

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, July 7, 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 7:13 PM.

II. **ROLL CALL:**

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

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

III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**

IV. **SWEARING IN OF PROMOTED POLICE COMMAND STAFF:**

A. Sergeant Justin Clemens

Village Clerk Ott swore in Justin Clemens as Sergeant with the Germantown Police Department.

V. **PRESIDENT'S REPORT:**

Village President Soderberg spoke regarding the 4th of July parade and fireworks; the Special Plan Commission meeting on June 23rd; presenting a proclamation to Eagle Scout Tommy Zimmer; the Economic Development Commission's beautification initiative; the dispatch shift to Washington County; and the reopening of the Kinderberg Park Splash Pad.

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

Trustees provided dates and times of upcoming meetings.

VII. 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 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.*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding the proposed Sutton Farm development (New Business Item B).

Chris Yatchak (N116W15041 Brownstone Ct) spoke regarding the 4th of July festivities.

Sheri Gotto (N197W21601 Carefree Dr) spoke regarding the proposed Sutton Farm development (New Business Item B).

Melissa Martinez (W204N9901 Lannon Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

Joletta Kerpan (N112W16760 Mequon Rd) spoke regarding the Chamber of Commerce Ribbon Cutting Extravaganza on July 10th.

Frank Schneider (N97W21601 Carefree Dr) spoke regarding the proposed Sutton Farm development (New Business Item B).

Susan Foley (W177N11418 Blackstone Cir) spoke regarding the proposed exchange agreement with Blackstone Creek (New Business Item I).

Scott Schroeder (N96W19602 County Line Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

Je'Ette Tennies (N117W17820 Augusta Ct) spoke regarding the proposed exchange agreement with Blackstone Creek (New Business Item I).

Mike Foley (W177N11418 Blackstone Cir) spoke regarding the proposed exchange agreement with Blackstone Creek (New Business Item I).

Robert Lietzau (W213N10549 Oak Ln) spoke regarding the proposed Sutton Farm development (New Business Item B).

Scott Meissner (W204N9713 Lannon Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

Darcel Ehley (N96W1986 County Line Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

Tanya Kapp (W210N10735 Appleton Ave) spoke regarding the proposed TLC Acres

Conditional Use Permit (New Business Item A).

Sharon Gleissner (W210N10743 Appleton Ave) spoke regarding the proposed TLC Acres Conditional Use Permit (New Business Item A).

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding the Ethics Board and standard language.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding budget preparations.

Village Administrator Kreklow read the following comments into the record:

- Tamara Schneider submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Sarah Larson submitted comments regarding the Village Center (New Business Item H).
- Marie Butler submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Scott Lopez submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Mark and Lorri Boettcher submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Kathy Voss submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Susie Harper submitted comments regarding the proposed Sutton Farm development (New Business Item B).

William Schubert W204N9886 Lannon Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

VIII. APPOINTMENTS TO BOARDS, COMMITTEES, OR COMMISSIONS:

- A. Senior Center Advisory Committee and Utility Advisory Committee
Appointments (ACTION)

Motion: Approve as presented

Motioned By: Trustee Rick Miller

Seconded By: Trustee Warren

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

No: Trustee Baum

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 1, Abstained 0)

IX. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Trustee Kaminski

Seconded By: Trustee Jan Miller

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

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

A. Minutes: June 16, 2025 (ACTION)

B. Well 4 Upgrade Design professional services agreement to Baxter & Woodman for an amount not to exceed \$113,540. (ACTION)

C. Water Supply Service Area Plan development to Foth for an amount not to exceed \$29,500. (ACTION)

X. UNFINISHED BUSINESS:

XI. PUBLIC HEARINGS:

XII. NEW BUSINESS:

A. Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210N10738 Appleton Avenue. Conditional Use Permit (CUP) Application to allow grading & filling within a 25' wetland and 75' navigable waterway setback. (ACTION)

