

Village of



Germantown

Willkommen

Fee Must Accompany Application

\$820 Paid 9/16 Date 07/07/25

\$200 PC Consultation Only Paid SR Date 7/8/25

CHK # 1028

## PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application.

**APPLICANT OR AGENT:**

Jim Sedgwick  
Heimat Capital LLC

**PROPERTY OWNER(S):**

Blackstone Creek LLC  
Atta Covey Kincaid, Member

**Address:** 12075N Corporate Parkway  
ste 250, Mequon, WI 53092

**Address:** c/o Heimat Capital LLC

**Phone:** 414.303.4691

**Phone:** \_\_\_\_\_

**FAX:** na

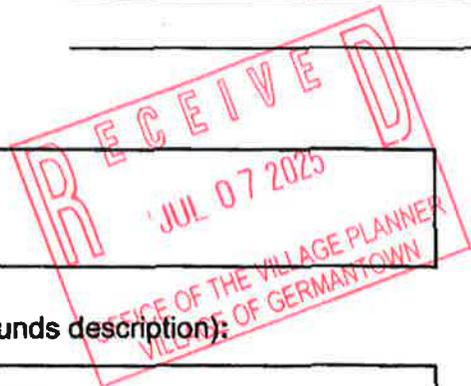
**FAX:** \_\_\_\_\_

**E-Mail:** jim.sedgwick@theheimat  
group.com

**E-Mail:** \_\_\_\_\_

**PDD Name & Resolution No.:**

Blackstone Creek PDD  
Resolution No: 24-06



**Legal Description of Property or Area (metes and bounds description):**

Attach separate legal description if necessary  
See Attached.

Check all that apply:

- REQUEST TO AMEND PDD ZONING
- REQUEST TO AMEND PDD GENERAL DEVELOPMENT PLAN
- REQUEST TO AMEND PDD CONDITIONS & RESTRICTIONS

**Planned Development District (PDD) Amendment Application**  
Page 2 of 3

**List of Proposed Amendment(s) (include Resolution # and Condition #):**

Attach Revised Plan(s) or Separate Pages as Necessary

*See Attached*

**Detailed Explanation and Justification for Proposed Amendment(s):**

Attach Revised Plan(s) or Separate Pages as Necessary

*See Attached.*

**APPLICATION SUBMITTAL REQUIREMENTS** (to be submitted at time of application):

All Amendment Applications:

- Complete Application Form (Affidavit of Understanding and signatures required)
- Application Fee
- Detailed explanation of and justification for proposed amendment(s)
- Detailed explanation of if and how the proposed amendment(s) will affect other aspects of the development included within the PDD

General Development Plan Amendment Only:

- Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- Revised or New General Development Plan at a scale of 1" = 50' or other suitable scale necessary to accurately present:
  - o Exterior boundary of the land subject of the map amendment
  - o All existing and/or proposed features to be included in the development

**AFFIDAVIT OF UNDERSTANDING**

Please read and indicate that you understand and agree to the following (initials in box):

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the PDD as requested;

I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

**ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)**

Applicant/Agent                      7.7.25  
Date

Applicant/Agent                      7.7.25  
Date

Property Owner                      07/07/2025  
Date

Property Owner                      \_\_\_\_\_  
Date

# HEIMAT

July 7, 2025

Village of Germantown  
c/o Jeff Retzlaff  
N112 W17001 Mequon Road  
Germantown, WI 53022

RE: *Blackstone Creek Planned Development District Amendment Application*

Dear Mr. Retzlaff,

On behalf of Blackstone Creek LLC, we are presenting the enclosed Planned Development District (PDD) Amendment Application to the Village of Germantown for consideration. It is our intent to work with the Village to seek an amendment to the existing Blackstone Creek PDD to permit the following:

1. Facilitate the sale of approximately 1 acre for the development of a new Culvers restaurant.
2. Update the General Plan to facilitate the development of a multi-family housing community generally consisting of approximately 205 dwelling units along with a clubhouse and other amenity spaces.
3. Facilitate the creation of future commercial pad sites.

As a supplement to the application form, noted below is further detail regarding a "List of Proposed Amendments" to the existing Blackstone Creek PDD.

