Stafford Rosenbaum LLP
1200 N. Mayfair Road, Suite 430
Milwaukee, WI 53226-3282

With a courtesy copy to: EDWC
Attn: Christian Tscheschlok, CEO
2200 Green Tree Road, Suite W112
West Bend, WI 53090

[Signature page follows.]

VILLAGE OF GERMANTOWN

By: _____
Village Board President

Date

Attest: _____
Village Clerk

Date

WASHINGTON COUNTY

By: _____
County Executive

Date

[This area left blank intentionally.]

EXHIBIT A

BORROWER ACKNOWLEDGMENT AND CONSENT

This Borrower Acknowledgement and Consent (this “Acknowledgment”) is executed by Flamingo Marine Inc. (formerly Flamingo Electric Inc.), a Wisconsin corporation (the “Borrower”), as of _____, 2026.

Borrower hereby acknowledges and agrees as follows:

1. Acknowledgment of Intergovernmental Agreement. Borrower acknowledges that the Village of Germantown, Wisconsin (the “Village”) and Washington County, Wisconsin (the “County”) have entered into that certain Intergovernmental Agreement (the “IGA”) pursuant to which the Village will make payments to the County from Tax Increment District No. 8 (“TID #8”) in order to support the debt service on the County’s incentive note issued to Borrower (the “County Note”) during the Performance Period (as defined in the IGA) and thereafter with respect to any Amount Forgiven (as defined in the IGA). Borrower acknowledges that the IGA is a material component of the incentive structure contemplated by the County Note and related loan documents (collectively, the “Loan Documents”).
2. Consent to Information Sharing. Borrower consents to the exchange of information among the County, the Village, and the Washington County Economic Development Corporation (“EDWC”) as reasonably necessary to administer the IGA and the Loan Documents, including information regarding project status, investment, employment and other performance criteria, disbursements, and repayment/forgiveness calculations consistent with applicable law and the Loan Documents.
3. Cooperation and Reporting. Borrower shall timely provide such certifications, reports, and supporting documentation as EDWC, the County, or the Village may reasonably request to verify compliance with the performance framework and other requirements under the Loan Documents and to enable EDWC’s determination of any Amount Forgiven. Borrower acknowledges that failure to provide required information when due may constitute a default under the Loan Documents.
4. Covenant Not to Challenge Assessments. To the extent permitted by law, during the term of the IGA and until the earlier of (a) full payment and satisfaction of the County Note or (b) the closing/termination of TID #8, Borrower agrees that it will not, directly or indirectly, file, prosecute, support, or encourage any challenge, objection, or appeal to the assessed value of the real property comprising the project that is subject to the County Note and/or located within TID #8 (the “Project Property”), and will not authorize any agent, affiliate, successor, or transferee to do so, except for the correction of clerical or factual errors that do not seek a reduction in assessed value. Borrower further agrees to include a substantially similar covenant in any sale, assignment, or transfer of the Project Property during such period, to the extent permitted by law and consistent with the Loan Documents.

5. No Third-Party Beneficiary; Limited Purpose. Borrower understands that Borrower is not a party to the IGA and that this Acknowledgment is executed solely to evidence Borrower's knowledge of, and consent to, the IGA and to confirm the covenants set forth herein. Nothing in the IGA or this Acknowledgment is intended to confer upon Borrower any rights or remedies against the County or the Village, except as expressly provided in the Loan Documents.
6. Miscellaneous. This Acknowledgment shall be binding upon Borrower and its successors and permitted assigns. This Acknowledgment may be executed in counterparts and delivered electronically, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Borrower has executed this Acknowledgment as of the date first written above.

FLAMINGO MARINE INC. (formerly Flamingo Electric Inc.)

By: _____
Brian Davis, Co-CEO

Date

EXHIBIT B

EXECUTED TERM SHEET (SUMMARY OF PRINCIPAL TERMS)
--Attached--

EXHIBIT C
COUNTY NOTE AMORTIZATION SCHEDULE
--Attached--

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: March 2, 2026

PLACEMENT: Action Item

ITEM TITLE: Premier Real Estate Management, LLC, Agent for Victory Place, LLC, Property Owner. Ordinance for Rezoning approximately 7 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. (ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

Premier Real Estate Management LLC (PRE/3) requests rezoning of a 7-acre parcel from the I: Institutional Zoning District to the Rm-2: Multi-Family Residential District to construct a 48-unit attached residential community. The development would consist of four two-story buildings (12 units each) at a density of 6.9 units per acre. Units are proposed as 2-bedroom, 2-bath residences (1,050–1,150 sq. ft.) with private entries, patios or balconies, and one-car attached garages. The site plan provides 148 parking spaces (3 spaces per unit including garage, driveway, and guest parking), landscaped buffers and beaming around the perimeter, a stormwater pond, and a central amenity area that is part of approximately 56% of total open space. Emergency access to Crimson Road and a cross-access easement for future southern development are proposed. The developer has also agreed to provide a pedestrian path across the southern property line from Amber Drive (west) to Fond du Lac Ave.

The property lies within the “Victory Center Corridor,” where mixed-use and medium density, multi-family residential development are acceptable. The proposed "Town 9 Apartments" proposal density falls within the corridor's multi-family limit of 10 units per acre and is lower in both density and unit count than a prior 66-unit proposal. Staff indicates that the parcel's size, adjacent residential land use and density, topography, and proximity to existing neighborhoods make residential use more appropriate for this 7-ac parcel than commercial development.

The proposal is consistent with the 2050 Comprehensive Plan goals by expanding housing diversity and meeting documented demand for rental housing targeting upper middle-income households earning up to \$75,000–\$150,000 annually. Estimated rents begin around \$2,100 per month. The development would modestly adjust the Village's housing mix while maintaining a strong majority of single-family homes (75% SF to 74.6% MF).

Financially, the project is projected to generate approximately \$108,300 in total annual property taxes (\$36,300 to the Village) and about \$412,200 in one-time impact fees for the Village. Student enrollment impacts are minimal, with an estimated five school-aged

children projected, consistent with and already taken into account by the 2025 MD Roffers School Enrollment Projection Report.

The proposal is contingent on vacating the Crimson Road right-of-way and not extending the roadway. Staff supports eliminating the extension, provided pedestrian connectivity is maintained (agreed to by the developer). Final site development, building, engineering plans, a traffic impact analysis, development agreement, and a certified survey (CSM) approval by the Plan Commission and Village Board will be required prior to commencement of construction.

The public hearing opened at 7:08 p.m. Residents Jo Landry, Todd Steiner, and Kim Glasshof spoke in opposition. Concerns included increased traffic, crime, noise, potential declines in property values, and objections to rental housing, with preferences expressed for owner-occupied homes. The hearing closed at 7:20 p.m.

ATTACHMENT:

1. 04-2026 Amend the Official Zoning Map (Premier Real Estate Management-Victory Place)
2. STAFF REPORT-Pre-3 Rm-2 Rezoning-2-9-26
3. PC Meeting Minutes 2-9-26
4. 1-APPLICATION
5. 2-PROJECT NARRATIVE
6. 3-SITE PLAN
7. 4-BLDG RENDERING
8. 5-BLDG ELEVATION
9. 6-FLOOR PLAN
10. 7-PH NOTICE
11. 8-SURVEY EXHIBIT
12. 9-12-9-2024 PC MTG MINS-Previously Withdrawn Sunstarr Proposal
13. Village Engineer Review Memo-1-6-26
14. PRE3 Project Flyer-2-9-26 PC Meeting Handout
15. Pre-3-Town 9 Apartment Proposal-Applicant Presentation Slides

STAFF RECOMMENDATION:

STAFF RECOMMENDATION:

APPROVE the request to rezone the 7-acre Victory Place LLC property from the I: Institutional to the Rm-2: Multi-Family Residential Zoning District for purposes of developing a 48-unit multi-family residential community subject to five (5) conditions [see February 9, 2026, Staff Report & Recommendation]

ACTION BY COMMITTEE:

Motion to APPROVE and seconded as recommended by Staff: William Shadid and Josh Tarantino

Votes in FAVOR: Robert Warren, Robert Williams, Josh Tarantino

Votes AGAINST: William Shadid, Russell Ewert

Abstain: None

Motion Passed (Yes 3, No 2, Abstained 0)

ORDINANCE NO. 04-2026

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE
VILLAGE OF GERMANTOWN ZONING CODE

WHEREAS, the Village of Germantown has adopted a Zoning Code under the authority granted by Wis. Stats. 61.35 and 62.23(7); and

WHEREAS, the Plan Commission held a public hearing on February 9, 2026, to consider the petition by Premier Real Estate Management LLC, agent for Victory Place LLC, owner of an approximately 7-acre property located at W140 N9895 Fond du Lac Avenue, proposing to rezone the property from the I: Institutional Zoning District to the Rm-2: Multi-Family Residential Zoning District and found the request to be consistent with the Village's 2050 Comprehensive Plan; and

WHEREAS, the Plan Commission forwarded a recommendation to approve the proposed rezoning to the Village Board to be considered at the Board meeting on March 2, 2026;

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I

That the zoning map of the Village of Germantown is amended by rezoning from the I: Institutional Zoning District to the Rm-2: Multi-Family Residential Zoning District the following described property:

Property Description :

6.98 acres located on Fond du Lac Avenue and Crimson Road including Tax Parcels
GTNV_354963 and GTNV_354978

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.

SECTION II

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION IV

This ordinance shall take effect and be in full force upon its passage and the day after its publication.

Adopted: March 2, 2026

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

Approved as to form:

Brian C. Sajdak, Village Attorney

Published:

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/

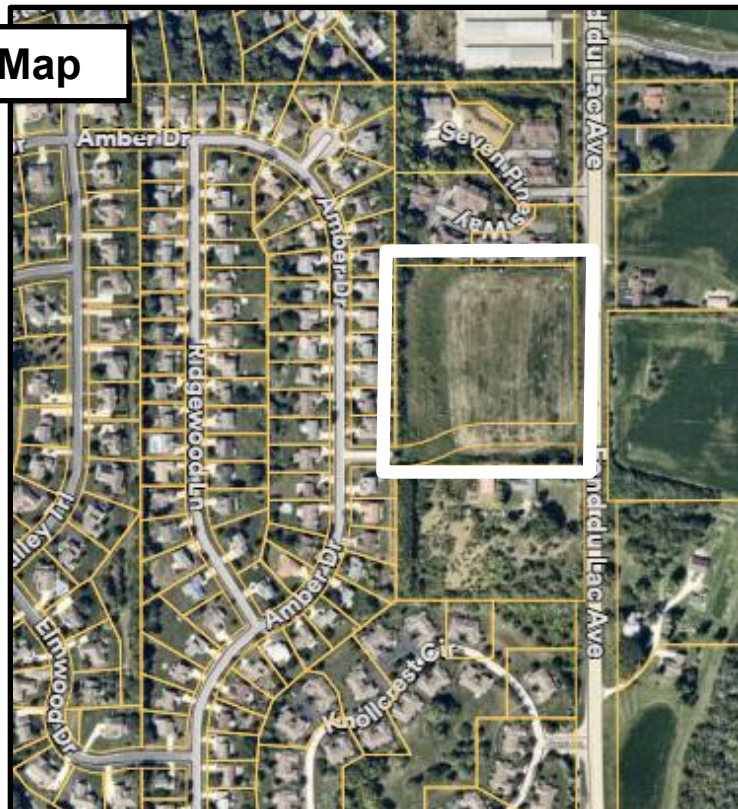
Owner:	Emily McFarland	Victory Place LLC
	Premier Real Estate LLC	840 S Main St
	Brookfield, WI 53045	Fond du Lac, WI 54935

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. Its 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

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- 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.

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, February 9, 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.*

II. **ROLL CALL:**

Committee Members Warren, Shadid, Tarantino, Williams and Ewert were all present. Committee Members Soderberg and Henk were absent excused. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (both via Webex).

Motion: Appoint Trustee Warren as Chairman Pro Tem

Motioned By: William Shadid

Seconded By: Josh Tarantino

Yes: Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

- 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:

Melanie Smythe who lives on Cedar Lane.

Sarah Larson who lives on Butternut Road.

IV. **MEETING MINUTES:**

A. PC Minutes 1-12-26

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Josh Tarantino

Yes: Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

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)

Director Retzlaff reviewed the history of multifamily proposals that have been brought to the Plan Commission for this location, with the last one being in 2024 which was denied due to the density. Retzlaff gave a brief summary of the current proposal and stated that this plan is consistent with the 2050 plan for the Victory Center Corridor and is an acceptable use. Retzlaff introduced Emily McFarland and Josh Kenitzer from PRE/3 Development. McFarland went over the background of PRE/3 and gave a review of their proposal and layout, which included four, 12-unit buildings totaling 48 homes each with 2-bedrooms and bathrooms, an attached garage with an onsite management office. The entrance to the development will be off Fond du Lac Avenue. Their goal is to begin construction in 2026 with home rentals to begin by the Fall of 2027. The density of the proposed project is in the 6.8/acre range, which is lower than the allowed density. Retzlaff went over the Village's housing ratio, financial and school district impacts and the potential for a bicycle/walking path through the development. He also stated that the Crimson Road extension is not critical to the local road system and could be abandoned.

Chairman Warren opened the Public Hearing at 7:08pm.

Residents that spoke included:

Jo Landry who lives on Knollcrest Circle was against the proposal due to the increased traffic, crime, noise and thinks property values will go down.

Todd Steiner who lives on Fond du Lac Avenue was against the proposal because he doesn't want any rentals, only owner-occupied homes.

Kim Glasshof who lives on Amber Drive is also against the proposal for the same reasons as Todd Steiner.

Chairman Warren closed the Public Hearing at 7:20pm.

Discussion Followed.

Plan Commission members' were positive about the lower density, private roads, walking path, onsite management and enhanced landscaping. Retzlaff stated that there is no Village ordinance that mandates only owner-occupied developments are allowed. And he stated that no other types of development for this property have been brought forward to the Plan Commission other than multifamily in years. McFarland stated they submitted references, and they have similar products in many of our surrounding communities. They encourage residents to drive by those developments and reach out to those references. Kenitzer stated they maintain all their properties and do not outsource their property management. Tenants are signed to 12-month leases and continue with month-to-month after that, a security deposit is required, and they perform background and criminal checks on prospective tenants. Commissioners feel that multifamily is an important part of a healthy community, single family housing in this corridor just doesn't work.

Staff recommends approval of this 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 multifamily residential community subject to the following conditions:

1. The final arrangement of buildings, parking, access and internal circulation, stormwater 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 and building plan review and approval process. Detailed site development and 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_354978 & 354963) 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:
 - Work cooperatively with the Village and pay all costs associated with said right-of-way vacation;
 - Accommodate any/all utility connections deemed necessary by the Village to/from the existing segment of Crimson Road;
 - Provide 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 and 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;
 - 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 multifamily 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 and 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 and 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.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Josh Tarantino

Yes: Robert Warren, Robert Williams, Josh Tarantino

No: William Shadid, Russell Ewert

Abstain: None

Motion Passed (Yes 3, No 2, Abstained 0)

- 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)

Director Retzlaff stated that Brad Jansen, the applicant and prospective owner of the property, has applied for a CUP to allow the operation of a commercial stable and horse boarding facility at the location. Although the write-up included in the packet indicated this is a transfer of an existing CUP that was issued for the same use back in 2012 to the current owner, the Village will actually be issuing a new CUP to the applicant if approved as the existing CUP had a condition that it's non-transferable. The only change from the existing operation proposed by the applicant under a new CUP is an increase in the maximum number of horses allowed to be kept on site, from 12 to 18 horses for the commercial operation.

Chairman Warren opened the Public Hearing at 8pm.

No residents came forward to speak.

Chairman Warren closed the Public Hearing at 8:01pm.

Staff recommends approval of a Conditional Use Permit to allow for 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 7AM– 7PM.
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 fall 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 cause 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, 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.
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 the 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.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Josh Tarantino

Yes: Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert

No: None

Abstain: None

Motion Passed (Yes 5, No 0, Abstained 0)

- 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)

Director Retzlaff reviewed the sign proposal for wall and monument signage, including a monument sign on the southwest corner of the property along the highway as well as multiple wall signs. The proposed wall signs are code compliant. There is a provision in the zoning code that provides for taller monument signs due to topographical challenges, allowing up to a maximum height of 75' but cannot be more than 25' higher topographically than the highest roadway within 200' of the sign location. The overall size can be increased up to 144' sqft per side or 288' sqft on all sides. This property sits very low, so this sign would need to be taller to be seen from the freeway, but cannot be higher than the elevation of the nearby off-ramp. They are requesting an increase in height of the sign from 10' to 50'. There are six criteria for discretionary allowances to be used by the Plan Commission to determine allowance. Retzlaff introduced Jamie Dieman and Brian Harrigan with Innovative Signs, who stated that they proposed the taller monument sign due to the site and visibility for truck traffic. Retzlaff stated that within 200' of this proposed sign is the Hwy 41 off ramp and that elevation is 975'. The code states that you can't be 25' higher than that top elevation and the proposed sign is at 999', so it is allowable. You won't be seeing a large portion of that sign, you will see the top sections and maybe 1 or 2 of the lower support sections.

Discussion Followed. Concerns included the brightness and timing on the digital portion of the sign and whether the sign meets all six (6) criteria specified in the Village code that would allow for the Plan Commission to approve.

