

MEETING: REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME: Monday, March 9, 2026 at 6:30 PM
LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road

Any member of the body and/or citizen also attend the meeting virtually through the WebEx platform, Meeting #: **2553 216 2843** Password: **qRNIkJrY345** which can be accessed by phone at **408-418-9388** or by logging on at <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m3e60c9657945a5ad89155bdbfd3c356f>

Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration. Previously recorded Village Board Meeting Videos can be viewed at https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **CITIZEN INPUT/PUBLIC APPEARANCE:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
- IV. **MEETING MINUTES:**
 - A. PC Minutes 2-9-26
- V. **NEW BUSINESS:**
 - A. Kevin H. Behnke, Property Owner and Agent for Apple Works Winery, W179 N12536 Fond du Lac Avenue - Application to amend the conditions of approval in Conditional Use Permit (CUP) No. 05-2022 that apply to the operation of the Apple Works Winery LLC, including the expansion of the hours of operation and uses to allow a morning coffee shop from 7:00am to 11:0am. (PUBLIC HEARING & ACTION)
 - B. Peter & Donna Maniaci, Property Owners. Conditional Use Permit (CUP) application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213N11111 Appleton Avenue. (PUBLIC HEARING & ACTION)
 - C. Virtus Development LLC, Agent for District One LLC, Property Owner W140 N10363 Fond du Lac Avenue (GTNV 351-965001 & GTNV 351-965002); Site Plan Application for a 4-unit Multi-Family Townhouse and 33-Stall Parking Lot. (ACTION)

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- D. Karen Dodge, Agent for MGAC Properties, LLC, Property Owner; Germantown Animal Hospital N112 W16017 Mequon Road; Sign Application for monument signage. (ACTION)
- E. Village of Germantown Community Development Department - Proposed Text Amendments to Section 14 (Building) and Section 17 (Zoning) of the Village of Germantown Municipal Code. (PUBLIC HEARING AND ACTION)
- F. Village of Germantown Community Development Department - Single-Family vs. Multi-Family Housing Definitions & Ratio Policy. (DISCUSSION)

VI. ANNOUNCEMENTS:

VII. ADJOURNMENT:

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4745 at least 2 days prior to the meeting.

Notice is hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of these bodies per State ex rel. Badke v Greendale Village Board, even though these bodies will not take formal action at this meeting.