

MEETING:	AMENDED REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, November 17, 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 Robert Warren, Trustee Meg Cutts, Trustee David Baum, Trustee Jan Miller, Trustee Kristen Borst, Trustee Jolene Pieper, Trustee Rick Miller, Trustee Terri Kaminski (via WebEx), Village President Bob Soderberg

Also Present: Village Attorney Brian Sajdak, Village Administrator Steve Kreklow, Finance Director Matthew Uselding, Village Clerk Donna Ott, Community Development Director Jeff Retzlaff, Public Works Director Matthew Mortwedt, Support Services Manager Gosia Wormsbacher

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

IV. **PRESIDENT'S REPORT:**

Village President Soderberg spoke regarding the Germantown Area Chamber of Commerce Christmas Festival, the recent email hack on Village staff systems, demolition work on the Flower Source property, the recent Design RFP Walkthrough at the Fire Station, and items on tonight's agenda.

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

Trustees provided dates and times of upcoming meetings.

- 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 Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding Unfinished Business Item A (Potential Reconsideration of the Application to Amend the Blackstone Creek PDD and CSM).

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding Unfinished Business Item A (Potential Reconsideration of the Application to Amend the Blackstone Creek PDD and CSM), and New Business Item F (Land Swap Between Flower Source and Blackstone).

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding New Business Item E (Regulation of All-Terrain and Utility Terrain Vehicles), and New Business Item F (Land Swap Between Flower Source and Blackstone).

Michael Foley (W177N11418 Blackstone Cir) spoke regarding New Business Item F (Land Swap Between Flower Source and Blackstone).

Ryan Radosta (N120W20184 Dalebrook Dr) spoke regarding New Business Item E (Regulation of All-Terrain and Utility Terrain Vehicles).

Kyle Johnson (W148N12181 Pleasant View Dr) spoke regarding New Business Item E (Regulation of All-Terrain and Utility Terrain Vehicles).

Village Administrator Kreklow read the following comments into the record:

- Sue Foley submitted comments regarding Unfinished Business Item A (Potential Reconsideration of the Application to Amend the Blackstone Creek PDD and CSM).
- Sarah Larson submitted comments regarding New Business Item F (Land Swap Between Flower Source and Blackstone) and the proposed new Culver's restaurant.
- John Yatso submitted comments regarding winter sidewalk plowing.

VII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Rick Miller

Seconded By: Robert Warren

Request: Pull Item F for discussion

Requested By: Meg Cutts

Revised Motion: Approve Items A-E, G

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- A. Meeting Minutes: November 3, 2025 (ACTION)
- B. Temporary Class "B" Application for St. Boniface Spaghetti Dinner - January 31, 2026 (ACTION)
- C. Temporary Class "B" Application for St. Boniface Lenten Fish Fries - February 20, 2026, February 27, 2026, and March 6, 2026 (ACTION)
- D. Submission of Joint application to the WisDOT ARIP program with the Town of Jackson for Pioneer Rd. reconstruction. (ACTION)
- E. Update to the DPW-Engineering Division's Driveway Permit. (ACTION)
- F. Modification of the MMSD PPI&I or withdrawal of our work plan in light of recent programmatic changes. (ACTION)

Motion: Approve the withdrawal of the work plan from MMSD PPI&I

Motioned By: Meg Cutts

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- G. Change order to Wolf Paving Co in the amount of \$139,752.68, exceeding the approved contingency by \$120,517.59. (ACTION)

VIII. UNFINISHED BUSINESS:

- A. Potential Reconsideration of Jim Sedgwick/Heimat Capital LLC, Agent for Blackstone Creek LLC, Property Owner N112W17300 Mequon Road. Application to amend the Blackstone Creek Planned Development District (PDD) General Development Plan, a Resolution to adopt revised PDD conditions & restrictions, and a 2-Lot Certified Survey Map (CSM) to allow the development of two 1-2 acre commercial retail sites and 205 multi-family residential units. (ACTION)

Motion: Reconsider Unfinished Business Item A

Motioned By: Rick Miller

Seconded By: David Baum

Yes: Robert Warren, David Baum, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: Meg Cutts, Jan Miller

Abstain: None

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

Motion to Amend: Amend to accept the Plan Commission's recommendations and approve both the proposed PDD amendment subject to 14 conditions and the Certified Survey Map subject to 3 conditions with the following revisions:

