

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, August 4, 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 7:20 PM.

II. **ROLL CALL:**

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

Excused: Trustee Rick Miller

Also Present: Village Administrator Steve Kreklow, Village Attorney Brian Sajdak, Village Clerk Donna Ott, Finance Director Matthew Uselding

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

IV. **PRESIDENT'S REPORT:**

Village President Soderberg spoke regarding Village events like Taste of Germantown, Family Fun Carnival, Music at the Pavilion, and Neighbors Against Crime Night Out; road repairs; ongoing discussions about Fourth of July celebrations, the Village Center project, TIDs, and multi-family housing policies; and the Village budget.

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

Trustees announced the dates and times of upcoming meetings and events. Meetings that would otherwise be held on the first Monday of September will be rescheduled due to Labor Day.

- 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 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 Bednarz (W156N10121 Pawnee Ct) spoke regarding high-density housing and TIDs.

Sarah Larson (W159N9737 Butternut Rd) spoke regarding the County Line Rd water main repair, New Business Item F (Community Engagement Related to Pilgrim and Mequon Intersection Redevelopment), New Business Item G (Alternative Paths Forward with Parcels on Main Street and Fond du Lac Ave), and New Business Item J (Administrator Performance Goals).

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding New Business Item F (Community Engagement Related to Pilgrim and Mequon Intersection Redevelopment) and New Business Item J (Administrator Performance Goals).

Wyatt Wiehr (N103W16850 Wildrose Ln) spoke regarding the proposed fire station.

Village Administrator Kreklow read the following comments into the record:

- Bill and Carol Schneider submitted comments regarding New Business Item F (Community Engagement Related to Pilgrim and Mequon Intersection Redevelopment), and New Business Item J (Administrator Performance Goals).

VII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Trustee Kaminski

Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Kaminski, 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 8, No 0, Abstained 0)

- A. Minutes: July 21, 2025, Village Board (ACTION)
- B. Minutes: July 28, 2025, Joint Village Board and Plan Commission (ACTION)
- C. Friestadt Field and Kinderberg Park Fencing Proposal (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Application for a One-Time/Special Event Outside Premise Extension at Big Sky Country Bar & Grill on 08/16/2025 for the Stars & Stripes Honor Flight Charity Golf Outing. (ACTION)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Kaminski, Trustee Warren, Trustee Pieper, 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 a Temporary Outdoor Entertainment Permit for Big Sky Country Bar & Grill for 08/16/2025. (ACTION)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Kaminski, Trustee Warren, Trustee Pieper, 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)

Motion: Discuss New Business Items F, G, and H next

Motioned By: Trustee Jan Miller

Seconded By: Trustee Pieper

Yes: Trustee Baum, Trustee Kaminski, Trustee Warren, Trustee Pieper, 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. Next Steps for Community Engagement Related to Pilgrim and Mequon Intersection Redevelopment (ACTION)

Motion: Add Graef to the list for next steps for community engagement

Motioned By: Trustee Jan Miller

Seconded By: Trustee Cutts

Yes: Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst
No: Trustee Baum, Trustee Kaminski, Trustee Pieper
Abstain: Trustee Warren

Motion Carried by Voice Vote (Yes 4, No 3, Abstained 1)

Motion: Bring item back at next Village Board meeting for a review of the drafted RFP
Motioned By: Trustee Kaminski
Seconded By: Trustee Jan Miller

Yes: Trustee Kaminski, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst
No: Trustee Baum, Trustee Pieper
Abstain: None

Motion Carried by Voice Vote (Yes 6, No 2, Abstained 0)

G. Alternative Paths Forward with Parcels Acquired by the Village on Main Street and Fond du lac Avenue (DISCUSSION)

Village Administrator Kreklow led discussion on alternative paths forward with parcels acquired by the Village on Main Street on Fond du Lac Avenue.

H. Effect of High Density Development and Tax Increment Districts on Police/Fire/EMS Costs and Services (DISCUSSION).

Village Administrator Kreklow and Trustee Cutts led discussion on the effects of high density development and Tax Increment Districts on Police, Fire, and EMS costs and services.

C. Accurate Surveying & Engineering LLP, Agent for Rao Farms LLC, Property Owner N136W21238 Bonniwell Road. An Application to Rezone 115 acres from the A-1 to the A-2: Agricultural Zoning District and a 4-Lot Certified Survey Map (CSM). (ACTION)

Motion: Approve as presented
Motioned By: Trustee Baum
Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Kaminski, Trustee Warren, Trustee Pieper, 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. Resolution Disallowing the Claim of Cynthia Gilleski (ACTION)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

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

No: Trustee Jan Miller

Abstain: None

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

E. Assessment Services Contract Renewal - Associated Appraisals (ACTION)

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

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

No: Trustee Jan Miller, Trustee Borst

Abstain: None

Motion Carried by Roll Call Vote (Yes 6, No 2, Abstained 0)

Motion: Enter into Closed Session for Items I and J with the Village Administrator and Village Attorney in attendance at 8:53 PM

Motioned By: Trustee Baum

Seconded By: Trustee Kaminski

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

No: Trustee Jan Miller

Abstain: None

Motion Carried by Roll Call Vote (Yes 7, No 1, Abstained 0)

I. Claim for Damages of Angie Berndt. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

J. Administrator Setting 2025 Performance Goals. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment,

promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and then may reconvene into open session to take such action as it deems appropriate.

The Village Board did not return to Open Session and did not take any action.

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 9:27 PM.