Staff recommends approval of the proposed wall and monument sign package for Truck Country USA located at N128W21795 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.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Russell Ewert

Yes: Robert Warren, William Shadid, Josh Tarantino, Russell Ewert

No: Robert Williams

Abstain: None

Motion Passed (Yes 4, No 1, Abstained 0)

D. Status Report on Village Center District Community Engagement Program (CEP)

Director Retzlaff updated the Plan Commission on the Village Center District Community Engagement Program. He stated that SRF gave a presentation of the engagement program to the Village Board on Feb. 2nd and one major change was made to the timeline, extending it out 1 month into July to allow for one of the pop-up events being held on July 4th. The program will include one community online and hard copy survey, an interactive mapping portal that will allow people to view and comment on various aspects of the project, a dedicated project website, email and social media postings and notifications along with traditional press releases, two focus group meetings with interest groups and two pop-up events. The Village Board also received a schedule of items that could be added as time goes on throughout the process. No additions were made but if we get to the point where we think we want to add another pop-up event or survey, we can do so. The original scope was to focus on the three properties already owned by the Village, but they voted to expand the scope to include the west main street properties. We will keep the Plan Commission apprised as we move forward on progress and activities.

VI. ANNOUNCEMENTS:

None.

VII. ADJOURNMENT:

Chairman Warren adjourned the meeting at 9:09pm.



Village of

Germantown
Willkommen

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

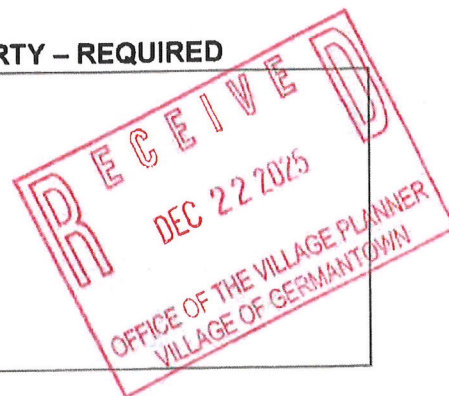
TO Rm-2
Multiple-family
residential district

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!

<u>Calvin Akin</u>	<u>12/19/25</u>	<u>Scott Stevlingson</u>	<u>12/19/2025</u>
Applicant	Date	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 1,150 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,

A handwritten signature in blue ink, appearing to read "C. M. R.", is written over a horizontal line.

Premier Real Estate Management, LLC



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



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

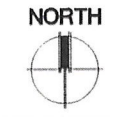
Site Data	
- Total Area	
- Lot 3 CSM 5268 =	5.68 ac
- OL 1 CSM 5268 =	0.59 ac
- Sub-total =	6.27 ac
- Vacated Crimson Rd =	0.72 ac
- TOTAL AREA =	6.99 ac
- Proposed Zoning: Rm-2	
- Proposed Project: 48 unit Multi-Family	
(4) - 12 unit buildings	
- Density: 48 un / 6.99 ac = 6.87 un/ac	
- Lot Coverage:	
- 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:

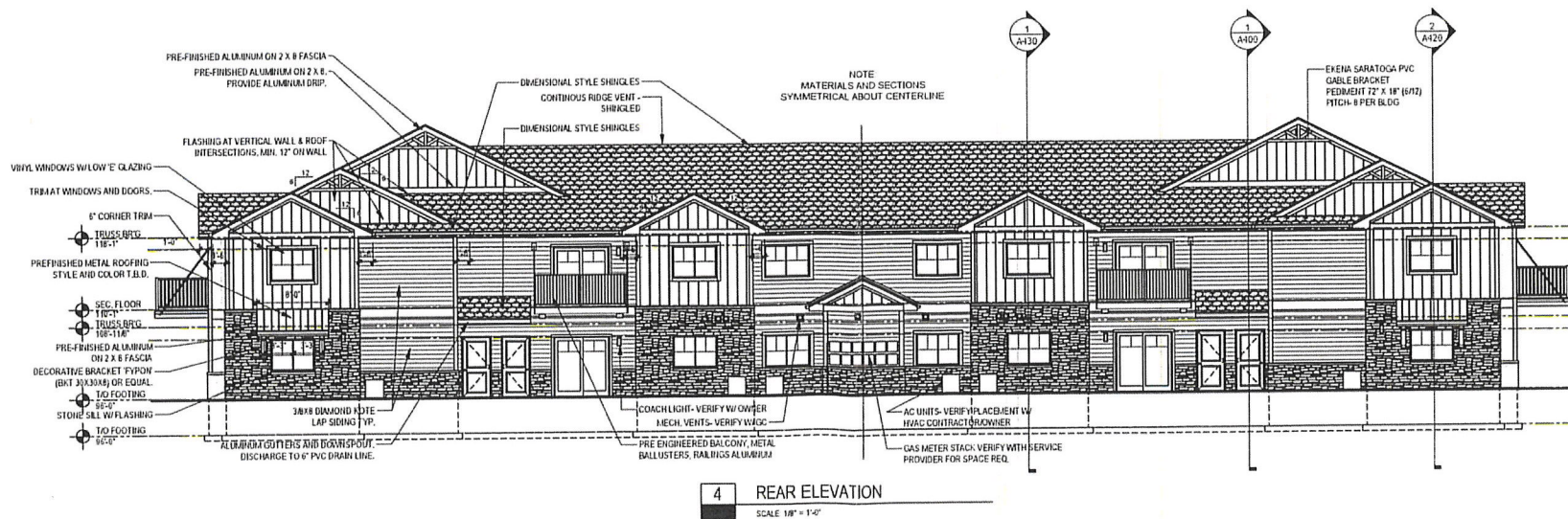
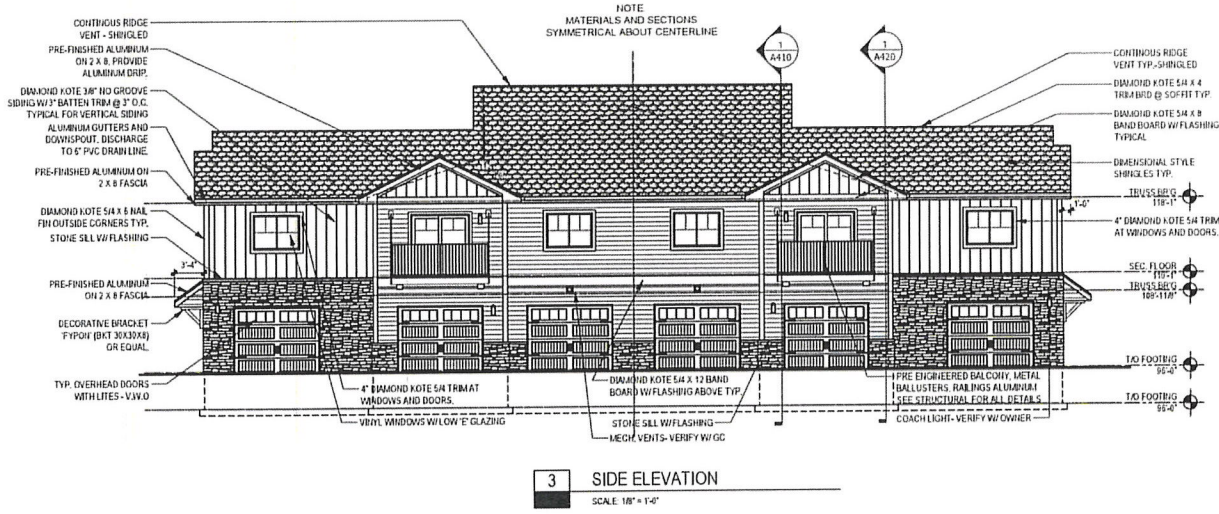
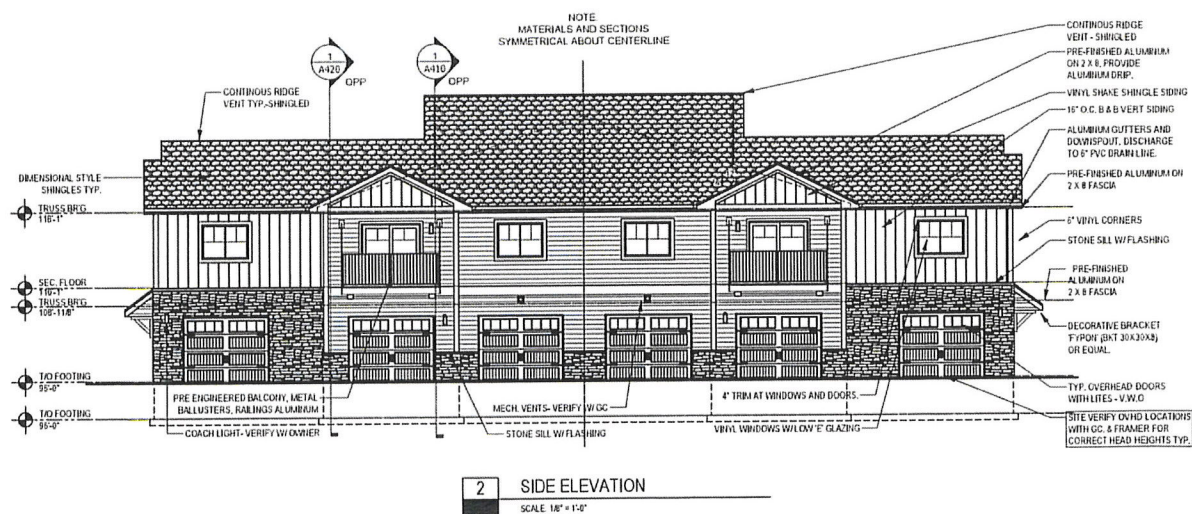
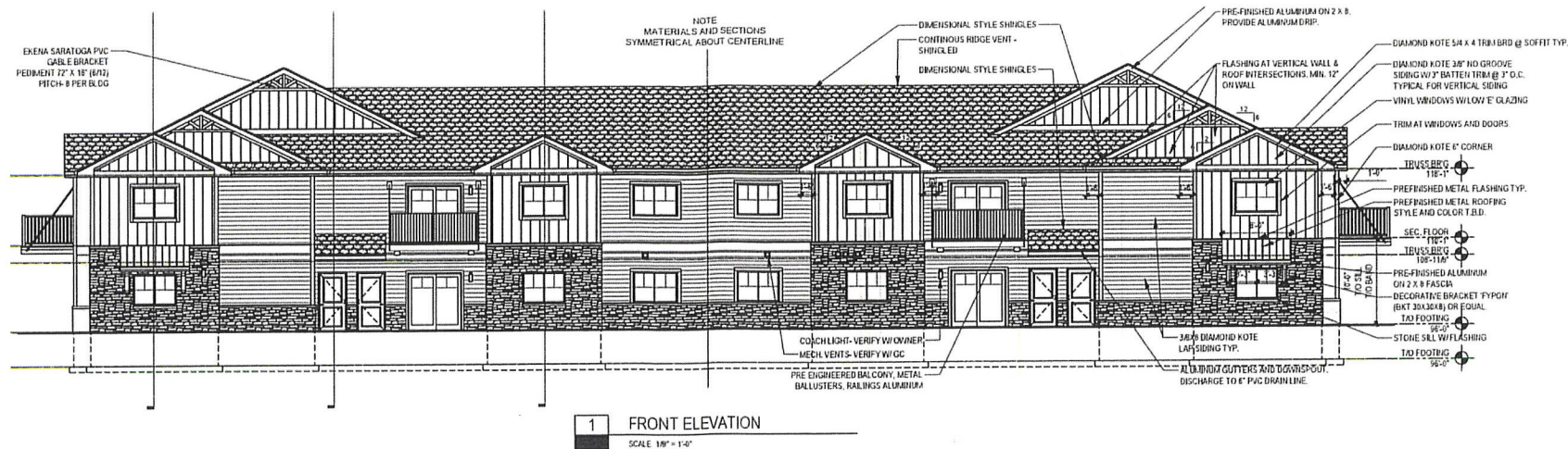
PRE / 3

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



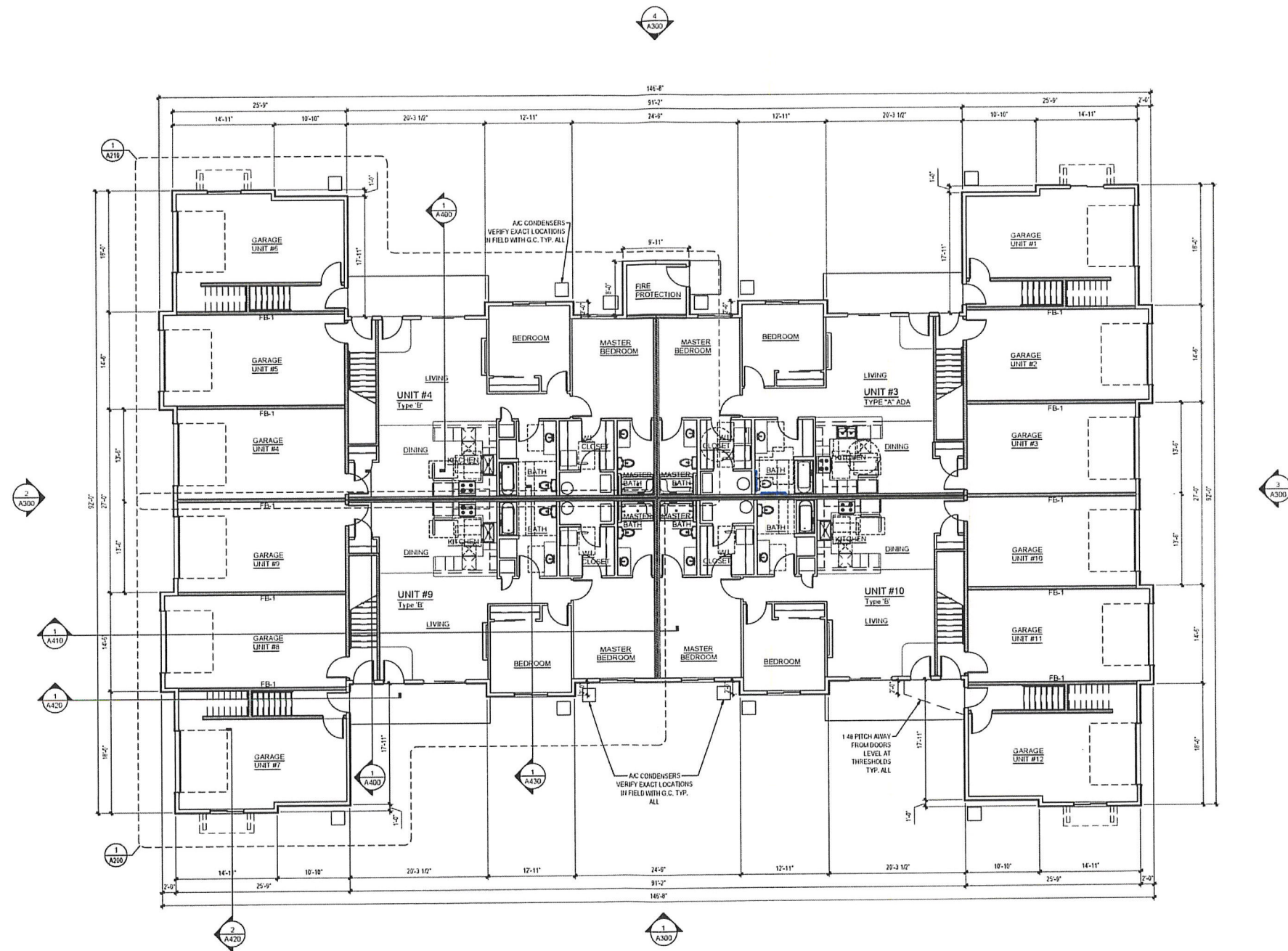
Scale: 1" = 50' (22"x34")
Scale: 1" = 100' (11"x17")
Date: 12-16-2025





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" NO GROOVE SIDING W/ 3" BATTEN TRIM @ 3" O.C. TYPICAL FOR VERTICAL SIDING.
3	VERIFY COLORS WITH OWNER.
4	PROVIDE 5/4 x 4" DIAMOND KOTE TRIM AT ALL PATIO DOORS TYP. VERIFY COLOR W/ OWNER.
5	PROVIDE 5/4 x 6" DIAMOND KOTE TRIM AT ALL WINDOWS TYP. VERIFY COLOR W/ OWNER.
6	PROVIDE 5/4 x 6" DIAMOND KOTE TRIM AT ALL PATIO DOORS TYP. VERIFY COLOR W/ OWNER.
7	CULTURED STONE: TORO ALASKAN FASTSET VENEER, INSTALL PER MANUFACTURER'S 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 MINIMUM 1/2" EXHAUST VENT-WHITE COLOR.
10	SIDING CONTRACTOR TO PROVIDE CLEAN EXHAUST GRADE SEALANT AND CAULK ALONG Limestone SILL, AC SLEEVES, DOOR BRIMMOULD, DECK CONNECTIONS, RAIS 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.

