

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, July 27, 2026 6:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
Chairman Soderberg called the meeting to order at 6:30pm.

- II. **ROLL CALL:**
Committee Members Soderberg, Warren, Tarantino, Fisher and Ewert were present. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Planning Assistant Deb Remich (via Webex). Committee Members Henk and Williams were absent excused.

- 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.*
Residents who spoke included:
Lynn Bednarz who lives on Pawnee Court.
Melanie Smythe who lives on Cedar Lane.
Jim Stout who lives on Goldendale Road.

- IV. **MEETING MINUTES:**
 - A. PC Minutes 7-13-26 (ACTION)
Motion: Approve as presented
Motioned By: Russell Ewert
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, Josh Tarantino, Russell Ewert, Brian Fisher
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

- V. **NEW BUSINESS:**
 - A. Holy Hill Gateway District Master Plan - Project Kick-off Meeting; Presentation by and Discussion with MSA Professional Services Inc., Project Consultant and

Community Development Department Staff (DISCUSSION & POSSIBLE ACTION)

Director Retzlaff stated that the 2050 Comprehensive Plan included an implementation element that included action steps including creating detailed land use plans for all 13 districts and corridors that comprise the entire Village. In 2025, the Plan Commission revised the list of priorities and directed staff to begin work on the Holy Hill Gateway District Master Plan. Retzlaff introduced Olivia Bolton and Brian Wiedenfeld from MSA Professional Services, Inc. who gave a full presentation which included the project timeline, public engagement and a detailed market study. Discussion Followed.

VI. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 8:27pm.