

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, April 20, 2026 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 7:00 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, Village President Bob Soderberg

Also Present: Village Clerk Donna Ott, Interim Village Administrator Mitch Reynolds, Village Attorney Brian Sajdak, DPW Superintendent Scott Anderson, Finance Director Matthew Uselding, Police Chief Pat Merten

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

IV. **PRESIDENT'S REPORT:**

Village President Soderberg spoke regarding the recent weather events, attending an Eagle Scout ceremony and the loan closing ceremony for Flamingo Marine, the 4th of July Task Force, and welcomed the Village's new DPW Director Tim Zimmerman.

A. National Therapy Animal Day Proclamation (PRESENTATION)

Village President Soderberg read aloud a proclamation observing National Therapy Animal Day.

B. Trustee Proclamations (PRESENTATION)

Village President Soderberg presented proclamations and Germantown flags to outgoing Trustees Kristen Borst, Rick Miller, and David Baum.

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

Trustee Kaminski announced the upcoming Public Works & Highways Committee meeting on Wednesday, May 13, 2026, at 5:30 PM.

Trustee Rick Miller announced the upcoming General Government & Finance Committee meeting on Monday, May 18, 2026, at 5:30 PM.

Trustee Cutts announced the upcoming Public Safety Committee meeting on Monday, May 4, 2026, at 6:00.

A. Update on Recent Weather Events (PRESENTATION)

Interim Village Administrator Reynolds provided a brief overview of the recent weather events and their effects on Village infrastructure.

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 the proposed police department building and the 2050 Comprehensive Plan.

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding the proposed police department building.

Kristine Piwek (N106W17321 Wildflower Ln) spoke regarding the Village's sanitary sewer system and recent flooding.

Amy Willard (N106W17355 Wildflower Ln) spoke regarding the Village's sanitary sewer system and recent flooding.

Paul Spitz (N106W17085 Juniper Dr) spoke regarding sewer run off and recent flooding.

Randall Ryskoski (N106W17113 Juniper Dr) spoke regarding the Village's sanitary sewer system and recent flooding.

Written comments were not read aloud, but are included with these minutes.

VII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Rick Miller

Seconded By: Robert Warren

Consent Agenda Item C removed by Trustee Pieper.

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

No: None

Abstain: David Baum

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

On consideration of Item C (to approve as presented):

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

No: Jolene Pieper

Abstain: David Baum

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

- A. Meeting Minutes: March 16, 2026 (ACTION)
- B. Special Meeting Minutes: March 23, 2026 (ACTION)
- C. Purchase of a Jacobsen turf mower from Horst Distributing with trade-in value of \$10,000.00 for an amount not to exceed \$152,950.00. (ACTION)
- D. Award of a contract to Visu Sewer to repair storm pipe with cured-in-place pipe liner in Hickory Drive for an amount not to exceed \$36,487.50. (ACTION)
- E. Consideration of a change order with Great Lakes TV & Seal for additional storm sewer cleaning not to exceed \$23,686.00. (ACTION)
- F. Authorization of a reduction to the Letter of Credit (LOC) for the Wrenwood North subdivision in the amount of \$215,500.00 for a proposed new LOC amount of \$181,000.00. (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$17,170,000 General Obligation Promissory Notes (ACTION)

Motion: Approve the sale of General Obligation Promissory Notes not to exceed \$17,170,000 and to proceed with Scenario 2 as presented

Motioned By: Rick Miller

Seconded By: Terri Kaminski

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

No: Kristen Borst, Jolene Pieper

Abstain: David Baum

Motion Carried by Roll Call Vote (Yes 6, No 2, Abstained 1)

- B. Kevin H. Behnke, Property Owner and Agent for Apple Works Winery LLC, W179 N12536 Fond du Lac Avenue - Application to amend the conditions of Conditional Use Permit approval for the existing Apple Works Winery, including the expansion of the hours of operation and uses to allow a morning coffee shop from 7:00am to 11:00am (CUP #03-2026). (ACTION)

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Robert Warren

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

No: Jolene Pieper

Abstain: Bob Soderberg

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

- C. Peter & Donna Maniaci, Property Owners. Conditional Use Permit application to convert/expand an existing detached accessory structure (garage) into a "Mother-In-Law Suite" accessory dwelling unit and modify the provisions under Section 17.08(64) of the Zoning Code, for property located at W213N11111 Appleton Avenue (CUP #04-2026). (ACTION)