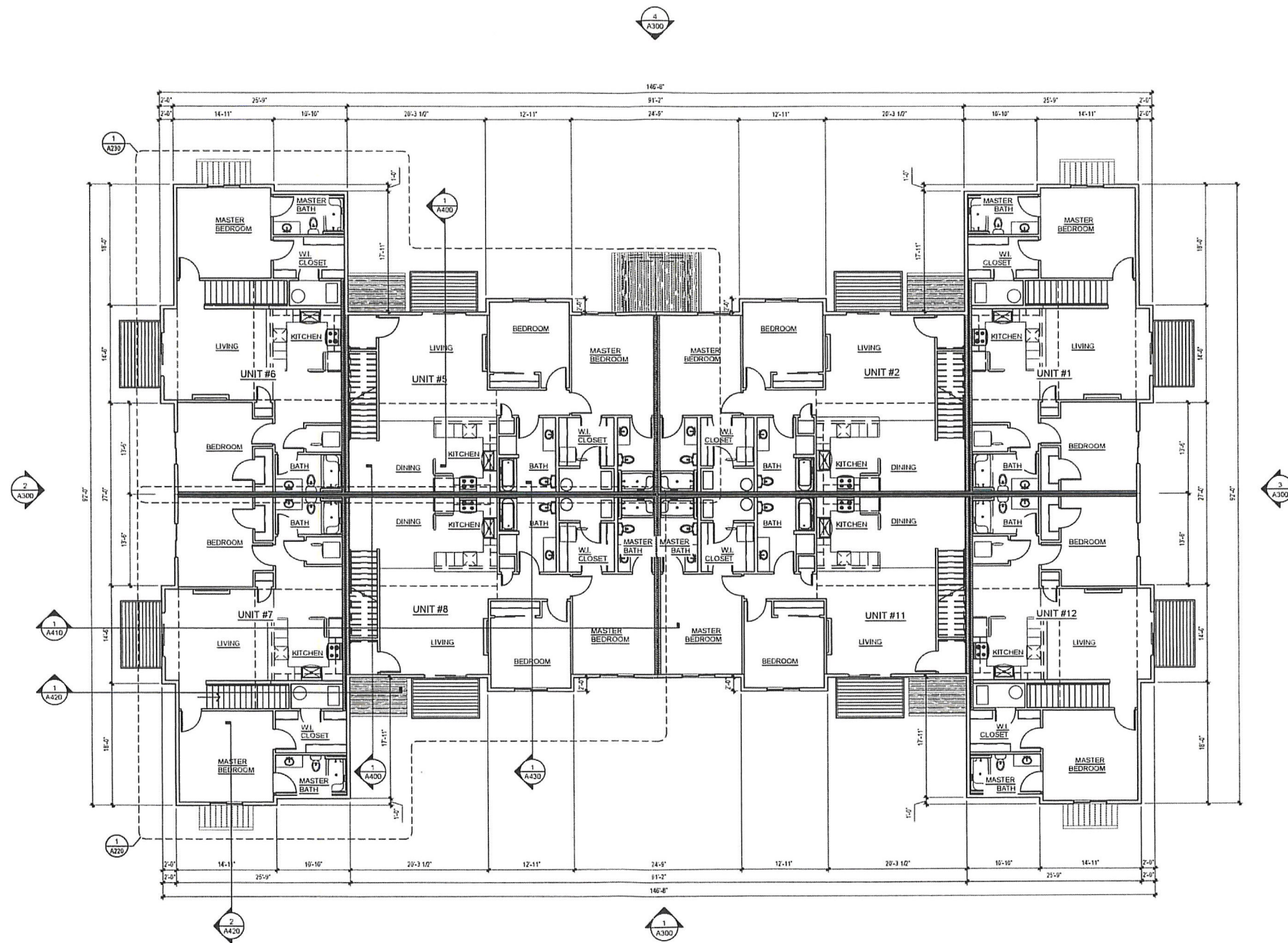
PRELIMINARY- NOT FOR CONSTRUCTION



FB-1 = 1 HOUR FIRE BARRIER WALL UL U30S
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 TO 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

S01°25'41"E
529.00

LOT 2, CSM 5268
(SEVEN PINES CONDO PLAT)

N88°20'13"E 522.50

P.O.B.

S88°20'13"W
60.00

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

LOT 3,
CSM 5268

S01°25'41"E 582.10

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

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

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.

NORTH
SCALE: 1"=100

0 50 100

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.

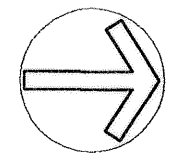
2. Evaluate an alternate connection for feasibility of sanitary depth on Amber Dr. or extend 7 pines collector back to the south.

Water

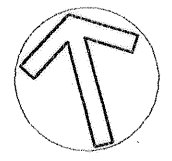
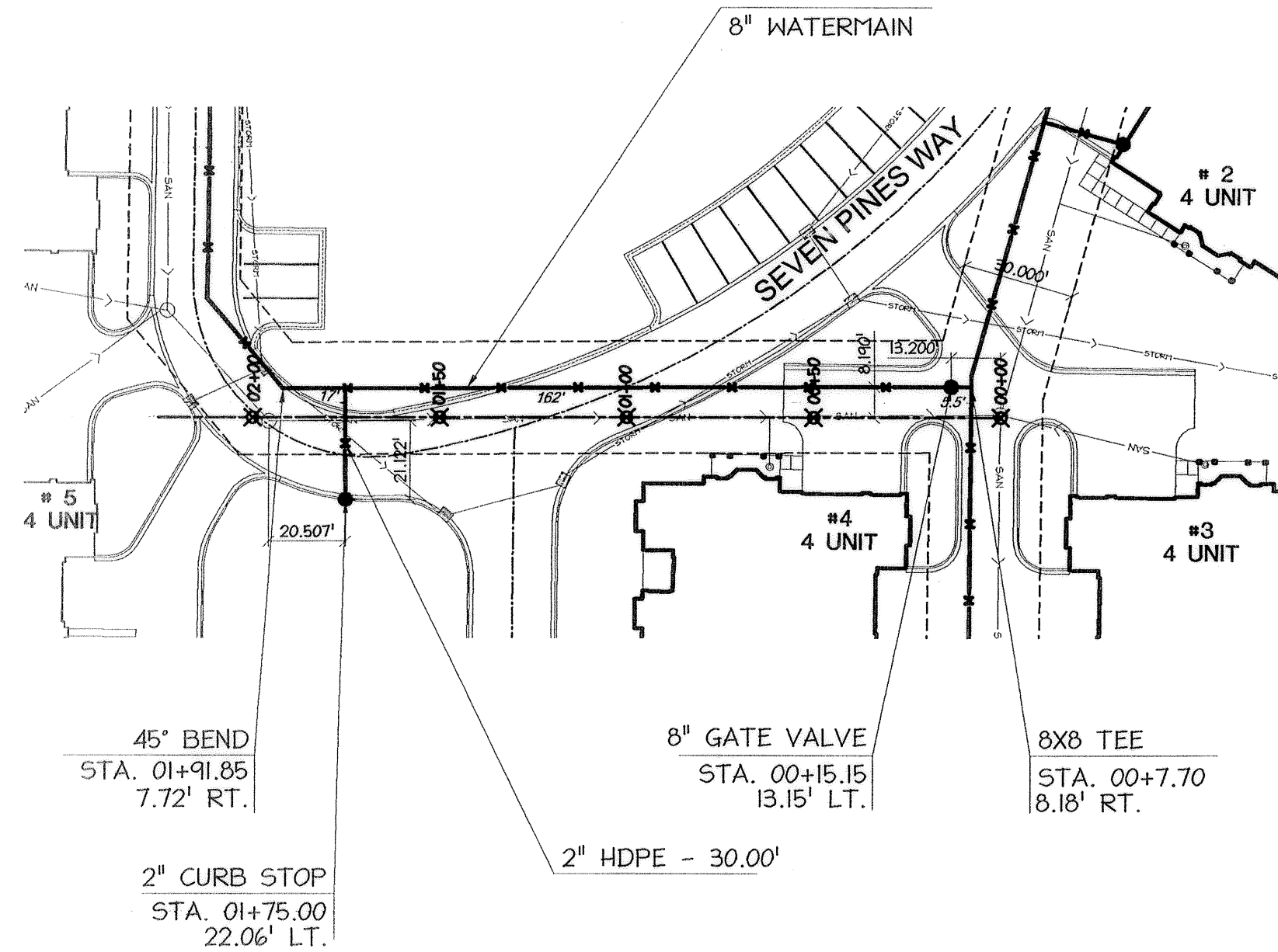
- Loop the two dead end water connections be made into a loop with the associated valves and hydrants needed. The layout below is not per any plan but a reference only.
- A 4" or 6" lateral was run from the main to the ROW, at the ROW a lateral shut valve was installed from there, a smaller water lateral 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

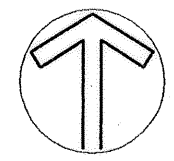
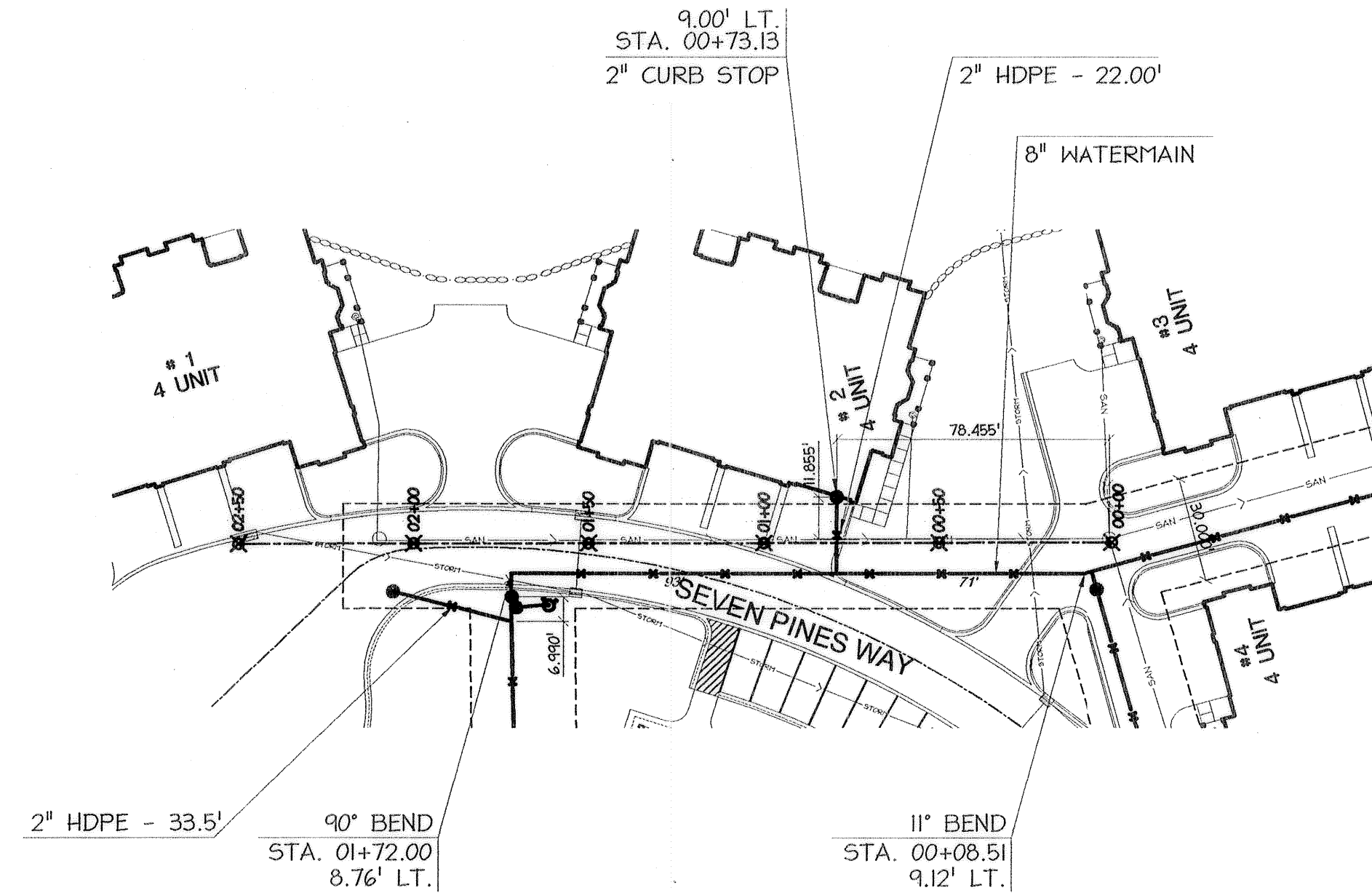
Maintain access to Crimson as noted on drawing dated 12/16/2025. Plan for a drivable easement with improved stone base to support 80,000lbs.



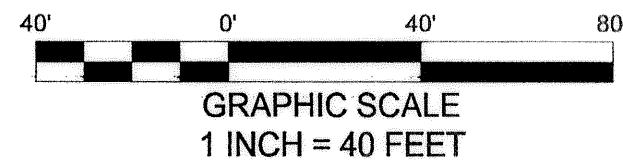
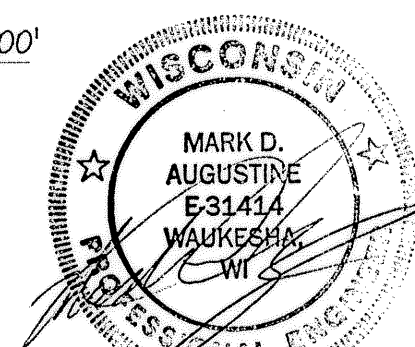
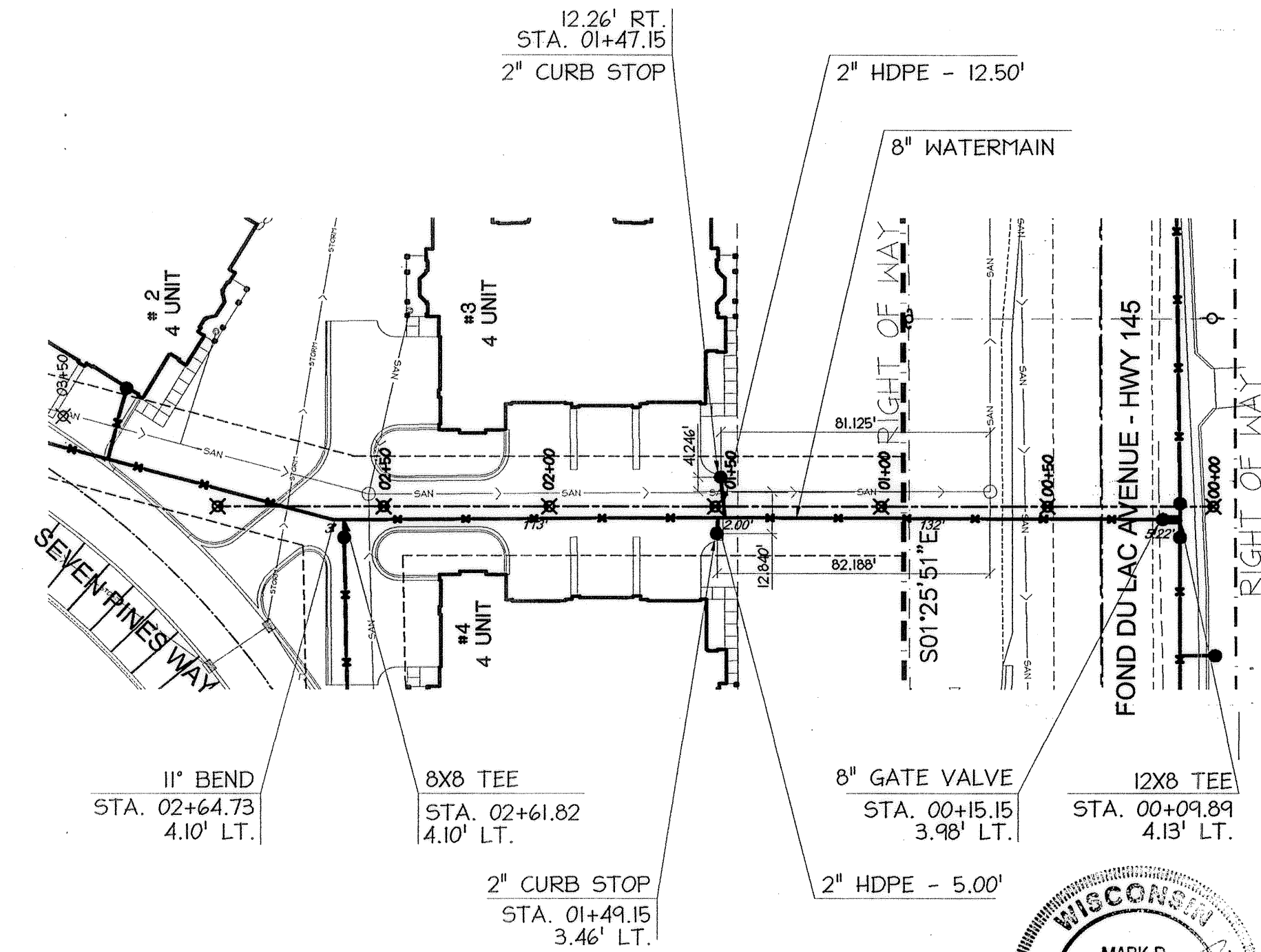
LAYOUT #3
1" = 40'-0"



LAYOUT #2
1" = 40'-0"



LAYOUT #1
1" = 40'-0"