1. Revise the proposed supplemental General Development Plan for the golf course and commercial area dated October 2, 2025, to delete the proposed 20.55 acre 205-unit residential development area
2. Revise the text amendment language to delete all references and related language to the proposed 205-unit residential development consistent with the Rm-3 multifamily zoning district regulations
3. Add a 4th condition to the approval of the CSM, which requires the removal of Outlot 1

Motioned By: Rick Miller

Seconded By: Jolene Pieper

Yes: Robert Warren, David Baum, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: Meg Cutts, Jan Miller

Abstain: None

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

Motion as Amended:

Yes: Robert Warren, David Baum, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: Meg Cutts, Jan Miller

Abstain: None

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

Motion: Move New Business Item E ahead of the Public Hearing

Motioned By: Jolene Pieper

Seconded By: Meg Cutts

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- E. An Ordinance Amending Section 7.11 and Creating Section 7.111 of the Germantown Municipal Code Relating to the Regulation of All-Terrain and Utility Terrain Vehicles (ACTION)

Motion: Approve as presented

Motioned By: Jolene Pieper

Seconded By: Meg Cutts

Motion: Amend the provision related to speed limits to reflect that all ATVs and UTVs must abide by posted speed limits

Motioned By: Jolene Pieper

Seconded By: Rick Miller

Yes: Robert Warren, Meg Cutts, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: David Baum, Jan Miller

Abstain: None

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

Motion as Amended:

Yes: Robert Warren, Meg Cutts, Kristen Borst, Jolene Pieper, Rick Miller, Bob Soderberg

No: David Baum, Jan Miller, Terri Kaminski

Abstain: None

Motion as Amended Carried by Voice Vote (Yes 6, No 3, Abstained 0)

IX. PUBLIC HEARINGS:

- A. 2026 Village of Germantown Budget and 2025 Tax Levy

Finance Director Uselding provided a presentation of the 2026 Budget and 2025 Tax Levy.

Village President Soderberg read the public hearing notice into the record and opened the public hearing.

The following citizens spoke regarding the 2026 Village Budget:

- Dennis Myers (N115W20309 Woodland Dr)
- Melanie Smythe (N140W17938 Cedar Ln)
- Scott Hefle (W159N10514 Old Farm Rd)

The public hearing was closed at 8:50 PM.

X. NEW BUSINESS:

A. Resolution Adopting the 2026 Village Budget (ACTION)

Motion: Approve as presented

Motioned By: Rick Miller

Seconded By: Robert Warren

Motion to Amend: Lower the Police Department building design by \$1.5 million

Motioned By: Jan Miller

Seconded By: Meg Cutts

Yes: Jan Miller

No: Robert Warren, Meg Cutts, David Baum, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

Abstain: None

Motion to Amend Failed by Voice Vote (Yes 1, No 8, Abstained 0)

Motion to Amend: Reduce the borrowing for Division Road construction by \$1.5 million for 2026 and \$1.5 million for 2027

Motioned By: Jan Miller

Motion to Amend Failed for Lack of a Second

Original Motion:

Yes: Robert Warren, Meg Cutts, Kristen Borst, Rick Miller, Terri Kaminski, Bob Soderberg

No: David Baum, Jan Miller, Jolene Pieper

Abstain: None

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

B. Resolution Approving the Levying of Property Taxes for Village Purposes (ACTION)

Motion: Approve as presented

Motioned By: Rick Miller

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, Jan Miller, Kristen Borst, Rick Miller, Terri Kaminski, Bob Soderberg

No: David Baum, Jolene Pieper

Abstain: None

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

- C. Resolution Authorizing the Placement of Special Charges on the 2025 Tax Roll Against Certain Properties (ACTION)

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Rick Miller

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

- D. Resolution Declaring Official Intent re Bond Reimbursement Under Section 1.150-2 of the Internal Revenue Code (ACTION)

Motion: Approve as presented

Motioned By: Rick Miller

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Rick Miller, Terri Kaminski, Bob Soderberg

No: Jolene Pieper

Abstain: None

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

- F. *Land Swap Between Flower Source and Blackstone and Change in Zoning for the Village Center District to Move Development Forward (ACTION)*

Motion: Direct staff to work with Blackstone LLC to further discussions or negotiations

Motioned By: Jolene Pieper

Seconded By: Bob Soderberg

Yes: Robert Warren, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: Meg Cutts, David Baum, Jan Miller

Abstain: None

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

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 9:38 PM.