Motion: Approve as presented

Motioned By: Jolene Pieper

Seconded By: David Baum

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

No: David Baum, Jan Miller, Terri Kaminski

Abstain: None

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

- D. Crew Carwash, Property Owner of N96 W17500 County Line Road. Request to grant a 12-month extension for Conditional Use Permit approval for a 4,500 sqft automated car wash facility (CUP #05-2026). (ACTION)

Motion: Approve as presented

Motioned By: Jolene Pieper

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)

- E. Ordinance adopting text amendments to Section 14 (Building Code) and Section 17 (General Zoning Code) of the Village of Germantown Municipal Code. (ACTION)

Motion: Approve as presented

Motioned By: Jolene Pieper

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)

- F. A Resolution Establishing an Occupancy Bond Deposit Schedule Required Under Section 14.065 of the Municipal Code (Building Code). (ACTION)

Motion: Approve as presented

Motioned By: Jolene Pieper

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. A Resolution Establishing a Schedule of Property Record Maintenance Fees Required Under Section 14.055 of the Municipal Code (Building Code). (ACTION)

Motion: Approve as presented
Motioned By: Jolene Pieper
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)

H. Award of Architectural Firm contract for Police Department Building construction project (ACTION)

Motion: Approve the selection of FGM Architects to provide Architectural and Engineering services for the new Police Facility, and authorization for the Village Administrator and Village Attorney to negotiate and execute a contract for the services in the amount not to exceed \$34,559,000
Motioned By: Meg Cutts
Seconded By: Robert Warren

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

Motion Carried by Roll Call Vote (Yes 5, No 3, Abstained 1)

I. Contract with Innovative Public Advisors LLC in an amount not to exceed \$9,750 to lead recruitment for the Finance Director position (ACTION)

Motion: Approve as presented
Motioned By: Rick Miller
Seconded By: Terri Kaminski

Yes: Robert Warren, Meg Cutts, Jan Miller, Kristen Borst, Rick Miller, Terri Kaminski, Bob Soderberg
No: None
Abstain: David Baum

Trustee Pieper was not present for this vote.

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

J. Contract with Innovative Public Advisors LLC in an amount not to exceed \$9,750 to lead recruitment for the Village Engineer position (ACTION)

Motion: Approve as presented

Motioned By: Jan Miller

Seconded By: Meg Cutts

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

No: None

Abstain: David Baum

Trustee Pieper was not present for this vote.

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

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 9:17 PM.

From: [crb.crb](#)
To: [Comments](#)
Subject: V.B. MEETING 4-20-26
Date: Monday, April 20, 2026 2:45:58 PM

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

We would like you as a board to "POSTPONE" the NEW POLICE DEPT BUILDING item.

This should be decided in May of 2026 or?

Due to the fact the NEW BOARD MEMBERS are the ones who will be getting the phone calls on the concerns of this issue.

YES, WE UNDERSTAND THAT THE POLICE DEPARTMENT NEEDS A NEW BUILDING.

You need to have all information and estimates on costs, not like what happens with the new DPW building!

DPW BUILDING started out at \$10 millions. By the time it was done.

Almost \$40 millions later.

This was on the front page of the GERMANTOWN NEWS paper back in 2022 sometime.

Didn't have time yet to go to the library to find the front-page article with Mr. Kreklow picture included.

Supposedly the editor at the paper didn't have it in their archives either!

Remember who is paying for this.

Is it the POLICE DEPARTMENT paying for it?

OR

The TAXPAYERS???

We would like all questions answer before you, The board makes any decisions on this issue.

Also, since when does the POLICE DEPARTMENT decide who should be doing the work on the project for the village?

Did they ask all the proper questions that needed to be asked of the firm?

Don't know!

Do the police department members have any knowledge what needs to be done?

Don't know!

But they do know what they want in the building.

This is loud and clear!

What to watch for?

Don't know!

Yes, they can have input who they would prefer.

We had the understand the board is in charge of who decides who will get the project to do.

This is why the residents elected the board to make decisions, not leaving it up to the

departments.

If we are borrowing for this project(which we have to); this needs a budget.

This needs a firm set budget, no going over at all! Not a penny!