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

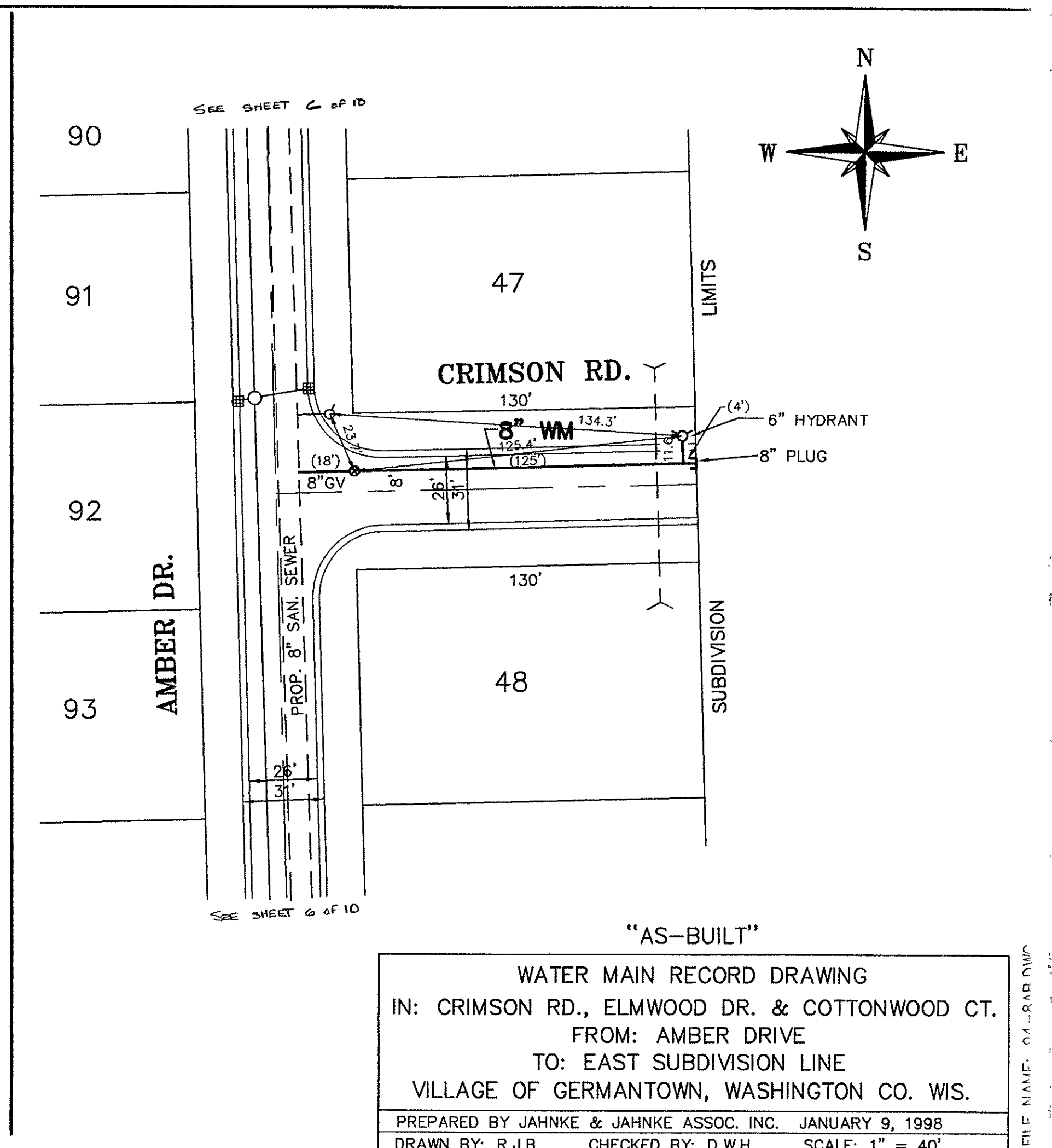
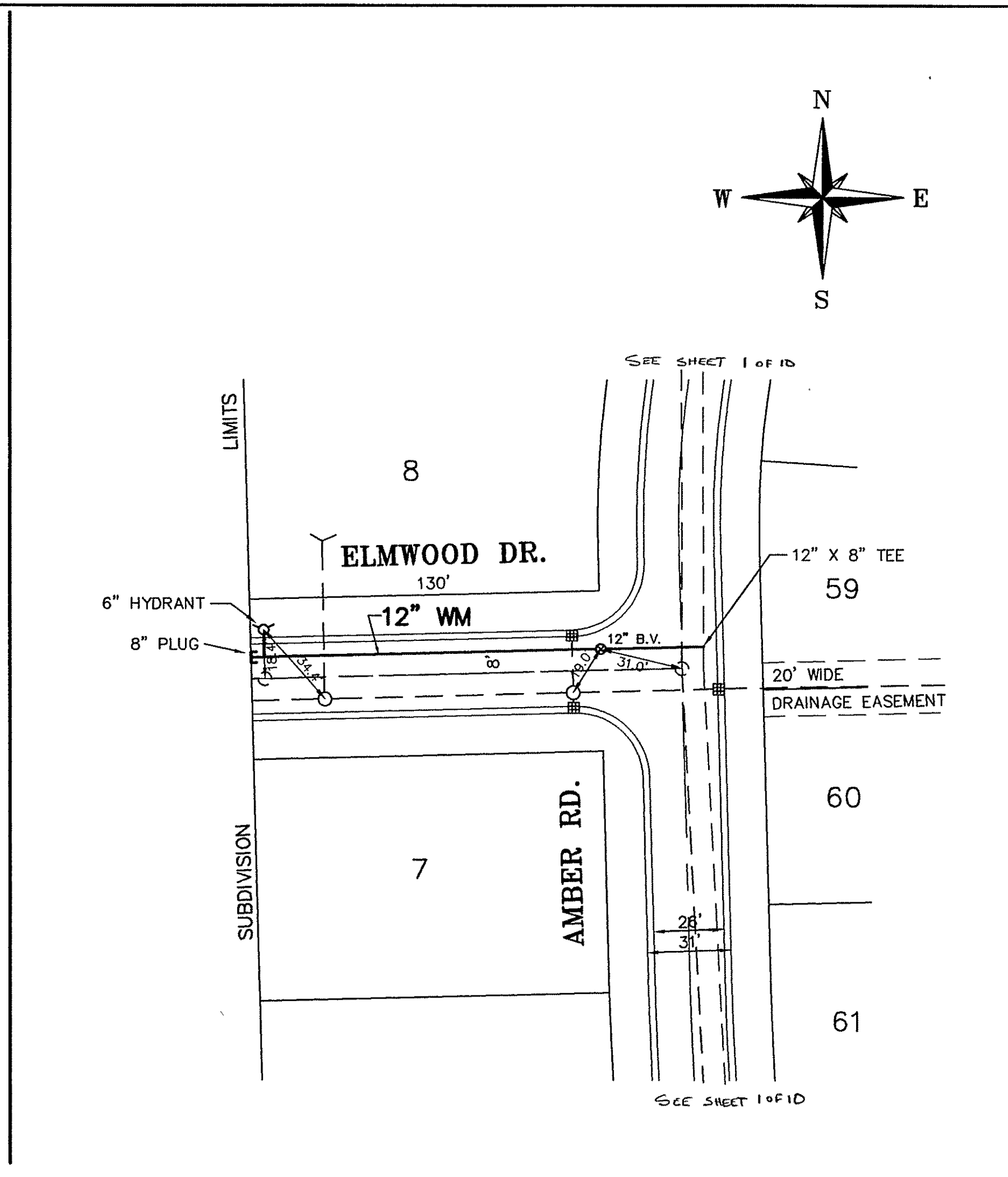
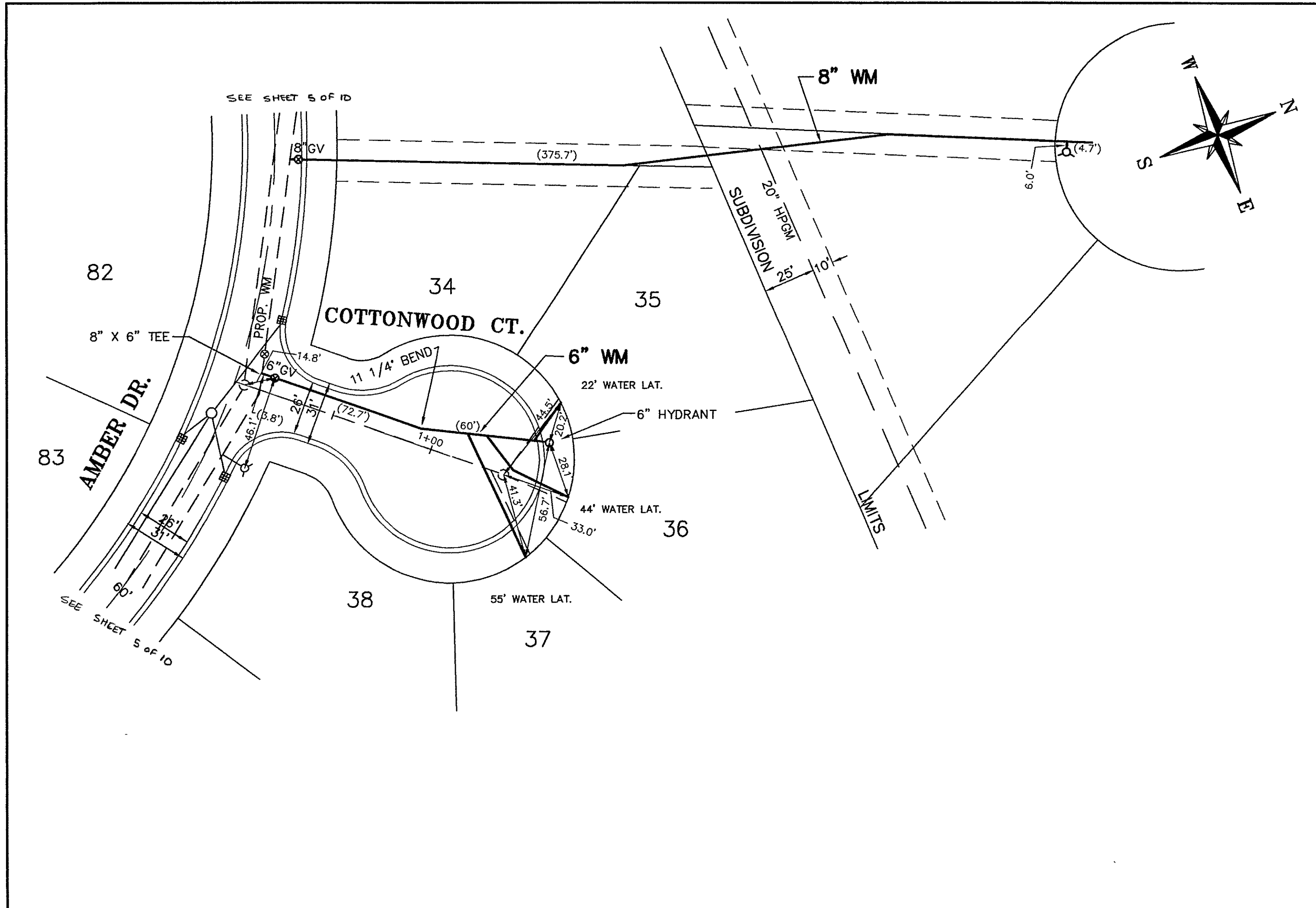
IN: SEVEN PINES CONDOMINIUMS
FROM: SEE LAYOUTS
TO: SEE LAYOUTS

LAND MARK
SURVEYING, LLC

3021 Minot Lane, Suite 100, Waukesha, Wisconsin 53188-4453
Telephone: 414-719-2769 Facsimile: 262-547-1314

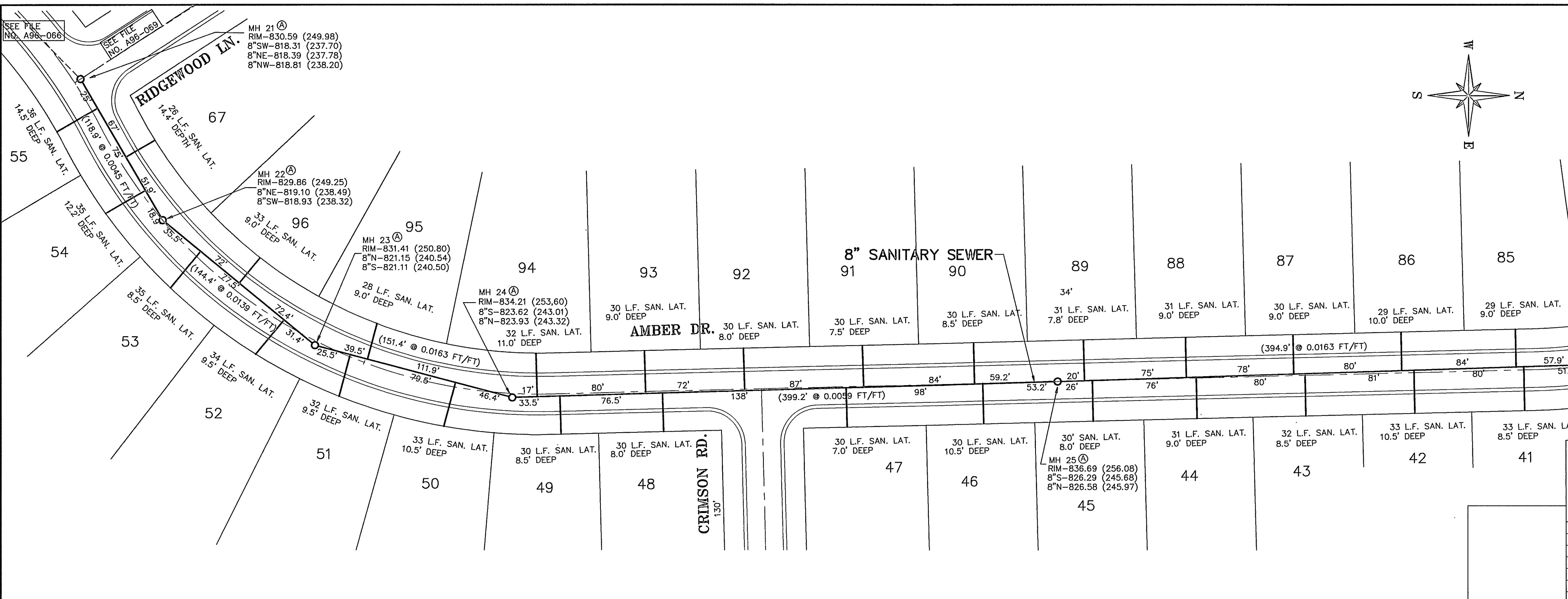
03.22.05

SHEET 1 OF 2



A0042

6 OF 10

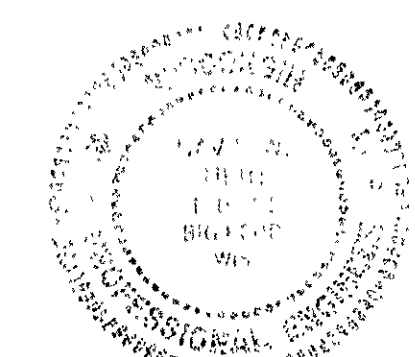


APPROVED IN ACCORDANCE WITH
SECTION 9.04 OF MMSD RULES
[Signature] OCT 21 1999
MANAGER, ENGINEERING DATE
MMSD
PLAN FILE NUMBER: 96-067 GE
DATE
PLAN APPROVED BY COMMISSION: SEPT. 27, 1997

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)

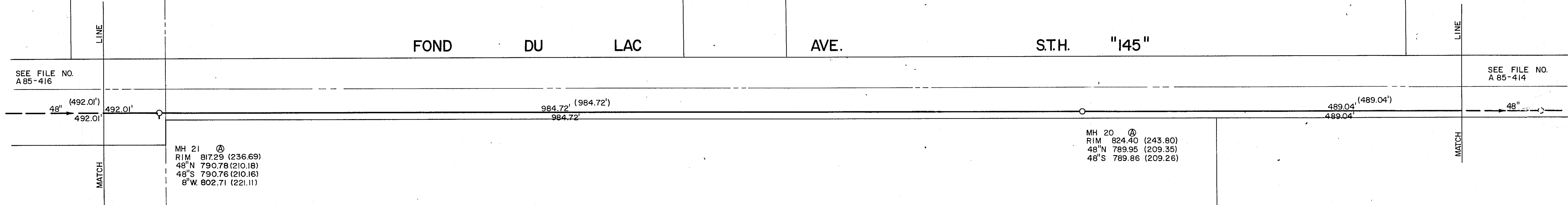
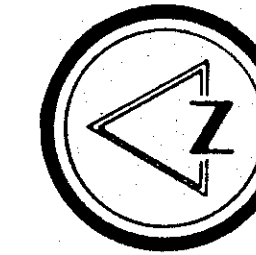