Motion: Approve as presented

Motioned By: Trustee Rick Miller

Seconded By: Trustee Kaminski

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

No: Trustee Baum, Trustee Jan Miller, Trustee Cutts

Absent from Vote: Trustee Pieper

Motion Carried by Voice Vote (Yes 5, No 3, Abstained 0)

B. Ken Frank, Agent for Home Path Financial, LP, and Mohrhusen Family Farm, LLC, Property Owner. Rezoning Ordinance to create the "Sutton Farm" Planned Development District (PDD) and Rezone 88.3 acres from the A-1:

Agricultural District into the Sutton Farm PDD; a Resolution to create Conditions and Restrictions for the Sutton Farm PDD; and a Resolution to approve a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood comprised of 171 single-family units and 102 multi-family units located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the Lannon Gateway Neighborhood. (ACTION)

Motion: Approve with associated conditions for all three items

Motioned By: Trustee Baum

Seconded By: Trustee Warren

The developer was available to answer questions and provide context. Discussion ensued.

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

No: Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Trustee Borst

Abstain: None

Motion Carried by Voice Vote (Yes 5, No 4, Abstained 0)

The Village Board took a brief recess after this item.

- C. Village of Germantown Community Development Department - Proposed Ordinance to approve Zoning Code Text Amendments under Section 17 of the Village of Germantown Municipal Code. (ACTION)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

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

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

- D. Application for Appointment of Successor Agent: Aldi #67, N96W18838 County Line Rd; Agent for Consideration: Zachary Moyer (ACTION)

Motion: Approve as presented

Motioned By: Trustee Rick Miller

Seconded By: Trustee Kaminski

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

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

E. 2025-2026 Alcohol Beverage License Application for Jase Golf LLC (ACTION)

Motion: Approve as presented

Motioned By: Trustee Pieper

Seconded By: Trustee Cutts

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

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

F. Temporary Outdoor Entertainment Permit Application: Buzdum's Pub & Grill for 08/16/2025 and 08/23/2025 (ACTION)

Motion: Approve as presented

Motioned By: Trustee Pieper

Seconded By: Trustee Baum

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

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

G. Presentation of 2024 Annual Comprehensive Financial Report and Audit Results Report by Baker Tilly (PRESENTATION)

Amanda Blomberg from Baker Tilly and Finance Director Uselding presented the 2024 annual comprehensive financial report and audit results.

H. Update on Information presented at the last Plan Commission Meeting related to the Village Center District and Timeline and Task List for Selection of a Developer to Partner with the Village. (ACTION)

Bailey Copeland provided a presentation on the information presented at the last Plan Commission meeting and was available to answer questions.

Motion: Direct staff and Bailey Copeland to determine the timeline and task list and option for selection of a developer to partner with the Village

Motioned By: Trustee Pieper

Seconded By: Trustee Baum

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

No: Trustee Jan Miller, Trustee Borst

Abstain: None

Motion Carried by Voice Vote (Yes 7, No 2, Abstained 0)

- I. Exchange Agreement between Blackstone Creek, LLC and the Village for Tax Key No GTNV 211-979, GTNV 211-999 and GTNV 211-9983 located in the Village's Village Center District (generally in the area of Division Road and Main Street). (ACTION)

Motion 1: Approve as presented

Motioned By: Trustee Pieper

Seconded By: Trustee Kaminski

Motion 2: Amend Motion 1 to include identifying the additional costs of equipment replacement for the Park & Recreation Department

Motioned By: Trustee Kaminski

Seconded By: Trustee Pieper

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

No: Trustee Baum, Trustee Rick Miller, Trustee Warren

Abstain: None

Motion to Amend Carried by Voice Vote (Yes 6, No 3, Abstained 0)

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

No: Trustee Baum, Trustee Rick Miller, Trustee Warren

Abstain: None

Motion As Amended Carried by Roll Call Vote (Yes 6, No 3, Abstained 0)

XIII. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 12:00 AM.