

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:
 - o Work cooperatively with the Village and pay all costs associated with said right-of-way vacation;
 - o Accommodate any/all utility connections deemed necessary by the Village to/from the existing segment of Crimson Road;
 - o 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;
 - o 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.