REMEMBER THE RESIDENTS ARE WATCHING!!!

We were under the impression that at the special meeting last month for PUBLIC SAFETY that all 3 firms would be present at the meeting.

This is why they had a special meeting. RIGHT???

They would be able answer any and all questions ask of them.

The only one that show up was the one the police department wanted to hire.

Nothing said about the other 2 firms ,why they were not there.

When ask of the project about the Fitchburg POLICE DEPT. Project, the trustee could not get an answer to their questions. This is not right at all. But it is all over the Fitchburg website.

Interesting!

We would like answers to their questions now too!

We want answer why the project was moved to the old DPW area instead of leaving where it is. A central location.

Why the Friday before it was said it would be built on the current site.

Then Monday a.m. Before the meeting it gets change to the OLD DPW site.

What about the BEDROCK COST? No estimates on this included!

Nothing said about the "SAFE ROOM" to be included in the plan.

So, is it on the plan or not? Will this be addon? At what cost?

What about the boring? Another addon? At what cost?

Also, additional utilities maybe needed. Where are the estimates? Another addon? AT what cost?

Why wasn't this attached?

This was asked in public comments.

At what cost will this be? Yes, this might be done at a different time.

BUT where is the estimate for the cost? Will this be another addon?

At what cost?

Does this include everything, right down to the furniture they will need?

Or

More addons?

We would like to see everything "SPELLED OUT" before starting anything in the village going forward.

How will this project and or any project going forward will be paid for?

At what cost to the taxpayers?

It is coming across \$272. Per house worth \$450,000. Is nothing for us to pay!

It is coming across, like that amount is "FINE WITH THE RESIDENTS"!

Did they ask the residents?

We never got ask this question at all!

No, this is not fine with us.

Remember the \$172. Increases in taxes for the borrowing of \$17 millions for this year!
Another question was asked by a trustee who last night on the board is today.
He stated that he worked with Zimmerman before , they were very good to work with, it was said.

Another issue too! The other 2 firms were cheaper, then the firm the police department pick out. Like we have said, who is paying for it?

YOU NEED SPECIAL MEETING AGAIN, WITH ALL 3 FIRMS PRESENT. LET THEM SHOW THE BOARD AND RESIDENTS WHAT THEY CAN EACH DO FOR US.
THEN DECIDE!

Most important, you want the police dept to have this new building,
What happens to the residents input?

It was also said this firm would cut back on the residents' meetings to ONE!!!
REALLY!!!

Remember who pays the bills!

DON'T YOU THINK YOU SHOULD A PUBLIC HEARING WITH THE RESIDENTS FIRST?
BEFORE SAYING YES TO A FRIM!

PLEASE VOTE NO TONIGHT AT THE VILLAGE BOARD!

LET THE NEW BOARD DECIDE WHAT SHOULD BE DONE!

In May 2026 or ?, we say whatever it takes to DO IT RIGHT! THE FIRST TIME!
SINCE THEY WILL GET ALL THE CALLS AND COMPLAINS ON THIS ISSUE!

We are not saying "NO" to the New Police Dept. Building.

Just make sure you have any and all information needed before starting project!

No going back, once you start it!

How more than what they say?

JUST SAYING!!!!

Also, this is not the residents or this board at this time fault, they didn't get a new building before this.

Remember, this has been going for 25 years or so.

Yes, some of the trustees were on the board and vote NO for whatever reason at the time.

We understand why the Chief is upset, but he should not be taking this out on the board and or residents.

But we are upset too!

Like we have said, just keep on opening up our checkbook and keep paying!

You expect us not to say a word! Guess again! So wrong!!!!

WE ARE VERY UNHAPPY AGAIN!

Are you really listening to the residents at all?

We don't think so!

The Schneider's

From: [crb.crb](#)
To: [Comments](#)
Subject: why????
Date: Monday, April 20, 2026 9:50:38 PM

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Hello,

Once again, the procedures for doing projects in village are not being followed!
Why wasn't this "BUILDING OVERSIGHT COMMITTEE used for both the FIRE AND POLICE DEPT BUILDINGS?

Once again both FIRE AND POLICE GOT CHOOSE WHO THEY WANTED!

Not a suggestion, but who they wanted for the projects!

So, BE IT!

VERY DISAPPOINTED AGAIN BY THE VILLAGE AND BOARD MEMBERS!!!

