

**DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM
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**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

**Minutes of the Village Board Meeting of
August 26, 2025**

1. Roll Call

The meeting was called to order by President LeDonne at 6:00pm.

Members present: Trustees Greg Zoellick, Lee Uecker, Scott Adkins, Ron Wells, Benjamin Jarvis, and President Anthony LeDonne

Members excused: None

Also present: Assistant Village Administrator Katherine Gehl, Village Administrator Jeremy Smith, Village Attorney John Macy, Clerk/Treasurer Jennifer Boehm, Community Development Director Gabe Gilbertson, and members of the Public.

2. Pledge of Allegiance

President LeDonne led the pledge of allegiance.

3. Meeting Minutes

A motion by Jarvis, seconded by Zoellick to approve the July 22, 2025 Village Board meeting minutes.

Motion carried 6-0

4. Communications and Public Hearings

A. Village President Report

The Village President listed several upcoming meetings and events in the Village of Sussex including:

9/1- Civic Center and Yard Waste site closed. Yard Waste site will be open on 8/30.

9/1- Splash pad closed for the season

9/2- Finance & Personnel and Public Works Meetings

9/3- Architectural Review Board

9/6- Electronic Recycling Drop Off 10:00am-12:00pm at the Civic Center

9/11- Pints in the Park 5:00pm-8:00pm at Armory Park

9/13- Touch a Truck 9:00am-1:00pm at Armory Park

9/16- Community Development Authority and Plan Commission meetings

9/17- Library Board meeting

9/22- Curb side brush pick up begins at 7:00am. They will make one pass through the Village.

9/23- Village Board meeting

B. Public Hearings

1. *An Ordinance to repeal and recreate Subsection 17.0506(A)(5)(b) regarding equipment rental uses as a CU in the BP-1 Business Park Zoning District. * **(*Please note this item is being tabled at the request of the Petitioner and will be renoticed if and when it will be considered for action*)**
2. An Ordinance to Amend the 2040 Comprehensive Plan Land Use Plan with respect to parcel SUXV0227036 (SE Corner Alpine Drive and Main Street) from Open Space to Single-Family Attached and Two Family Residential, Recreational, and Secondary Environmental Corridor.

Gabe Gilbertson gave a brief overview of the Ordinance.

Brian Lindgren from Naumann Development N27W24025 Paul Ct., Pewaukee, was present.

Tom Blotz, W253N6664 Aspens Lane, Sussex is opposed to the development.

Pamela Johnson, W252N6620 Aspen Lane, Sussex is opposed to the development and asked questions.

Mary Oro, W253N6681 Alpine Drive, Sussex is opposed to the development and asked questions.

Clerk Boehm read in questions from Ross Stockhausen, N65W25533 Beaver Creek Lane, Sussex.

Attorney Macy and Brian Lindgren responded to questions.

The Village Board had discussion and questions for the developer.

Jeremy Smith, Attorney Macy, Brian Lindgren and Eric Lebarsky from Naumann Development addressed questions.

President LeDonne closed the Public Hearing without objection.

3. An Ordinance to Rezone parcel SUXV0227036 (SE Corner Alpine Drive and Main Street) from A-1 Agriculture Zoning District with Planned Development Overlay "PDO" to SFRD-3 Single Family Attached, P-1 Park, and P-2 Park with isolated Natural Resource Area Overlay with PDO.

Brian Lindgren reviewed the rezoning map.

President LeDonne closed the public hearing without objection.

President LeDonne asked if there were any objections to moving down to the action items for the last two public hearings. There were no objections.

F. Plan Commission Report

1. A motion by LeDonne, seconded by Wells to approve Ordinance to Amend the 2040 comprehensive Plan Land Use Plan with respect to parcel SUXV0227036 (SE Corner Alpine Drive and Main Street) from Open Space to Single-Family Attached and Two Family Residential, Recreational, and Secondary Environmental Corridor.

Ben Jarvis spoke in support of the Ordinance.

Motion carried 5-1

2. A motion by LeDonne, seconded by Jarvis to approve Ordinance to Rezone parcel SUXV0227036 (SE Corner Alpine Drive and Main Street) from A-1 Agriculture Zoning District with Planned Development Overlay "PDO" to SFRD-3 Single Family Attached, P-1 Park, and P-2 Park with isolated Natural Resource Area Overlay with PDO.

Motion carried 5-1

The Plan Commission took a short break. The meeting was called back to order at 7:36pm.

The Plan Commission preceded back to the next item on the agenda.

B. Public Hearings

4. An Ordinance to repeal and recreate Section 17.0435(B) regarding minimum area requirement for a residential Planned Development Overlay District.

Gabe Gilbertson gave a brief overview of the Ordinance.

A motion by LeDonne, seconded by Zoellick to adjourn the public hearing to the September 23 Village Board meeting.

Motion carried 6-0

President LeDonne asked if there were any objections to moving to Public Comments. There were no objections.

