

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, May 5, 2025 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 7:10 PM.

II. **ROLL CALL:**

Present: Trustee David Baum, Trustee Terri Kaminski, Trustee Rick Miller, Trustee Robert Warren, Trustee Jan Miller, Trustee Meg Cutts, Village President Bob Soderberg, Trustee Kristen Borst

Excused: Trustee Jolene Pieper

Also Present: Village Clerk Donna Ott, Village Attorney Brian Sajdak, Finance Director Matthew Uselding, Community Development Director Jeff Retzlaff, Associate Planner Jordan Yanke

III. **PLEDGE OF ALLEGIANCE:**

IV. **PRESIDENT'S REPORT:**

Village President Soderberg spoke regarding meeting with constituents about trash and potential future developments; attending Arbor Day, Mai Fest, and Germantown Chamber of Commerce events; touring County Line Elementary School with Governor Evers; meeting with committee chairs to discuss future initiatives for curb beautification, an annual review of the 2050 Plan, and potential park land swaps; discussing a 'Celebrate Germantown' campaign; lowering temperatures at Village meetings; and starting the discussion about multi-family housing policies.

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

Trustees announced upcoming meeting dates and times. Trustee Cutts spoke regarding an Open House for Our Kids Closet on May 14. Village Clerk Ott spoke regarding Municipal Clerks Appreciation Week.

- 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 three (3) 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.)*

Lynne Bednarz (W156N10121 Pawnee Ct) spoke regarding the Village budget and spending.

Melanie Smythe (N140 W17938 Cedar Lane) spoke regarding the funding of properties and suggested the removal of the Grosnick property from the bond.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding the proposed TID #10.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding lower-density properties and the Village asset manager.

VII. APPOINTMENTS TO BOARDS, COMMITTEES, OR COMMISSIONS:

- A. Confirmation of Ethics Board Appointment (Action)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Rick Miller

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

VIII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Cutts

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

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

- A. Minutes from April 21, 2025 (Action)

- B. Change of Police Department Command Structure (Action)

IX. UNFINISHED BUSINESS:

X. PUBLIC HEARINGS:

XI. NEW BUSINESS:

- A. Application for an Amended Outside Premise Extension: Matteo's Mexican Grill; W156N11058 Pilgrim Rd (Action)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

- B. Application for Renewal of Second Hand Article Dealer Mall or Flea Market License: Pilgrim Antique Mall; W156N11500 Pilgrim Rd; Beverly J Solomon (Action)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Cutts

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

- C. Producer Full-Service Retail Sales Application: Component Brewing for Hops & Hounds event on July 11, 2025, at Homestead Hollow County Park (Action)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Jan Miller

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

- D. Josh Tarantino, Agent for LAW Development, Property Owner, and Wendland Nursery & Wendland Landscape Services, Inc.; Amendment to Conditional Use Permit (CUP) No. 06-1989 allowing horticultural services and the retail sale of nursery products not grown on the property for the parcel located at W172N10415 Division Road (Action)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Rick Miller

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

- E. Paul & Christine Ryan, Property Owners, W168N12394 Century Lane. Conditional Use Permit (CUP) Application for a Mother-In-Law Suite (Action)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Kaminski

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

- F. Resolution Authorizing the Issuance and Sale of Not Exceed \$9,980,000 Taxable General Obligation Promissory Notes, Series 2025A (Action)

Phil Cossun from Ehlers Public Financial Advisors provided a presentation and was available to answer questions with Finance Director Uselding.

Motion: Approve as presented

Motioned By: None

Seconded By: None

Motion to Amend: Remove the \$1.17 million of the non-TID land acquisition cost for

the Grosnick property

Motioned By: Trustee Rick Miller

Seconded By: Trustee Jan Miller

Yes: Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: Trustee Baum

Abstain: None

Motion to Amend Carried by Voice Vote (Yes 7, No 1, Abstained 0)

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

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

G. Resolution Authorizing the Issuance and Sale of Not Exceed \$4,165,000 General Obligation Promissory Notes, Series 2025B (Action)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Kaminski

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

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

H. Potential Policy on the Amount of Multi-Family Housing Development in the Village of Germantown (Discussion)

Village President Soderberg and Community Development Director Retzlaff led a discussion regarding a potential policy on the amount of multi-family housing development to be allowed in the Village of Germantown.

The discussion will continue at future Plan Commission meetings.

XII. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 8:59 PM.