David W. Hein
9-10-97

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

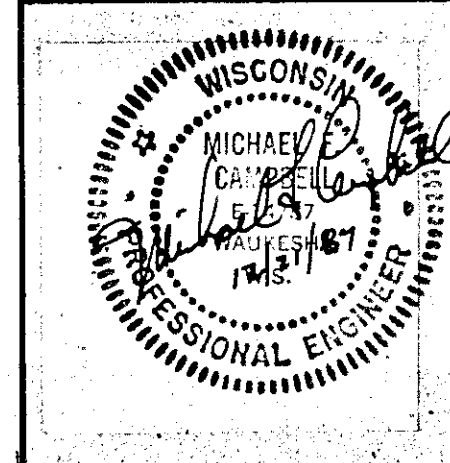
A0203



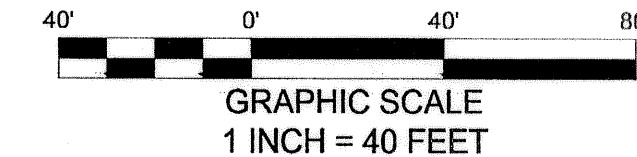
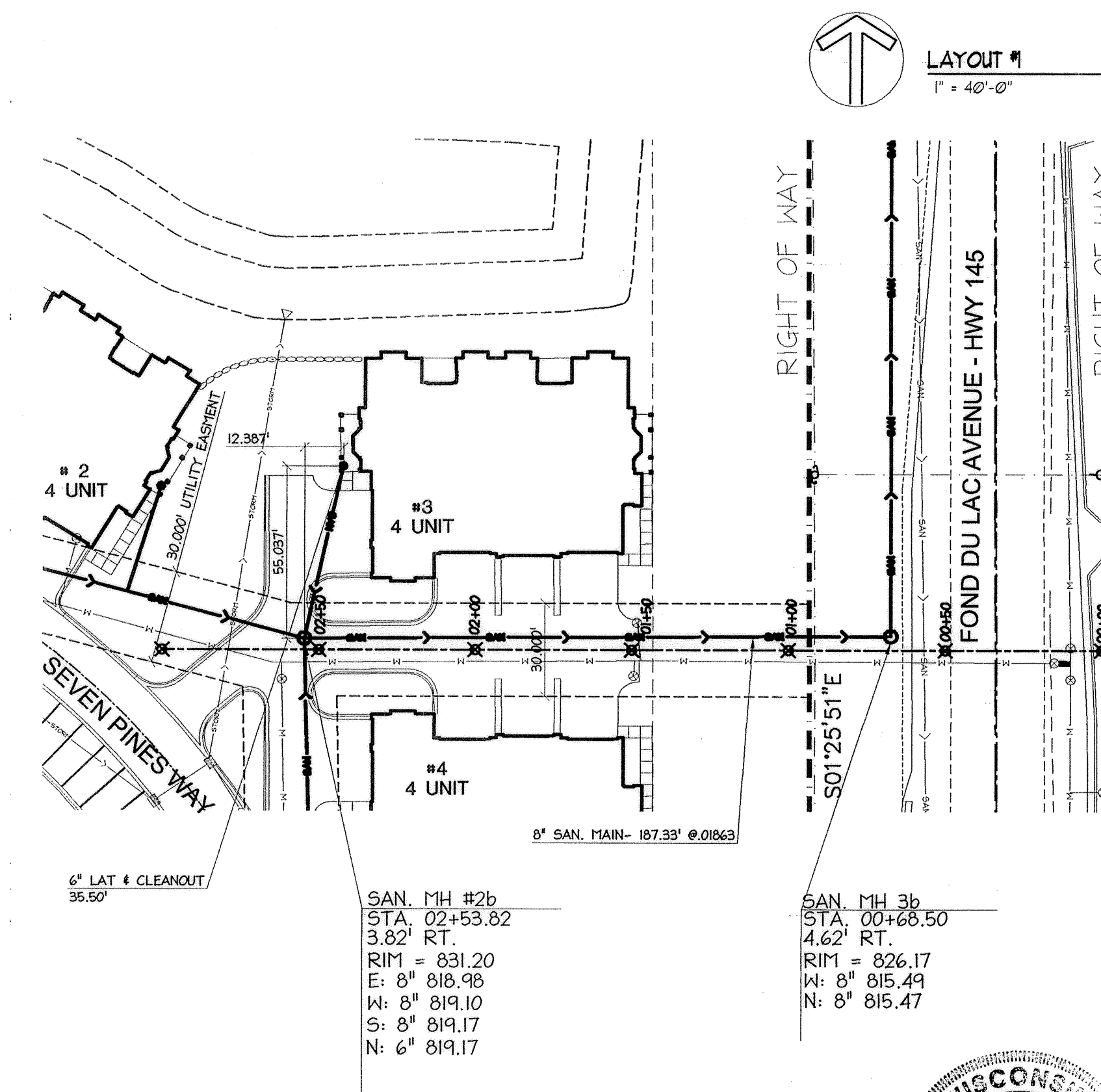
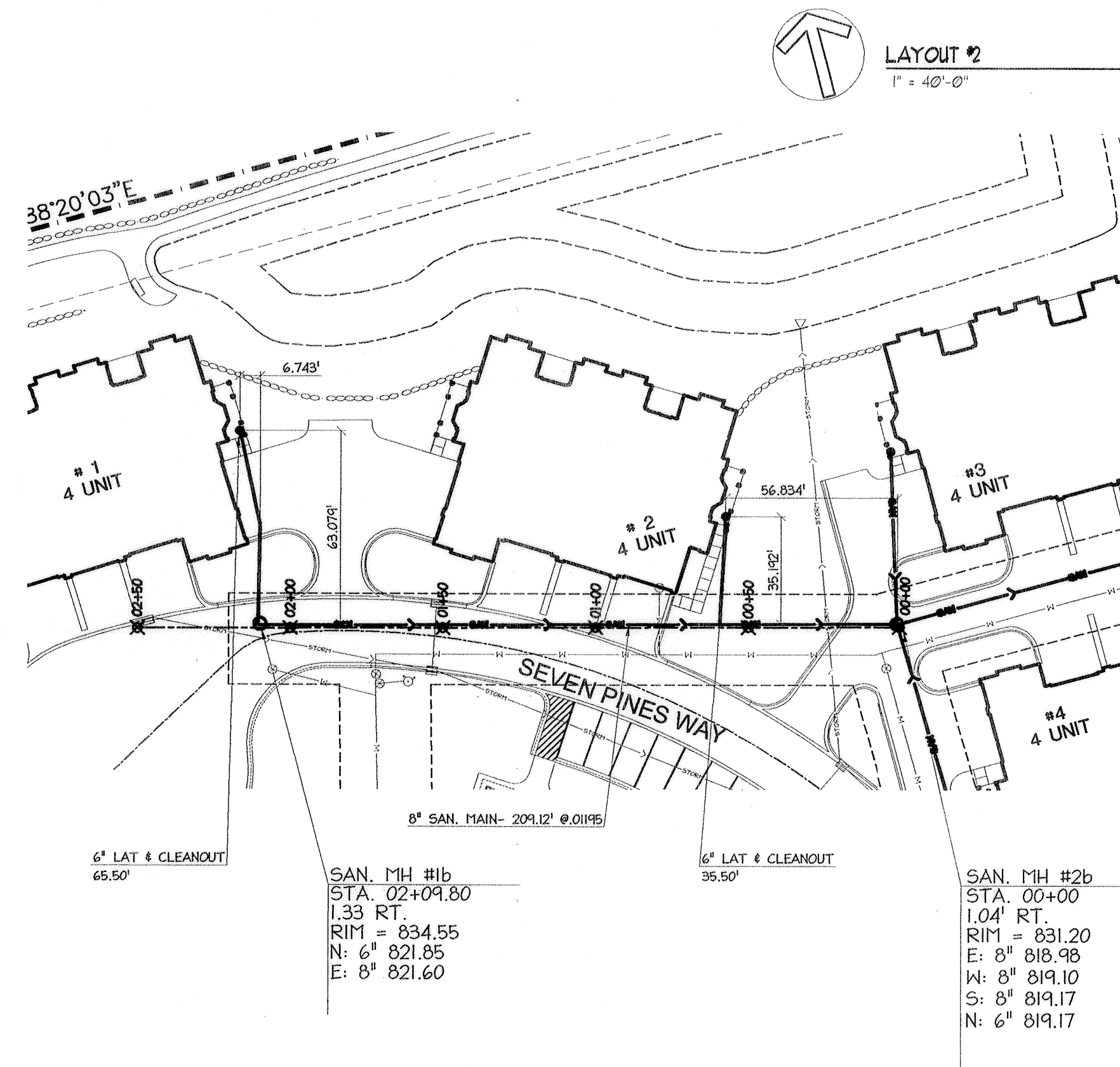
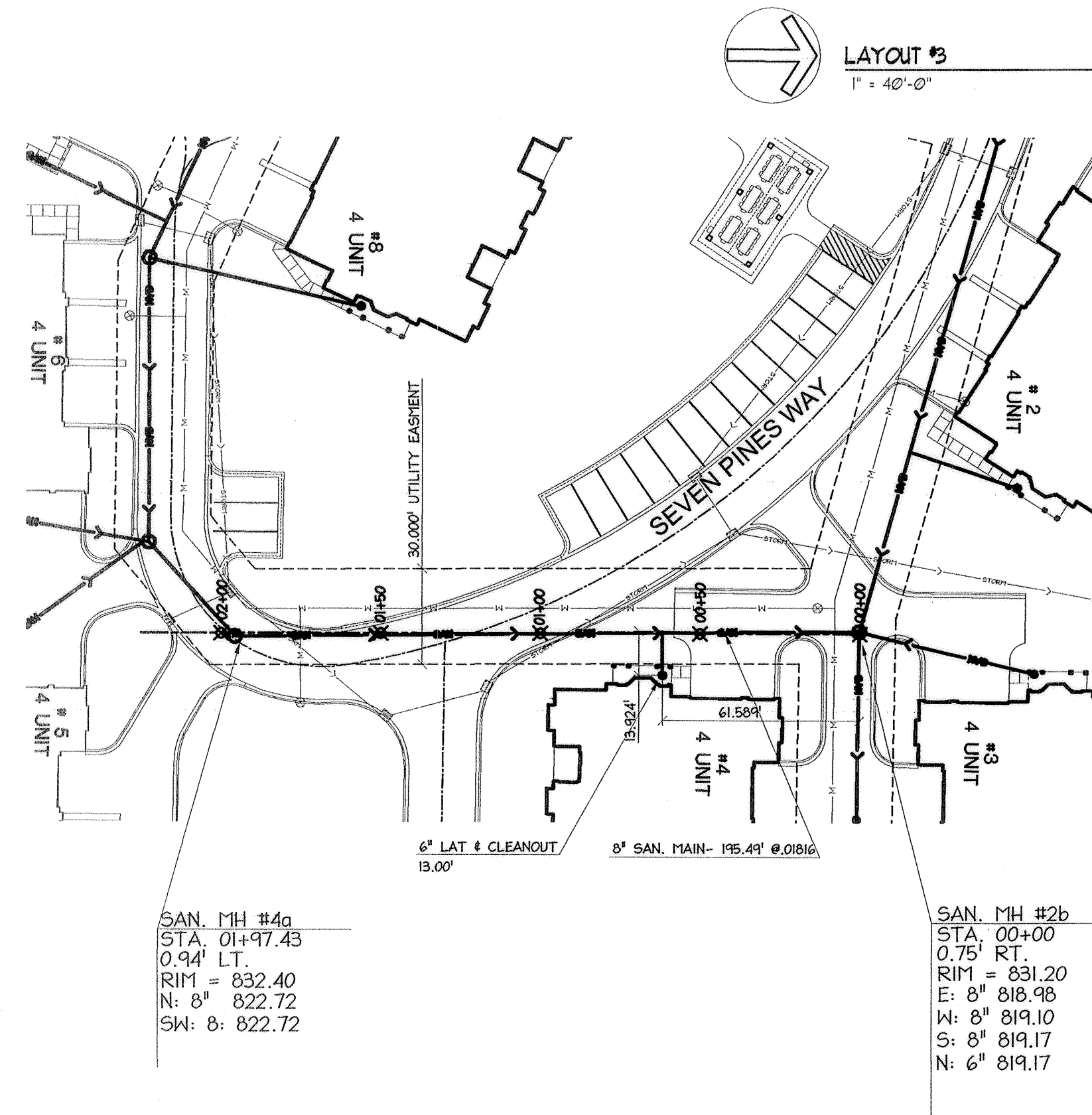
MH 21 (A)
RIM 817.29 (236.69)
48" N 790.78 (210.18)
48" S 790.76 (210.16)
8" W 802.71 (221.11)

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

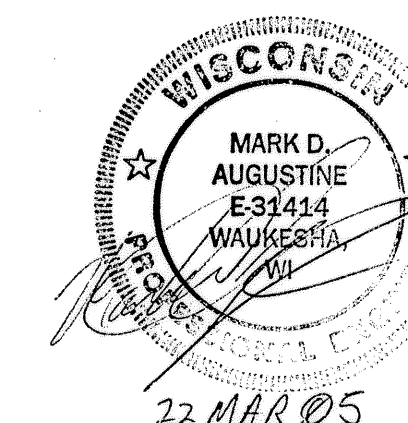
IN: SEVEN PINES CONDOMINIUMS
FROM: SEE LAYOUTS
TO: SEE LAYOUTS

LAND MARK
SURVEYING, LLC

3021 Minot Lane, Suite 100, Waukesha, Wisconsin 53188-4453
Telephone: 414-719-2769 Facsimile: 262-547-1314

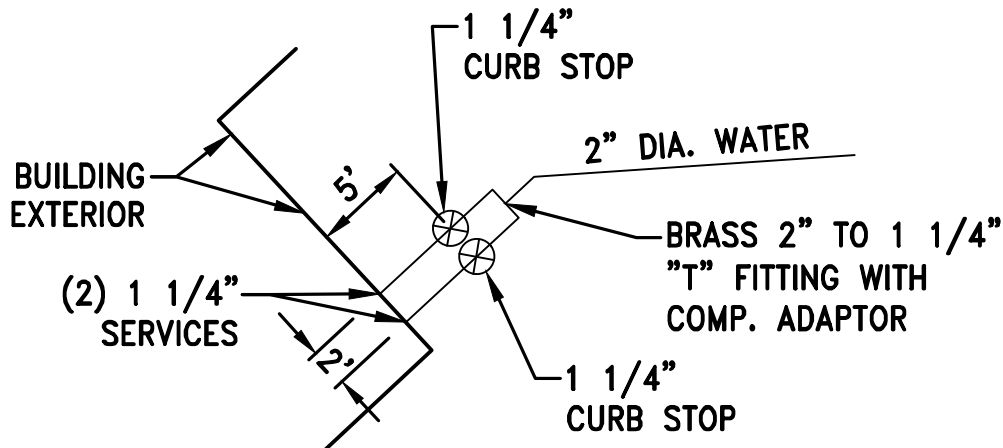
03.22.05

SHEET 1 OF 2

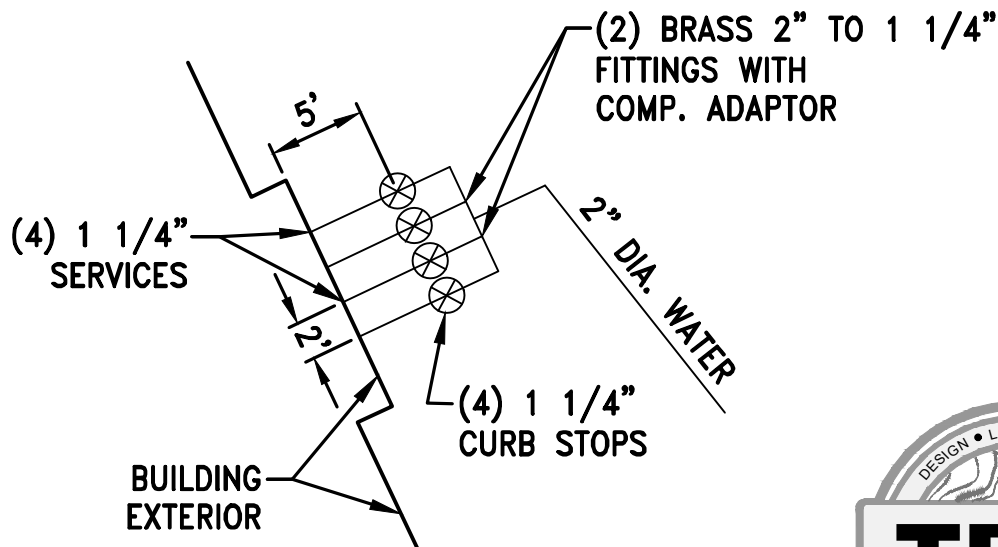


EXHIBIT

SCHEMATIC DETAIL OF CONDO WATER SERVICES



2 UNIT CONDO

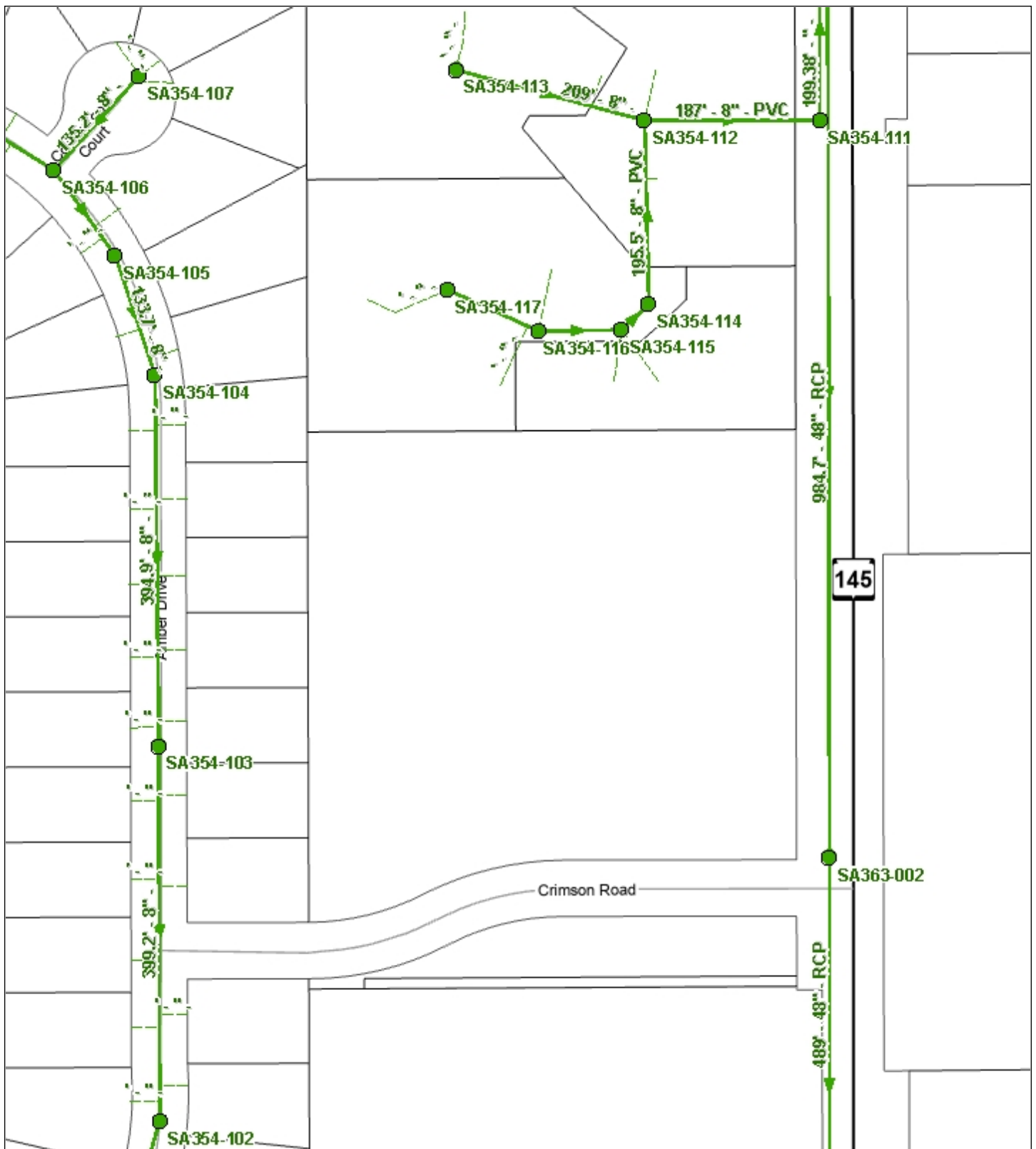


4 UNIT CONDO



**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

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.