- Section 1 - General Development Plan dated July 5, 2016 shall be revised and replaced with the plan dated July 7, 2025 as prepared by The Kubala Washatko Architects relative to the golf course and commercial area. The revised General Plan shall allow for the following additional uses:
  - o Culvers restaurant with associated drive through lanes and parking.
  - o Commercial pad site.
  - o Mixed use or multi-family pad site.
  - o Approximately eight (8) two (2) story walk up/garden style multi-family buildings.
  - o Approximately seven (7) detached garage parking structures.
  - o Club house/common house.
  - o Amenity structure intended to house mail, package delivery, maintenance and other related uses.
  - o Walking path to create connectivity between Mequon Road and Main Street.
- Section 5 – Architectural Design, Exterior Materials and Building Height shall be updated to reflect the following:
  - o Culvers architectural design, as submitted.
  - o Multi-family buildings and related amenity structures to be generally consistent in quality and materials with the precedent imagery, as submitted.

As a further supplement to the application form, noted below is a "Detailed Explanation and Justification for Proposed Amendments":

The redevelopment of the Blackstone Creek Golf Course ("The Project") is a multi-phase, mixed use development that will serve as a continuation of the original vision for the Blackstone Creek redevelopment and a catalyst for the Village Center District. Accordingly, we feel it's important to further outline our vision for the respective sites and phases of the Project:

Phase I is intended to serve as the catalyst for the commercial space. Drawing inspiration from the 2050 Comprehensive Plan ("Comp Plan"), we aim to activate the commercial pad sites located nearest to the intersection of W. Mequon Road and N. Division Road. Culvers is a high-quality, family-friendly Wisconsin brand; this location will be owned and operated by an experienced franchisee with a proven track record.

Phase II is intended to take cues from Traditional Neighborhood Design as desired in the Comp Plan. With increasing demand for right-sized residential units offering direct access, Phase II planning incorporates market rate, two story, walk up/garden style apartment concepts. As noted on Page 18 of the Comp Plan, "consider adding different housing options to accommodate smaller families and an older generation that would like to downsize but stay within their community." Evolving demographics have shown this type of housing to be in high demand and an invaluable resource for community stability. We believe strongly in the data which reinforces this need - as noted in the Village commissioned "Residential Market Analysis: Strategy Planning Guidelines for Germantown" as prepared by Tracy Cross & Associates.

The Project presents a once in a generation opportunity to achieve the following Village of Germantown goals:

- **HOUSING**

2050 Comp Plan Goal: Nurture existing neighborhoods and develop a variety of new housing types that are accessible and welcoming to a diversity of residents. New housing should contribute to Germantown's community character and build on the Village's assets.

Progress towards Goal: The Project adds quality housing options, as an alternative to traditional single-family housing.

- **TRANSPORTATION**

2050 Comp Plan Goal: Ensure a safe, reliable, and accessible transportation system for all residents and visitors in Germantown. Transportation investments should be coordinated regionally, and new investments should consider a range of transportation choices. New development in Germantown should consider appropriate modes of transportation during the planning and approval process.

Progress towards Goal: The addition of a walking path provides a safe connection from Mequon Road to Main Street for pedestrians and cyclists.

- **AGRICULTURAL, CULTURAL AND NATURAL RESOURCES**

2050 Comp Plan Goal: Guarantee Germantown's history and identity are preserved for the future through the protection of its most valuable resources. Germantown's community should make use of natural areas to appreciate their value without contributing to their degradation. Open space and environmental corridors must be managed and protected.

Progress towards Goal: Phase III includes the potential addition of new public parklands. Phases I and II are designed to respect the valuable open spaces and environmental corridors.

- **UTILITIES & COMMUNITY FACILITIES**

2050 Comp Plan Goal: Provide Germantown residents and businesses with safe, reliable, and adequate utilities and facilities to meet current and future needs.

Progress towards Goal: The addition of improved public infrastructure.

- **ECONOMIC DEVELOPMENT**

2050 Comp Plan Goal: Promote economic, social and environmental benefits through business and commercial activity in Germantown with a cohesive and unifying vision that inspires investment, tourism, and local pride.

Progress towards Goal: Approximately \$75,000,000 in new contemplated value, a catalytic investment to invigorate the Village Center District along with welcoming a new high quality commercial business.

- **LAND USE**

2050 Comp Plan Goal: Pursue a land use pattern of neighborhoods, districts, and corridors that facilitates the siting and compatibility of new and existing uses in a manner that promotes the efficient use of existing and future public utilities and facilities while protecting natural and environmental resources and preserving our rural character and quality of life.

Progress towards Goal: Create a defined residential neighborhood while preserving the natural environment and strengthening the commercial corridor.