7. Comments from Citizens Present

Amy Freiman, W238N7248 Michele Lane, Sussex and Amy Anderson, N74W23420 S Ridgeview Circle, Sussex were present and advocated that the stop sign remain at Woodside Elementary.

The Plan Commission preceded back to the next item on the agenda.

5. Committee Reports

A. Board of Fire Commissioners Report

Trustee Uecker gave a report on the August 12 Board of Fire Commissioners meeting.

B. Community Development Authority Report

Nothing to report.

C. Finance and Personnel Committee Report

1. A motion by Jarvis, seconded by Uecker to approve the July Check Register and P-card Statement in the amount of \$2,592,175.57.

Motion carried 6-0

2. A motion by Jarvis, seconded by Uecker to approve the July Ace Hardware purchases in the amount of \$464.46.
(LeDonne abstained)

Motion carried 5-0

3. A motion by Jarvis, seconded by LeDonne to approve a Change of Agent for the Cigarette and Tobacco Retailer License for Walgreens, N65W25055 Main St. Sussex.

Motion carried 6-0

4. A motion by Jarvis, seconded by Uecker to approve an application for a Mobile Food Vendor for Kona Ice of Waukesha, N88W28235 Getaway Ln., Hartland.

Motion carried 6-0

5. A motion by Jarvis, seconded by Uecker to approve the 2025 2nd Quarter Investment Report.

Motion carried 6-0

D. Park & Recreation Board Report

Nothing to report.

E. Pauline Haass Library Board Report

1. Trustee Zoellick presented an update from the previous Library Board meeting.

A motion from Wells, seconded by Uecker to approve Resolution 25-10 for Exemption from 2025 Waukesha County Library Tax.

Motion carried 6-0

F. Plan Commission Report

3. A motion by Jarvis, seconded by LeDonne to table recommendation and possible action Ordinance to repeal and recreate Section 17.0435(B) regarding minimum area requirement for a residential Planned Development Overlay District to the September 23 Village Board meeting.

Motion carried 6-0

G. Public Safety and Welfare Report

Nothing to report.

H. Public Works Committee Report

1. A motion by Adkins, seconded by Zoellick to approve the July Public Works bills for payment in the amount of \$2,630,389.53

Motion carried 6-0

2. A motion by Adkins, seconded by Wells to approve the State/Municipal Agreement for Carbon Reduction Program Projects for Corky Curtis Trail, CTH K to Sussex Preserve.

Motion carried 6-0

3. A motion by Adkins, seconded by Zoellick, to approve request the PSC for simplified 3% water rate increase.

Motion carried 6-0

4. A motion by Adkins, seconded by Wells to approve Well 5 Variable Frequency Drive (VFD) Replacement.

Motion carried 6-0

5. A motion by Adkins, seconded by Jarvis to approve a Storm Water Management Practices Maintenance Agreement with Maple Avenue Elementary School.

Motion carried 6-0

6. A motion by Adkins, seconded by Zoellick to approve Village of Sussex Consent to Assignment to GFL Solid Waste Midwest LLC.

Motion carried 6-0

7. A motion by Adkins, seconded by Uecker to approve Resolution No. 25-09, Accepting Improvements for the Golden Fields Subdivision.

Motion carried 6-0

6. Staff Reports

Ms. Gehl: Spooky Sussex is on Friday, 10-17 from 5:00pm-8:30pm.

Mr. Smith: Budget books will be ready on Friday. Budget kick off meeting is 9-3 starting at 5:00pm with a light dinner and the meeting to follow at 5:30pm. Budget Workshop 1 is 9-10 at 5:30pm. Budget Workshop 2 (if needed) is 10-1 at 5:30pm. Budget Wrap-up is 10-22 at 5:30pm and the public hearing will be 11-25.

Trustee Adkins asked for more communication with the public during community disaster.

Mr. Macy: Nothing to report.

Ms. Boehm: Nothing to Report.

8. Old Business

A motion by LeDonne, seconded by Wells to approve a Resolution of Necessity for Connection of the Corky Curtis Trail at the property depicted in Exhibit A.

Motion carried 6-0

9. New Business

A. A motion by LeDonne, seconded by Jarvis to approve We Energies Easement in Village Park for electrical upgrades.

Motion carried 6-0

B. A motion by Uecker, seconded by LeDonne to reject the Conflict-of-Interest Waiver request with Quarles and Brady LLP.

Motion carried 4-2

C. A motion by LeDonne, seconded by Adkins to approve a Resolution authorizing the Park and Recreation Director to act on the Village's behalf in regard to the Urban-Forestry Cost-Share Grant from the WDNR.

Motion carries 6-0

10. Consideration on resignations and appointments

There will be discussion and possible appointment of Robert Landgraf at the next Village Board meeting.

11. Adjournment

A motion by LeDonne, seconded by Adkins to adjourn at 8:13PM.

Motion carried 6-0

Respectfully submitted,
Jennifer Boehm
Clerk/Treasurer