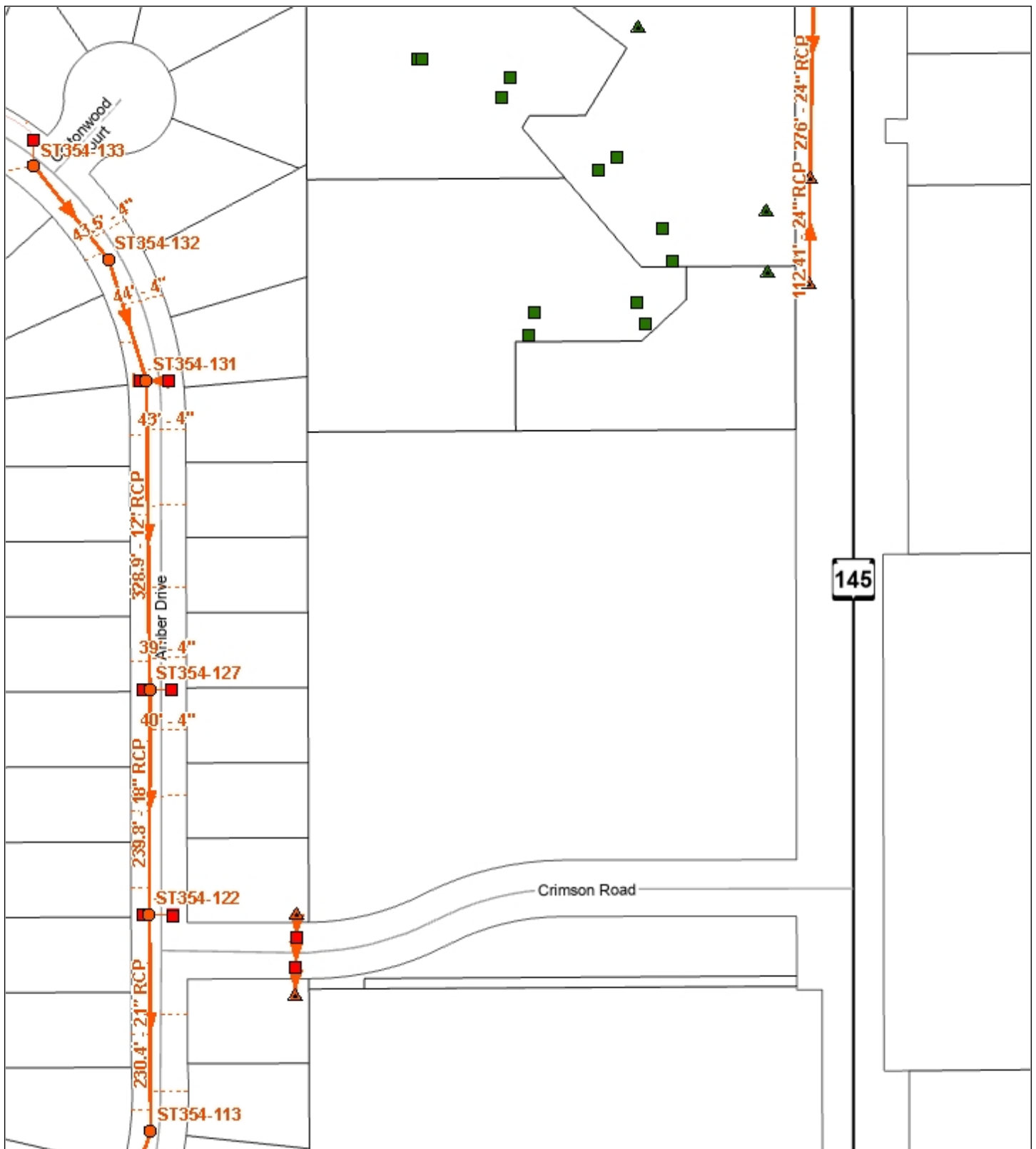


Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700



SCALE: 1 = 200'

Print Date: 1/6/2026



Village of Germantown GIS Storm



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

DISCLAIMER:

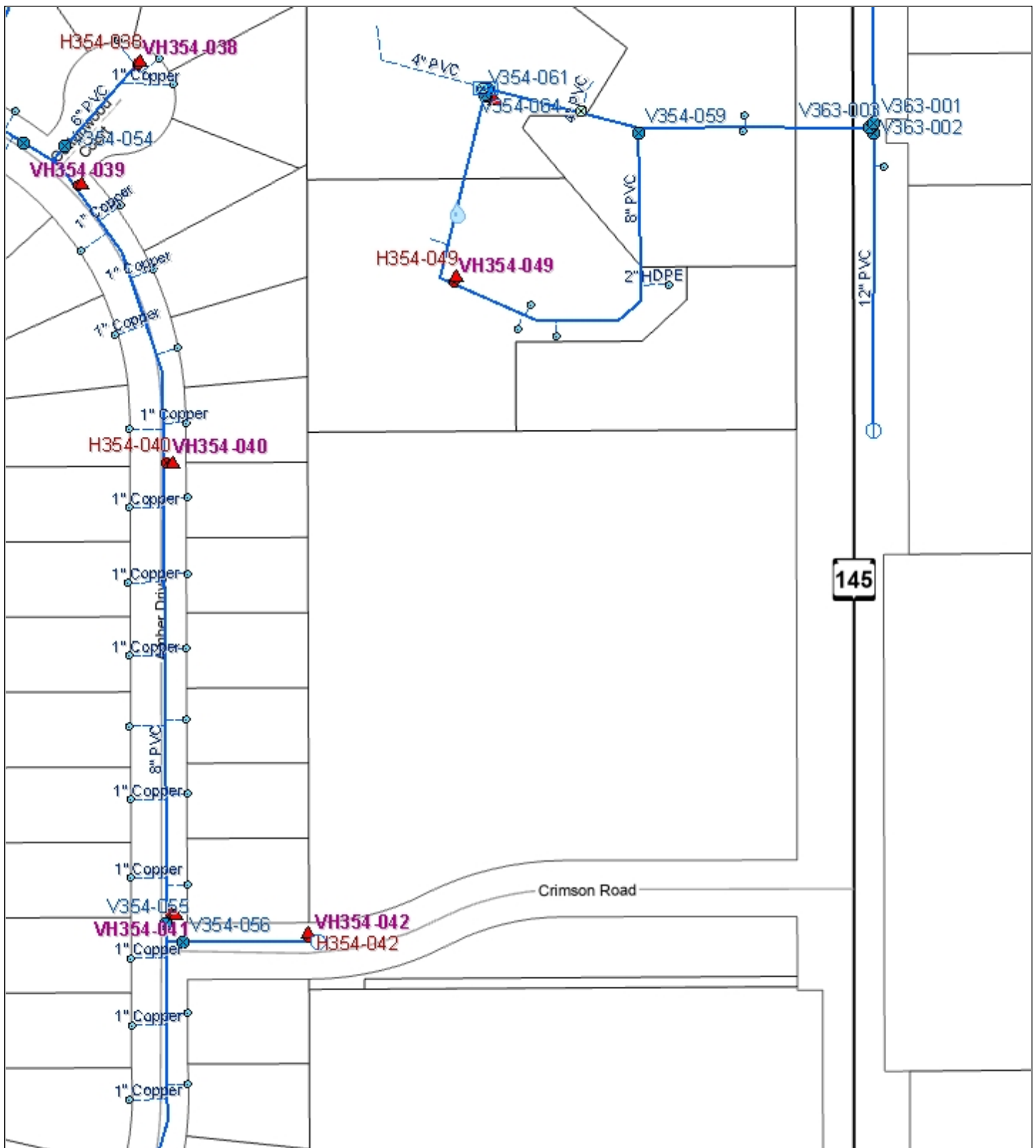
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SCALE: 1 = 200'

Print Date: 1/6/2026



Village of Germantown GIS
Water

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



Community Minded **Development**



PRE / 3™
INVESTMENT | DEVELOPMENT | MANAGEMENT

Bob Murray
414.899.0214
bob@pre-3.com

Josh Kenitzer
414.322.2301
joshua@pre-3.com

Emily McFarland
920.988.5874
emily.mcfarland@pre-3.com

Company Summary

Founded in 1978, with over 45 years of experience, **PRE/3** has grown into a trusted leader in multifamily development, ownership, and management. With a focus on small to mid-sized communities, our team combines decades of expertise with a deep understanding of what makes neighborhoods thrive. Over the years, **PRE/3** has developed more than 10,000 apartment homes across Wisconsin and now proudly manages over 18,000 units in 16 states. **PRE/3** is dedicated to creating high-quality, low-density housing in underserved markets — communities where thoughtful investment makes a significant difference.

By blending smart design, lasting construction, and strong management, we aim to build more than housing — we build places where residents feel connected, supported, and proud to call home.

We believe this approach is what truly builds communities, and we are proud to deliver both the stability of scale and the personal attention that ensures our communities stand out from the rest.



PRE / 3™
INVESTMENT | DEVELOPMENT | MANAGEMENT

FOUNDED IN 1978

Relevant Developments

PRE/3 has been a driving force in Wisconsin's housing market for decades, developing thousands of apartment homes across the state, including more than 2,000 units in just the past five years.

Our communities are intentionally low-density, designed to feel more like a neighborhood than a complex. With features such as attached garages, private entrances, and single-family home-like layouts, residents enjoy both comfort and privacy. This thoughtful, low-impact approach attracts longer-term tenants who take pride in their homes and communities. **Below are a few of our recent developments that reflect this scale and vision:**

Recent Developments

HILLCREST ESTATES (2025)

60-unit Market Rate
Nicolet Construction
hillcreststatesapartments.com



THE PENINSULA (2024)

96-unit Market Rate
Nicolet Construction
thepeninsulaapartmentliving.com



THE RESIDENCES AT DUNHAM GROVE (2022)

120-unit Market Rate
Nicolet Construction
residencesatdunhamgrove.com



CLAYTON CROSSING (2023)

96-unit Market Rate
9117 Clayton Avenue, Neenah, WI 54956
Nicolet Construction
claytoncrossingapartments.com



Under Construction

FOX LAKE, WI

72-unit Market Rate
Nicolet Construction

PORTAGE, WI

60-unit Market Rate
Nicolet Construction

BERLIN, WI

48-unit Market Rate
Nicolet Construction

BEAVER DAM, WI

60-unit Market Rate
Nicolet Construction

BARABOO, WI

72-unit Market Rate
Nicolet Construction

Floor Plans

At **PRE/3**, we take great care to partner with communities that align with our long-term vision of creating thriving communities. While each development is thoughtfully tailored to its setting, we consistently rely on proven floor plans that deliver on our goals: providing residents with comfortable, high-quality living spaces and offering communities durable, attractive housing that adds long-term value. **Below are examples of the floor plans we typically use to achieve these results.**

LOWER UNIT

2 bedroom, 2 bathroom
1,067 square feet



UPPER UNIT

2 bedroom, 2 bathroom
1,144 square feet



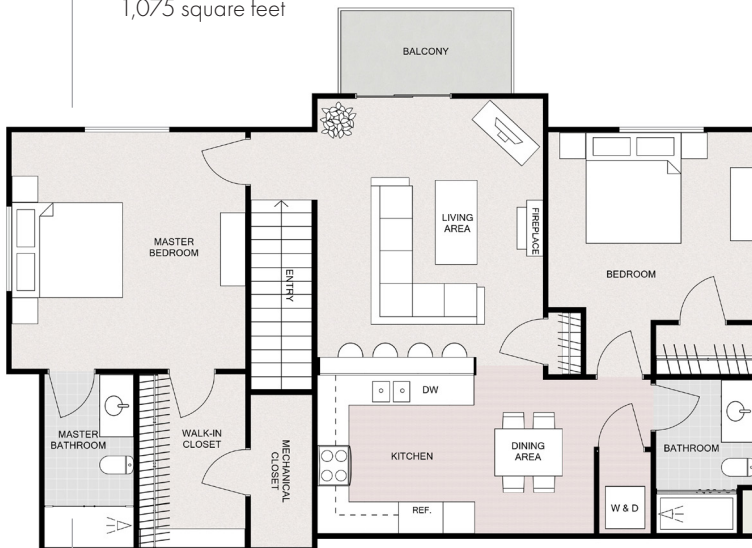
Floor Plans_{cont.}

In addition to utilizing our proven floor plans, **PRE/3 is committed to using materials and finishes that are durable, attractive, and thoughtfully matched to each community.**

Inside our homes, residents enjoy high-quality features such as maple shaker cabinets with crown molding, granite countertops, stainless steel appliances, vinyl plank flooring, plush carpet, and ceiling fans in dining rooms and bedrooms. On the exterior, we prioritize lasting construction with 2x6 walls, Atlas Pinnacle shingles, LP SmartSiding with brick or stone accents, composite balconies, and fiberglass entry doors. While finishes may vary slightly by community and material availability, each choice is made with the same goal in mind—to provide lasting quality and a welcoming place to call home.

UPPER SPLIT BEDROOM

2 bedroom, 2 bathroom
1,075 square feet



PRE / 3TM
INVESTMENT | DEVELOPMENT | MANAGEMENT

FOUNDED IN 1978

References

We encourage you to reach out to our references and hear directly from those who know our work best. At **PRE/3**, we truly believe in the quality of what we do—from thoughtful design to responsible management—and we want you to share that same confidence. Our track record speaks through the communities we’ve built and the partners we’ve worked with, and we welcome the opportunity for you to see that firsthand.

THE VILLAGE OF WATERFORD, WI

Zeke Jackson, Village Administrator
123 N. River Street, Waterford, WI 53185
262.534.3980
zjackson@waterfordwi.org

THE VILLAGE OF SAUKVILLE, WI

Dawn Wagner, Village Administrator
639 E. Green Bay Avenue, Saukville, WI 53080
262.235.9016
dwagner@village.saukville.wi.us

THE VILLAGE OF PLOVER, WI

Steve Kunst, Village Administrator
2400 Post Road, Plover, WI 54467
715.345.5250
skunst@ploverwi.gov

CITY OF REEDSBURG, WI

Brian Duvalle, Planner/Bldg Inspector
134 S. Locust Street, Reedsburg, WI 53959
608.768.3354

CITY OF PORTAGE, WI

Justin Schoenemann, City Administrator
115 W. Pleasant Street, Portage, WI 53901
608.742.2176
justin.schoenemann@portagewi.gov

Example Properties

Here are samples of a few of our properties, but we invite you to visit pre-3.com for additional photos, virtual tours, and a closer look at communities we've developed.



EXTERIOR VIEWS

a **PRE/3** apartment community showing a combination of brick and siding, landscaped grounds and private balconies.



INTERIOR VIEWS : **LIVING ROOM**

vinyl plank flooring with space for a couch, and coffee table;
access to the first floor patio and a fireplace is also shown



INTERIOR VIEWS : **KITCHEN AND HALLWAY**

granite countertops, stainless steel appliances, white shaker-style
cabinets, and vinyl plank flooring



INTERIOR VIEWS : BATHROOM

vinyl plank flooring, white trim, granite countertops, brushed nickel fixtures, and a shower



INTERIOR VIEWS : BEDROOM/OFFICE

plush carpet, white trim, and room for a desk, guest chair and side table



INTERIOR VIEWS : MASTER BEDROOM AND EN SUITE BATHROOM AND LAUNDRY

A large bed and dresser are shown with access to the en suite bathroom in addition to a full-size washer and dryer



INTERIOR VIEWS : BEDROOM

plush carpet, white trim, a large bed, a chair, and side tables



Thank you!