This started with the former administrator.

SO WRONG!

As residents, what do we know about what committees should be used!

We had an understanding, this why had a former administrator and president and a board, who were to make and guide how things should be done right!

Then to ask the pay rate chart to be adjusted to new rate!

Why use driving 1 hour to work? To help to get to apply for the different jobs?

Why use FOXPOINT, WEST ALLIS and NEW BERLIN-where former and almost former employees are working at and will be working at?

To hear now!!!!!!!!!!!!!!!!!!!!!!

THAT THE FIRE DEPARTMENT WILL BE OVER THE BUDGET BY \$2 MILLION DOLLARS! On the update of the building!

Where do you think money will be coming from?

Once again, the taxpayers?

WE SAY **** NO!

START CUTTING NOW !

NOT LATER!

You BEST BELIEVE WILL BE WATCHING THE NEW POLICE DEPT. BUILDING BUDGET!

DON'T EVEN THINK OF GOING OVER THE BUDGET!

NOT EVEN A PENNY!

MAYBE, YOU SHOULD HAVE THE PHONE NUMBER PUBLICLY LISTED OF ALL THE OLD

MEMBERS TO WHO VOTED IN FAVOR OF THE BOTH PROJECTS!!

So, all taxpayers who want to complain to them can! Can do it!

Was it that important to take this vote tonight?

Why not let the NEW MEMEBERS HAVE SAY?

Were some afraid they might VOTED, NO?

Also, as it stated in GGF meeting tonight, sure hope the almost out- the -door financial director is correct in saying that "nothing" was found concerning the former clerk/treasurer. Thanks GOD! For the resident who found the over and under billing on the water and sewer bills! Yes, we did get our money back! Only with the help of a former employee helping us!

Just wait until the person who spoke in "public comments" tonight's hearing about what just happen tonight!

Glad to hear someone enjoy our comments we send in too!

They know who are, we are speaking about, by the comments they made tonight.

Just keep on approval everything for the taxpayers to pay for.

Maybe, we will all have to move out of the village sooner, than later!

Most of you seem like the increases are not that bad!

Well, they are starting to add up!

VERY DISAPPOPINTED IN THE VILLAGE AND BOARD AGAIN!

The Schneider's

From: [Jenna Kruschel](#)
To: [Comments](#); [Samuel Kruschel](#)
Subject: Fwd: Comments re-CUP #05-2022 Apple Works Winery
Date: Sunday, March 8, 2026 2:44:02 PM
Attachments: [Letter to Board - Apple Works Winery CUP 2026.docx](#)
[Attachment with Updated Map.pdf](#)

Some people who received this message don't often get email from hirschboeck@gmail.com. [Learn why this is important](#)

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Hello,

We are unable to attend Monday's meeting in person so attached are comments regarding the proposed amendment to the CUP at Apple Works Winery as well as a map that shows our property vs. the outdated map provided in the agenda materials.

Thank you,
Sam and Jenna Kruschel
W177N12581 Apple Blossom Lane

From: [Samuel Kruschel](#)
To: [Comments](#); [Bob Soderberg](#)
Cc: [Jenna Kruschel](#)
Subject: Re: Comments re-CUP #05-2022 Apple Works Winery
Date: Monday, April 20, 2026 4:54:43 PM
Attachments: [Letter to Board - Apple Works Winery CUP 2026.docx](#)
[Attachment with Updated Map.pdf](#)

Some people who received this message don't often get email from kruschelsp24@gmail.com. [Learn why this is important](#)

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Dear Bob and others,

We are unable to attend tonight's meeting in person and wanted to reiterate that we are still against the proposed amendments to the CUP at Apple Works Winery. If helpful, also attached is our original letter and the map that shows our property vs. the outdated map provided in the agenda materials.

Respectfully,
Sam and Jenna Kruschel
W177N12581 Apple Blossom Lane

On Sun, Mar 8, 2026 at 3:24 PM Samuel Kruschel <kruschelsp24@gmail.com> wrote:

Hello,

We are unable to attend Monday's meeting in person so attached are comments regarding the proposed amendment to the CUP at Apple Works Winery as well as a map that shows our property vs. the outdated map provided in the agenda materials.

Thank you,
Sam and Jenna Kruschel
W177N12581 Apple Blossom Lane