Our proposed plan is to work closely with Village staff to amend the current PDD to incorporate the enclosed General Plan. Efforts will focus on phasing the Project and constructing buildings in a defined manner over a period of years. Preliminary phasing and massing are anticipated as follows:

- Pending Village approvals, land sale to Culvers Fall 2025 with construction commencing late 2025.
- Culvers opening in Spring 2026, coordinated with the golf course operations.
- Golf Course operations to continue as-is through the 2026 golf season.
- Phase II multifamily commencing upon achieving Village approvals – anticipated Fall 2026.
- Delivery of Phase II multifamily housing beginning in 2027.
- Future Phase III development opportunity pending Village input on a previously submitted Exchange Agreement.

Benefits to include:

- Further mixed-use and multi-family development.
- Expansion of public parklands.
- Activation of riverfront.
- Addition of varied public amenities.
- Activation of Main Street, consistent with 2050 Comp Plan.

We are firm supporters of the Village of Germantown and have worked to take substantial cues from the Comp Plan. We believe the Project as a whole has the potential to create multiple defined neighborhoods with needed housing stock, contribute to strengthening the Village Center District, preserve dynamic open space for recreation and bolster a strong sense of community; improving the physical infrastructure and the overall aesthetic of the Village for generations to come.

In addition, the Project will substantially increase the Village tax base. It will propel multiple under-utilized parcels forward, creating a sense of place and adding vibrancy to the Village Center District that will ensure Germantown remains a community in which residents want to live, work and play. Simply put, it will help the Village realize the vision identified in the 2050 Comp Plan.

Please review the attached and let us know if you have further questions. Thank you in advance for your consideration of this request.

Sincerely,

BLACKSTONE CREEK LLC.  
By THE HEIMAT GROUP INC.



Jim Sedgwick  
Principal



Joseph F. Lak II  
Principal

EXHIBIT A – LEGAL DESCRIPTION OF PROPERTY

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6749, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON MARCH 31, 2017, IN VOLUME 52 OF CERTIFIED SURVEY MAPS, PAGES 41-52, AS DOCUMENT NO. 1427138, SAID CERTIFIED SURVEY MAP BEING A DIVISION OF LOTS 2 AND 3 IN CERTIFIED SURVEY MAP NO. 6177, AND LANDS LOCATED BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, ALL BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

# Village of



# Germantown

Village of Germantown  
Clerk Treasurer  
N112W17001 MEQUON ROAD  
Germantown, WI 53022  
(262) 250-4700  
Welcome

07/08/2025 11:34AM PRAVINA P  
000932-0020  
Payment effective date 07/08/2025

## MISCELLANEOUS

ZONING FEES (GENZON)  
2025 GENZON  
1 @ \$820.00 \$820.00

-----  
\$820.00

**Subtotal** \$820.00  
**Total** \$820.00

CHECK \$820.00  
Check Number 1028

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**Change due** \$0.00

Paid by: BLACKSTONE CREEK LLC

Thank you for your payment

CUSTOMER COPY



# LEGEND

- A — Precedents
- 1 — Storm Water
- 2 — Building Type A
- 3 — Building Type B
- 4 — Building Type C
- 5 — Garages
- 6 — Common House /Club House
- 7 — Mail + Packages /Bikes + Maintenance / Amenity Area
- 8 — Future 70 Unit Building
- 9 — Monument Sign
- 10 — Germantown Gateway Element
- 11 — Trash/Recycle Enclosure



# LEGEND

- A Precedents
- 1 Storm Water
- 2 Building Type A [19 Units — 10 Garages]
- 3 Building Type B [14 Units — 14 Garages]
- 4 Building Type C [22 Units — 12 Garages]
- 5 Garages [37 Garages]
- 6 Common House w/ Patio
- 7 Mail + Packages / Maintenance / Amenities
- 8 Future 70 Unit Building
- 9 Monument Signage
- 10 Germantown Gateway Element
- 11 Trash/Recycle Enclosure [6 Trash and Recycling Enclosures]

# SUMMARY

WALK-UP STYLE UNITS	135 UNITS
RESIDENT GARAGE PARKING	135 SPACES
RESIDENT SURFACE SPACES	135 SPACES
RESIDENT SURFACE PARKING	50 SPACES
[Excludes Future 70 Unit Building & associated parking]	

# Precedent Imagery



A. CONNECTION TO AND THROUGH LANDSCAPE



B. INTEGRATE BUILT ENVIRONMENT WITH LANDSCAPE



C. HIGH QUALITY MATERIALS



D. CONNECTION TO TRAILS



E. SHARED ENVIRONMENTS



F. SEMI-URBAN CORE



G. DEDICATED RESIDENT PARKING



H. SHARED OPEN SPACES