Put your trust in the professionals who've led the way in multifamily real estate for more than 45 years. Every community deserves high-quality development that adds lasting value to the community. With our proven expertise and commitment to excellence, we deliver projects that meet today's needs while building long-term value for years to come.



PRE / 3TM
INVESTMENT | DEVELOPMENT | MANAGEMENT

For more information, contact us

PRE-3.COM

262.790.4560

3120 Gateway Road
Brookfield, WI 53045





PRE / 3™

GERMANTOWN PLAN COMMISSION MEETING

TOWN NINE APARTMENTS

FEBRUARY 9, 2026

ABOUT PRE/3

- Started in 1975
- Three parts to the business:
 - Development
 - Management
 - Investment
- PRE/3 has developed thousands of apartment homes across Wisconsin
- PRE/3 is dedicated to creating high-quality, low-density housing in underserved markets

TOWN NINE APARTMENTS

- 4- 12-unit buildings, 48 homes
 - 2-bedroom, 2-bathroom
 - In-unit laundry
 - Attached garage with additional parking onsite
 - Onsite management office
 - Granite countertops, stainless steel appliances, LP SmartSiding
- Entrance off Fond du Lac Ave
- Begin in 2026 with the goal to rent apartment homes by fall 2027



EXAMPLE PROPERTIES



EXAMPLE PROPERTIES





EXAMPLE PROPERTIES

EXAMPLE PROPERTIES



EXAMPLE PROPERTIES



INTEGRATION WITH EXISTING 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

TRAFFIC AND ACCESS

- Private drive with direct access to Fond du Lac Ave (STH 145) to direct all traffic to this arterial highway
 - We will request a vacation of the Crimson Road right-of-way
 - We are open to requests for emergency access needs on Crimson Road
- Draft site plan also shows an easement allowing the property to the south to use the STH 145 entrance
- Peak evening hour traffic impact is about 24 trips, 15 inbound, 9 outbound

NEXT STEPS

- Plan Commission
 - February 9th
 - Rezoning request
 - 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
 - Nearby condos are 5.7 units/acre
- Village Board for rezoning consideration
- Plan Commission: site plan review and CSM
 - CSM needed to combine the parcels and vacate the right of way of Crimson Road
- Village Board for Development Agreement for improvements

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: March 2, 2026

PLACEMENT: Action Item

ITEM TITLE: Bradley Jansen, Agent and Prospective Owner for Rao Farms, LLC, Property Owner. Application for a Conditional Use Permit 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.
(ACTION)

SUBMITTED BY: Jordan Yanke, Associate Planner

SUMMARY EXPLANATION:

Bradley Jansen, Agent and Prospective Owner for Rao Farms, LLC, Property Owner. Application for a Conditional Use Permit 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.

ATTACHMENT:

1. STAFF REPORT_BRADLEY JANSEN (STABLES)_CUP
2. CUP# XX-2026 ORDINANCE_BRADLEY JANSEN (STABLES)_03.02.26
3. APPLICATION & DESCRIPTION
4. SITE SURVEY (CSM)
5. SITE PLAN (ORIGINAL)
6. CUP #6-12
7. PUBLIC HEARING NOTICE

STAFF RECOMMENDATION:

APPROVE a Conditional Use Permit for the operation of a commercial stable and horse boarding facility at N136W21238-21342 Bonniwell Road, subject to (9) conditions as listed in the draft CUP ordinance.

ACTION BY COMMITTEE:

Plan Commission recommended to **APPROVE** a Conditional Use Permit for the operation of a commercial stable and horse boarding facility at N136W21238-21342 Bonniwell Road, subject to (9) conditions as listed in the draft CUP ordinance.

CONDITIONAL USE PERMIT (CUP)

03/02/26 Village Board 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 for a Conditional Use Permit 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

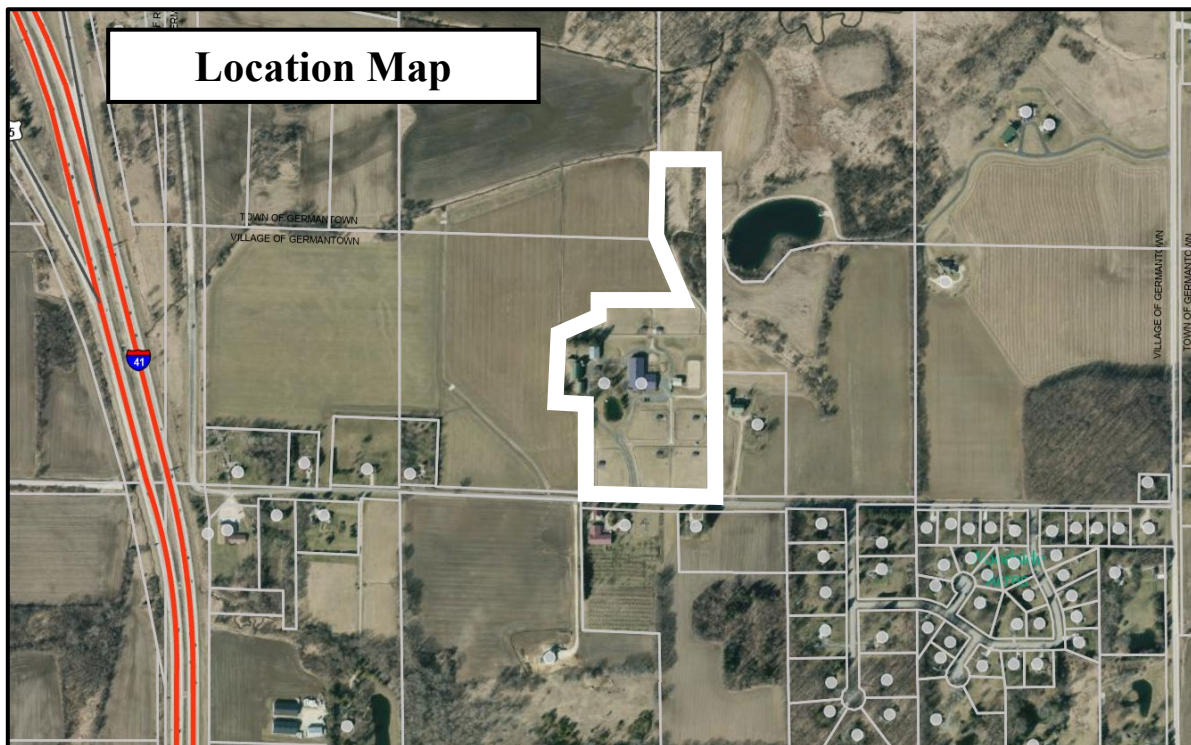
**Applicant/
Owner:**

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 for a Conditional Use Permit 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 location. The stables have been in operation since, but at this time Rao Farms (existing owner) is looking to sell the property 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 and pending sale of the property, the applicant has applied for a new Conditional Use Permit in order to operate the commercial stable and horse boarding facility from the property. At the same time, the applicant's proposal includes an increase to the total number of horses (not owned by the property owner) allowed to be kept on site at any one time. The proposal specifies a maximum of 18 horses, while the original CUP specified a maximum of 12 horses. According to the application materials, all other aspects of the existing operation would remain the same.

Conditional Use Permit (CUP)

This project proposes a Conditional Use Permit. The details of what is requested under the application are listed below:

- Conditional Use Permit in A-2: Agricultural District
 - "Operation of a Commercial Stable and Horse Boarding Facility" at subject location by new owner.
 - Total number of horses allowed to be kept on site at any one time that are not owned by the property owner is 18 horses.
 - Other aspects of operation:
 - 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 a commercial stable and horse boarding facility has been operating at the subject location under an approved CUP since 2012, and the only difference in operational characteristics under the current/new CUP application is an increase in the 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 a Conditional Use Permit for 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.

CUP # __-2026

Document No.

CONDITIONAL USE PERMIT

Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
 CONDITIONAL USE ZONING PERMIT

Whereas:

Bradley Jansen, Applicant and Property Owner

agrees 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.

This Conditional Use Permit replaces CUP #6-12 (recorded as Document #1321236 on 11/19/2012) and becomes effective upon the sale of the property to Bradley Jansen, property owner.

Now, therefore, this permit is issued to allow for the operation of a commercial stable and horse boarding facility from the property located at N136W21238-21342 Bonniwell Road pursuant to Section 17.13(2)(jj) of the Village Zoning Code.

Name & Return Address:

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

Parcel Identification No:

GTNV_064-991

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

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.

Tax Key No: 064-991

Address: N136W21238-21342 Bonniwell Road

Pursuant to the following condition(s):

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 supporting documents and in Exhibit A attached.
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.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the ____ day of _____, 2026.

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this ____ day of _____, 2026, the above-named Robert A. Soderberg, Village President, and Donna Ott, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY APPLICANT AND PROPERTY OWNER

I 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 ____ day of _____, 2026

Bradley Jansen, Applicant and Property Owner

STATE OF WISCONSIN) SS
_____) COUNTY)

Personally came before me this ____ day of _____, 2026, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

This instrument was drafted by:

Jordan Yanke
Associate Planner
Village of Germantown, Wisconsin

EXHIBIT A

Uses/Activities – Conditional Use Permit in A-2: Agricultural District

- Operation of a Commercial Stable and Horse Boarding Facility
- Total number of horses allowed to be kept on site at any one time that are not owned by the property owner is 18 horses.
- 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.



Fee must accompany application.

☒ \$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

N136W21238-N136W21242 Bonniwell Rd, Richfield WI 53076

TAX KEY NUMBER

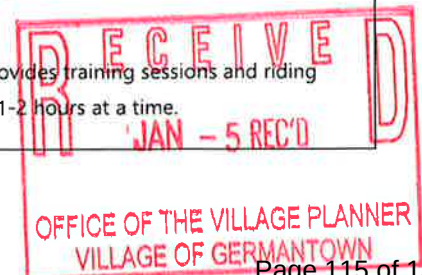
GTNV_ 064991 GTNV_
064993

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

12/31/2025

Date



Prospective Owner

12/31/2025

Date

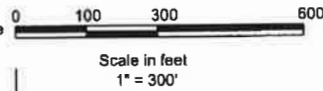
Lisa Budish

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.



(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.

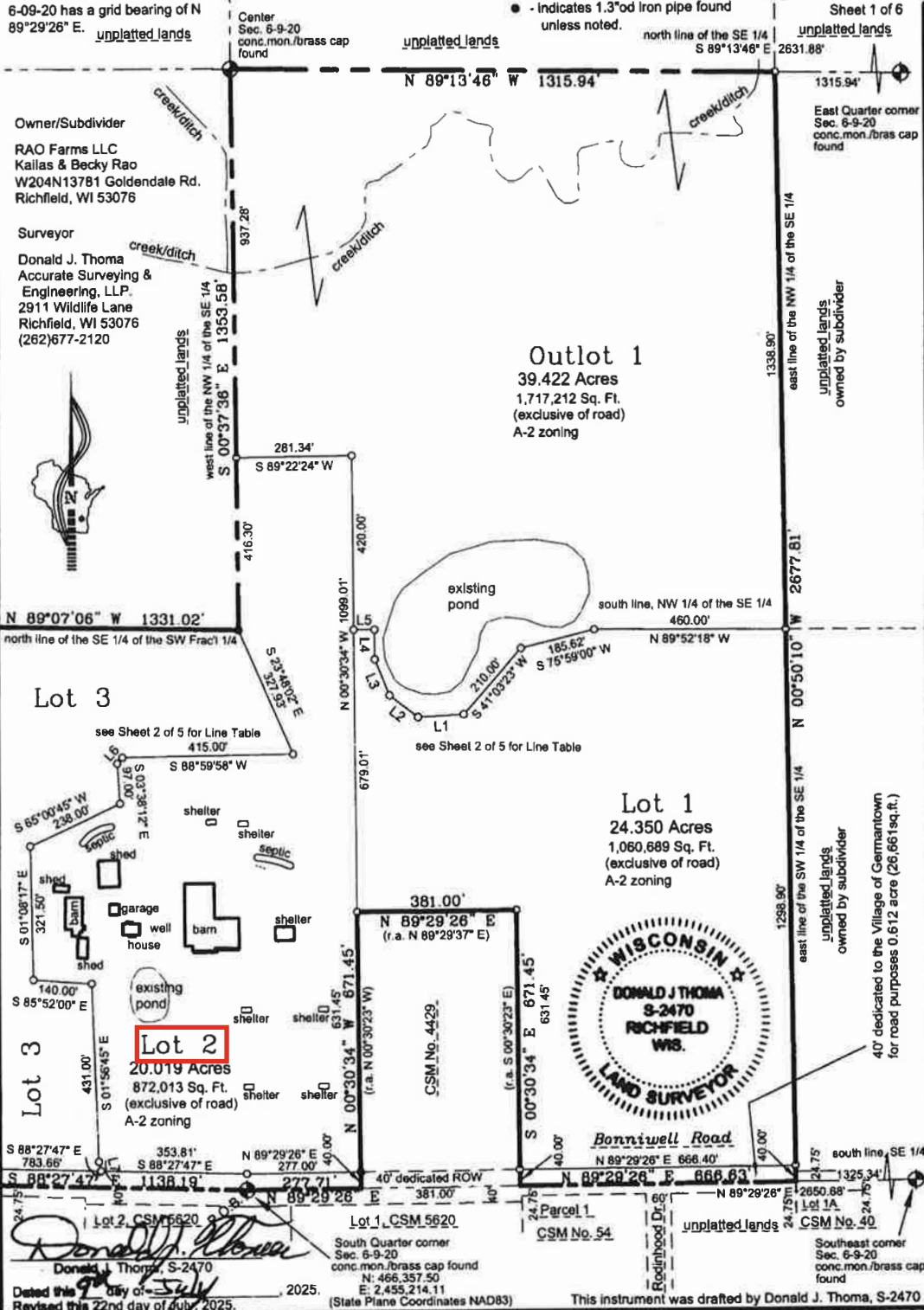
Sheet 1 of 6

Owner/Subdivider

RAO Farms LLC
Kailas & Becky Rao
W204N13781 Goldendale Rd.
Richfield, WI 53076

Surveyor

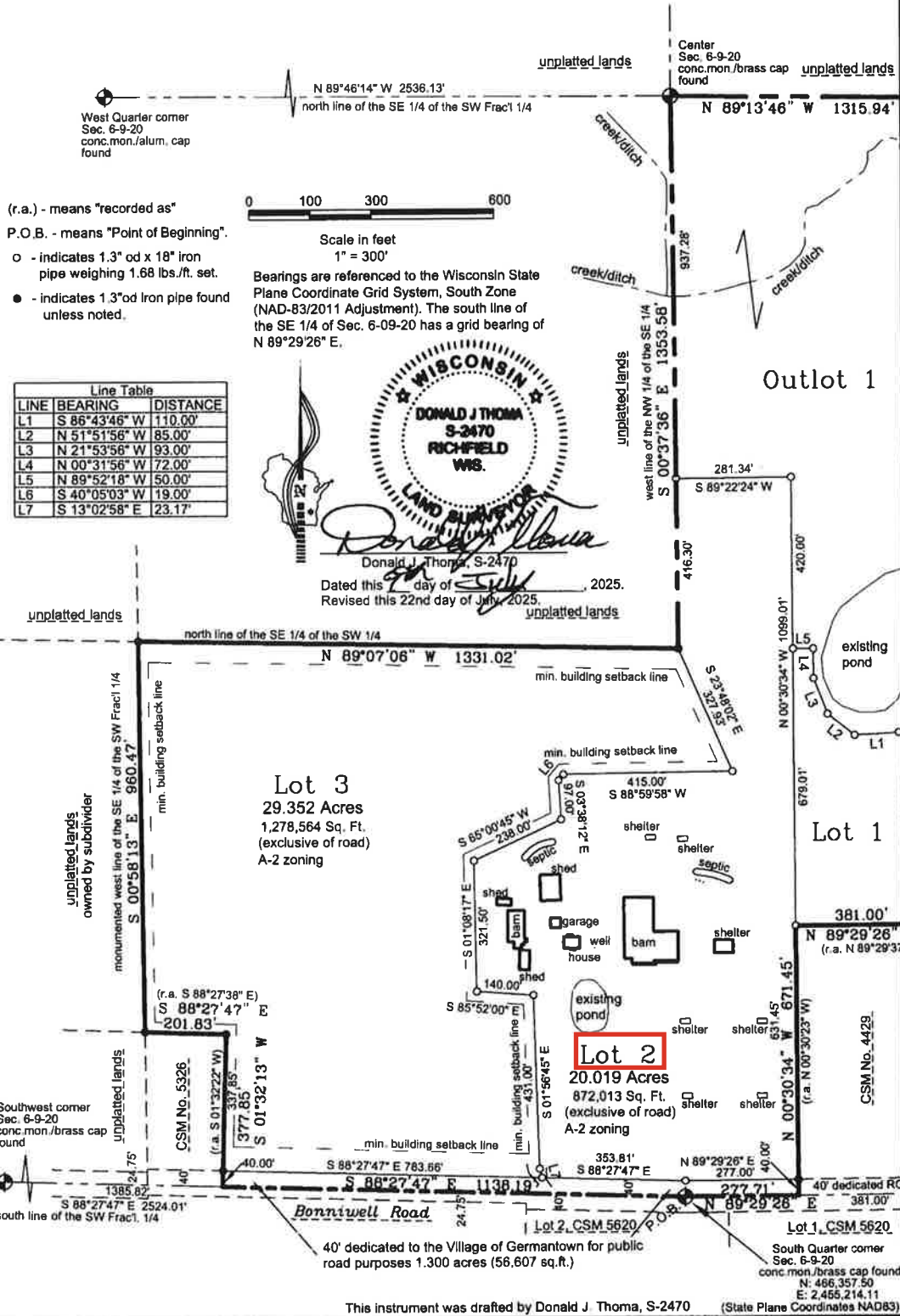
Donald J. Thoma
Accurate Surveying &
Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076
(262)677-2120



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.



Sheet 3 of 6

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

Front - 60'
Side - 25'
Rear - 50'
Westlands - 25'



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

Lot 3

min. building setback line

min. building setback line

Lot 3

Lot 2

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

S 88°27'47" E 1138.19' 277

Donald J. Thomas, S-2470
Dated this 9th day of July, 2025
Revised this 22nd day of July, 2025

0 100 300 600  - Indicates wetlands.

Scale in feet
1" = 300'

 - indicates 100 year



Center
Sec. 6-9-20
conc. mng./brass cap

unplatted lands

north line of the SE 1/4 | unpl
S 89°13'46" E 2631.88'

unplatted lands
631.86'

East Quarter corner
Sec. 6-9-20
conc. mon./bras cap
found

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

Lot 1
24.350 Acres
1,060,689 Sq. Ft.
(exclusive of road)
A-2 zoning

N 89°29'26" E
(r.a. N 89°29'37" E)
381.00'

30'34" W 671.4
(r.a. N 00°30'23" W)

CSM No. 4429

(r.a. S 00°30'23" E)
30'34" E 671.4

N 89°29'26" E 666.63'

Parcel 1
CSM No. 5

1325.34'

2650.68' —
Lot 1A
CSM No. 40
Southeast corner
Sec. 8-9-20
conc.mon./brass cap

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

MAP #7422 VOLUME: 58 PAGE: 64

Washington County Certified Survey Map

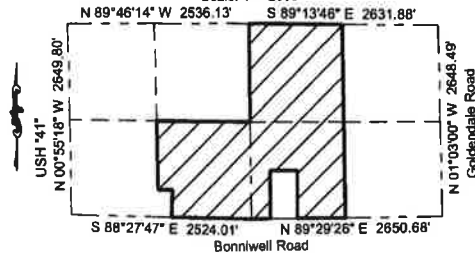
Sheet 4 of 6

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 SE 1/4 and part 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, 871.45 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
Donald J. Thoma, S-2470



Washington County Certified Survey Map

Sheet 5 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.

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

Kailas J. Rao

(Print)

Officer/Member

Becky L. Rao

(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

Sheet 6 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.

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
Wendy R Kohrt

Jay Retzer
Secretary or Cashier
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 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

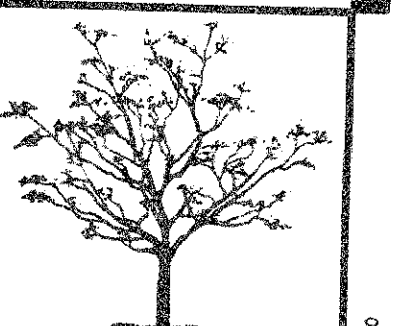
SHELLY TOURBIER
Notary Public
State of Wisconsin



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

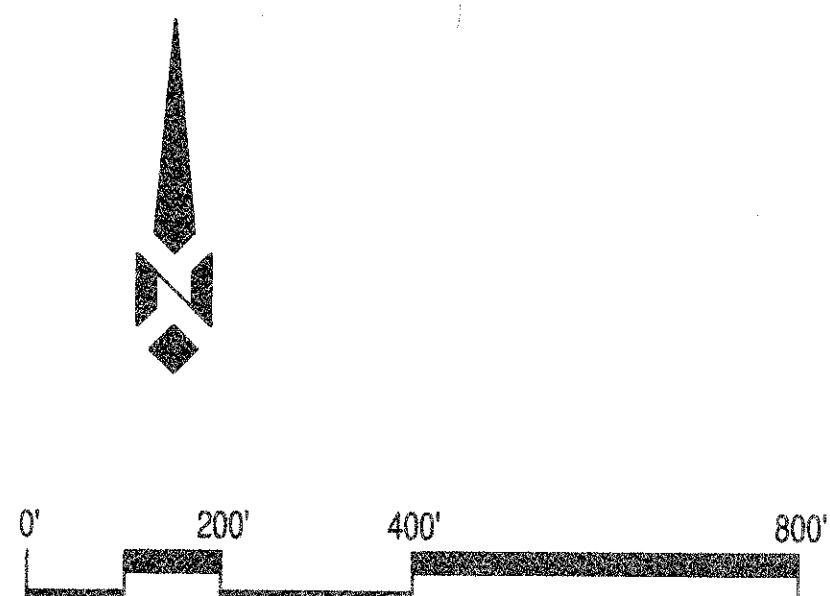
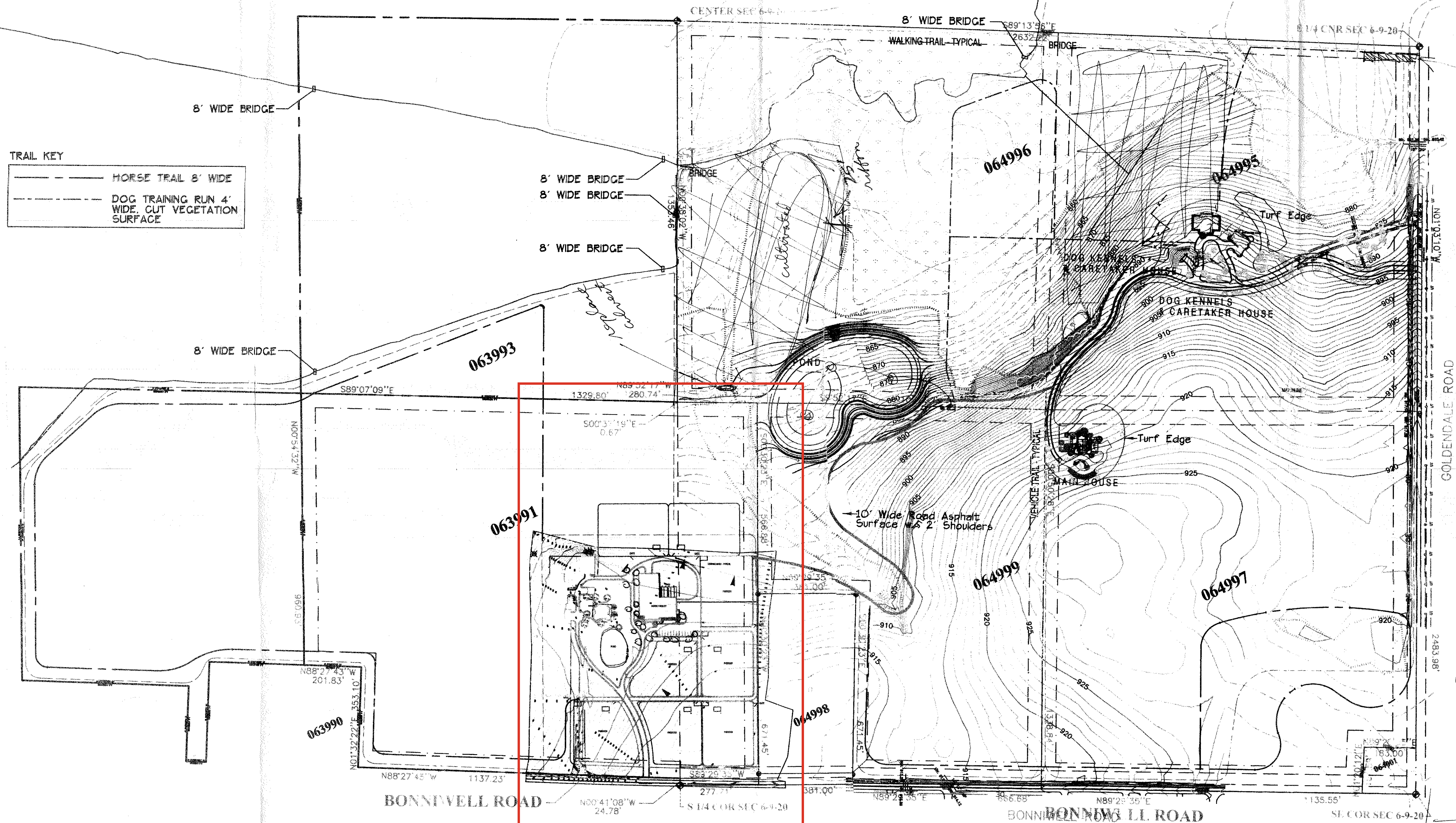
Dated this 21st day of July, 2025.
Revised this 15th day of July, 2025.

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



TRAIL KEY

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



TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
UTILITIES BEFORE YOU
DIG IN WISCONSIN

DIGGING NOTICE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. TO OBTAIN UNDERGROUND
UTILITIES BEFORE YOU DIG
NEEDS A PERMIT FROM THE
WIS. DEPT. OF TRANSPORTATION
AND INFRASTRUCTURE
MILWAUKEE AREA 258-1181

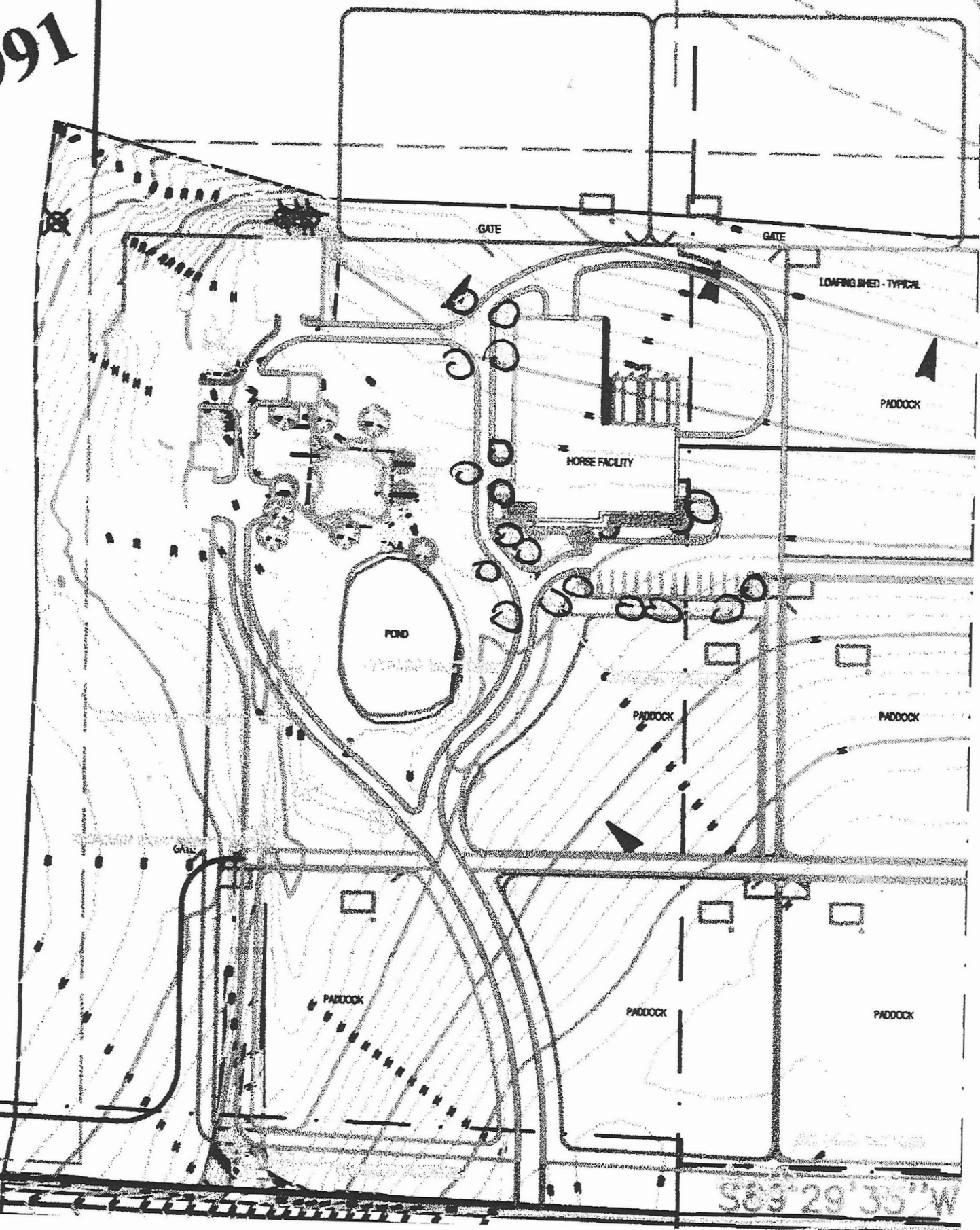
RECEIVED
JUL 12 2012
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

Site Plan

Scale: 1" = 200'-0"

S00°37'19"E
0.67'

91



CUP #6 – 12 Document No.	CONDITIONAL USE PERMIT Document Title	1321236 
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
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.		Fee Amount: \$25.00 3 Name & Return Address: Village of Germantown P.O. Box 337 Germantown, WI 53022 Parcel Identification No: GTNV 063-989

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 ½-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) # ~~8~~ 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)

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



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

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

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: March 2, 2026

PLACEMENT: Action Item

ITEM TITLE: An Ordinance Amending Section 1.379(2) Of The Germantown Municipal Code Relating To The Membership Of The Economic Development Commission. (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

This ordinance amends Section 1.379(2) of the Germantown Municipal Code to increase the number of members appointed to the Economic Development Commission from seven to nine. The Village President has identified two community business leaders he desires to appoint to the Economic Development Commission

ATTACHMENT:

1. 05-2026 Ordinance updating Economic Development Commission membership

STAFF RECOMMENDATION:

A motion to recommend to the Village Board to approve the proposed ordinance as presented.

ACTION BY COMMITTEE:

ORDINANCE NO. 05-2026

AN ORDINANCE AMENDING SECTION 1.379(2) OF THE GERMANTOWN MUNICIPAL
CODE RELATING TO THE MEMBERSHIP OF THE ECONOMIC DEVELOPMENT
COMMISSION

WHEREAS, section 1.379(2) of the Germantown Municipal Code establishes the rules and regulations related to the membership of the Economic Development Commission; and

WHEREAS, the Village Board desires to amend those regulations to increase the number of members appointed to the Economic Development Commission.

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I

Section 1.379(2) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck through~~; Added text is double underlined):

- (2) **MEMBERSHIP.** The Economic Development Commission shall consist of 79 voting members, who must be Germantown residents, business owners or community leaders. Members shall be appointed by the Village President and confirmed by a majority vote of the Village Board. The Village President shall appoint the Chairman.

SECTION II

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION IV

This ordinance shall take effect and be in full force upon its passage and the day after its publication.

Adopted: March 2, 2026

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

Approved as to form:

Brian C. Sajdak, Village Attorney

Published:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: March 2, 2026

PLACEMENT: Action Item

ITEM TITLE: 4th of July -- Report and Discussion (ACTION)

SUBMITTED BY: Jan Miller, Trustee

SUMMARY EXPLANATION:

See the attached agenda request form from Trustee Jan Miller.

ATTACHMENT:

1. Agendaltem4TH

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

VILLAGE BOARD

AGENDA ITEM REQUEST FORM

I, Trustee Jan Miller hereby request that the following item(s)

be placed on the next agenda of the Village Board for consideration and action:

ITEM REQUESTED:

March 2, 2026 - Village Board Meeting - 4th of July - REPORT & DISCUSSION

I would like to officially request that the Village Board Trustees are copied on all the Meeting Invitations and Meeting Minutes for any/all 4th of July Meetings.

I have had Trustees ask me what is going on for the 4th of July. I do not know. I went to the first meeting and then was not invited to the second meeting.

DISCUSSION/REASON:

This is the 250th Celebration of the 4th of July. If the 4th of July Committee (please share with us who is on the Committee and what are their roles) wants/needs volunteers, then the Trustees should know the need. Trustees speak to many of the residents and then we will be able to talk about Facts and Events planned or in the works for the 4th of July.

Who is the Point Person once the Village Administrator is gone? Please advise.

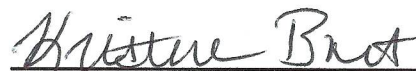
Thank you.

Jan Miller

Keep on OLD BUS. Agenda going forward.

Dated the 25 day of February, 2026


Signature of Trustee 1


Signature of Trustee 2

Received: _____

By: _____

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: March 2, 2026

PLACEMENT: Action Item

ITEM TITLE: Update on Recruiting for Village Administrator and Director of Public Works. (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: March 2, 2026

PLACEMENT: Action Item

ITEM TITLE: Retention bonuses for Certain Department Heads. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

Because of the departure of two key department heads in short succession, efforts to retain certain department heads that remain may be important to ensure appropriate continuity of operations. Under the statutes, the Board may utilize a closed session under Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction. In this case, the compensation of specific employees is a permitted use of a closed session. Further, as part of the discussion, it is anticipated the performance evaluation data may be considered for the employees, another permitted use of a closed session under the statute.

ATTACHMENT:

STAFF RECOMMENDATION:

A motion to convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering compensation and/or performance evaluation data of any public employee over which the Village Board has jurisdiction or exercises responsibility.

ACTION BY COMMITTEE: