

(Village Board Meeting, July 13, 2026)

DENMARK VILLAGE BOARD MEETING

MONDAY, JULY 13, 2026

4:30 P.M., DENMARK VILLAGE HALL, 100 NORTH WALL STREET

Call to Order

President Selner called the meeting to order at 4:30 p.m.

Pledge of Allegiance

Roll call

Present: Tim Schroeder, Leah Goral, Jim Steffek, Michael Johnson, Vince Wertel, Brandon Ackley via Zoom, Susan Selner

Officials Present: Clerk/Treasurer Sherri Konkol, Deputy Clerk/Treasurer Charles Wanish, Director of Public Works Erika Thronson, Zoning Administrator Jeff Sanders via Zoom, Deputy Jeremiah Rusk, Deputy John Pigeon

Approval of Agenda

Steffek/Johnson moved to approve the agenda as presented. Motion carried.

Remarks/comments from the village president

President Selner welcomed all present. She recapped the rules of an open meeting and explained the only opportunity for the public to speak at the meeting is if they are a preregistered citizen or to discuss an agenda topic. Unless the rules of the meeting are suspended, the public cannot speak during the meeting.

Preregistered citizens to be heard

Jim Bielinski, 410 Woodrow Court, would like the Village to call the Railroad about the condition of the tracks on North Avenue and in Bielinski's opinion, the roads should be fixed before putting a dog park in. Bielinski stated there are so many roads in the Village that need fixing, such as Elm Street, Mahlik Lane, Highridge Avenue and Broadway Street and feels like putting money into the streets before putting in a dog park and spending money on a fence, mowing the lawn and picking up dog waste.

Jeff Leiterman, 320 N Wall Street would like the Village Board to consider opening the Village streets for UTV's.

Joel Walton, owner of 135 Main Street, is concerned about the building permit application process; Walton stated the application process is overwhelming and requires much work that is not applicable to the downtown businesses with tight to zero lot lines that were developed over 100 years ago and feels this process is causing unnecessary and significant burden to our business community resulting in the opposite of the intention. Walton also shared that Kvitek Road is fundamentally undriveable at any speed in the Village of Denmark area and that patching is not a solution anymore.

Approve consent agenda, all items under the consent agenda are considered routine and will be enacted upon by one (1) motion. there will be no separate discussion of these items unless a trustee so requests, in which event the item will be removed and put on the regular agenda by the Village President

Steffek/Johnson moved to approve the amended minutes with Ackley voting nay for the Mobile Home License item.

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- a. **Approval of Village Board minutes and other committee minutes for preceding meetings**
 - i. **Village Board Meeting June 8, 2026**
- b. **Approve miscellaneous licenses and permits Motion carried.**

Board approval of monthly disbursements

Goral/Wertel moved to approve the monthly disbursements as presented. Motion carried.

Report of Village Officials

Selner stated there are written reports from the Electrical, Plumbing and Building Inspectors

Sanders

- Not much to report, but will answer any questions the board may have
- Do pay attention to the Kickapoo decision as it does bear on decisions that have been made in the village in the past and may be made in the future

Thronson

- Most of the updates are in the written report, but we did have a water main break, our first one since we hooked up to the Central Brown County Water Authority. It was on Chicago Street this morning
- Based on the trends it looks like it started at about 3 a.m.
- There was about a 3-4 inch hole in the bottom of the pipe that we were able to fix and get everything back in operation

Rusk

- Made a mistake on the report, the tractor pull is the 25th not the 26th just a typo there
- Continue to receive complaints about electric scooters
- 22 ordinance tickets issued in June mainly on one property
- Suspicious person at the booster station Verkada caught the person on camera and notified Thronson and police went to check it out and found nothing damaged and all buildings secure
- Had a few crashes, it seems like lately, not just in Denmark there are crashes all over the place
- Had an auto theft
- No current sex offender appeals

Pigeon asked if there was a plan for the bridge in the park. Thronson stated she has a permit application prepared but is waiting for a letter from the Veterans. Because it is their property, the Village needs their permission to go in, move the bridge and put it into an appropriate location. Thronson stated they will have to put some concrete pilings in and set the bridge on those. Thronson shared it might also take the DNR 30 to 60 days to review the application. Pigeon asked if a sign could go up like the one by the hill at the lower diamond that says no e-bikes, no motorized vehicles. Thronson said if the Board tells me to put up signs I will do it.

Konkol

- Received Special Events Application and Temporary Liquor License Applications from Denmark Fundraising Inc, for the tractor pull

Wanish

- Currently attending the UWGB Certified Treasurers Institute course

Selner

- Would like to congratulate all the sports teams from Denmark this year who really represented our village

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very well. They were successful, and we are proud of those kids, and thanks to them and their parents who make the extra effort to let them participate. They all did well

- Thanks to the Veterans for holding a July 4th picnic, Selner had 2 people new to the Village come up to her and say it was a great event
- There will be a Soap Box Derby on September 26. The Community and Business Relations Committee had a meeting regarding Project Denmark struggling with this event as it is difficult to find anybody who wanted to take responsibility for that because there's no guarantee that they are going to make money. They wanted to find an existing organization to do that, and no one was jumping forward. The Village has gone forward and said they will take the responsibility of collecting sponsorships and registrations. The derby will bring people to Denmark, and it is something new and exciting.
- The Village will be ordering a 96-gallon bin that will probably be placed in the entryway at the Village Hall for the collecting of plastic bags. The bags are not allowed to go into recycling because they gum up all their machines. It provides a service for the residents, and all those bags do not go in the garbage
- I have some handouts regarding some information that came out last week regarding tax rates throughout Brown County. On the spreadsheet, I have highlighted where the Village of Denmark is and we are just over the halfway point.
- I also have a handout on Robert's Rules of Order and the Guide to Open Meetings and the Ethics Code

Board discussion/action on changing dates for Village Board meetings in September and November

Selner stated we need to change the date of the Village Board meeting in September, as our meeting day falls on Labor Day. **The September Village Board meeting will be held on Monday, September 14, 2026**

There is no need to change the date of the meeting in November.

Chelsea Myers, Building Inspector arrived at 5:11 p.m.

Board discussion/action on the Plan Commission's recommendation to the Village Board to approve the revised Certified Survey Map following an initial submittal of an Application for Minor Land Division to divide Tax Parcel Number ND-481, located at Pepper Road in the Town of New Denmark, the proposed land division, if approved, will result in the creation of Lot 1, a 2.92 acre lot hosting the principal structure

Schroeder/Johnson moved to accept the Plan Commission's recommendation to the Village Board to approve the revised Certified Survey Map following an initial submittal of an Application for Minor Land Division to divide Tax Parcel Number ND-481, located at Pepper Road in the Town of New Denmark, the proposed land division if approved, will result in the creation of Lot 1, a 2.92 acre lot hosting the principal structure. Motion carried.

Board discussion/action on the Plan Commission's recommendation to the Village Board to do an update to the Comprehensive Plan

Sanders stated this has been an ongoing discussion for at least a year now; the Village did meet with the Town of New Denmark to discuss what role they may want to play in the process. But essentially, there was a court ruling back in February that established the unlawfulness or the legality of spot zoning, and it applies to comprehensive plans as well. In this ruling it states that if a municipality modifies or amends their future land use map in order to allow for the modification or a change to the zoning map, the municipality just engaged in illegal spot zoning. There have been situations in the past where the Village has done that, but up until that February ruling there was no history of a court or statutory language that identified this practice as illegal. Any time we had a zoning change in the corridor between I-43 to about where Lexington's Stradale apartments are located, we had to amend the future land use map to accommodate that and we cannot do that anymore. The only way to address those problems is to go through the update of the comprehensive plan. The process is about 6 months, will be 40-60 pages long, and constitute a complete update of the current plan.

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Selner stated when we last did our comprehensive plan, it was done by Brown County Planning. It seemed like it took a long time to start and it didn't feel like they involved the Village at all. It came back to the board and Brown County Planning said, "Well this is what every other community is doing". Selner shared this is our opportunity to put some flexibility in our comprehensive plan.

Selner stated that we would be looking at Sanders updating the comprehensive plan and would have to authorize the expenditure to do the update.

A board member asked if Sanders gave us a bid. Sanders stated he did not submit a bid, but estimates were discussed and that he could give a wider range estimate, due to figures will be based upon how many meetings occur so low end would be \$6,500 and high end would be \$8,000 or a little over that. **Schroeder/Wertel moved to accept the Plan Commission's recommendation to the Village Board to do an update to the comprehensive plan by Sanders. Motion carried.**

Board discussion/action on funding for park improvements

Selner shared the Park Committee met and is asking the board to consider borrowing money to do a first phase on the park improvements. Following our plan the funds would cover additional sidewalks, road construction, and any electrical or plumbing infrastructure. The reason is if we are looking to do those improvements, and looking to encourage people to do naming rights, or donations, or any other methods of bringing in outside money, it is hard to solicit that and not have the infrastructure first. The Park Committee feels that moving ahead with this section of it will encourage further development in the park. If we borrow \$900,000 for the infrastructure and \$500,000 for the splash pad, it would be 62 cents in a tax increase. The next thing we are discussing is street repair/replacement. So, keep in mind we can use these figures and how much the tax rate would increase whether it's for road construction or for doing park improvements and a splash pad. One trustee stated they can't see spending money on the park when we have poor roads. I don't know how we're supposed to sell a 62-cent tax increase for park improvements when all people are complaining about is the roads.

Discussion

- Wandering off the current agenda item, but it kind of coincides with road construction planning
- Need to identify if road repair is adequate or a road rebuild is necessary
- What steps do we need to take to make determinations on appropriate road maintenance
- If the water and sewer lines are in poor shape, do we do milling and re-paving? Will we be disturbing new pavement if there are water or sewer leaks?
- We have applied for grants for Pleasant Avenue and we are looking at a 5-year start date. Is that too long to wait to take action?
- Should we just do a milling and re-paving on certain roads without a rebuilding of curb and gutter and water sewer and storm

Thronson asked if we want to go to the next agenda item or finish with the park improvements first? She does think these things fit together but stated she could give more information and Mick Migalski is also here from McMahon. We could give you more information about whether or not you want to just do the surface of the road or if you want to do a full reconstruction. Thronson went through her findings from televising Highridge Avenue and Broadway Street, which are the worst ones on the list. Thronson shared she has all the videos from the televising. In 2012 a water system study was completed by Crispell Snyder. At that time, one of the items that the village was going to do was implement an aggressive program to replace 6-inch water mains with a minimum of 8-inch mains and particularly on Elm Street, Pine Street and Highridge Avenue. Railroad Avenue does not have a sanitary sewer or a water main running underneath it. There is just one crossing of storm sewer, so that would be a road you could consider milling and re-paving.

Regarding Kvitek Road we met with the DOT in 2024, and the road has to go 180 feet to the west. So, the Village hired McMahon to do a wetland study to find out where the best place was to put the road. We have that much planning done. The Village has a concept plan for basically a new road on the northern portion. The complication is that the northern portion is in the Town of New Denmark and the remaining road is shared 50/50 with the Town

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of New Denmark. To install sewer and water to encourage new construction and development, property would have to be annexed by the Village of Denmark.

Ackley arrived in person at 5:41 p.m.

There has been no indication that the Town of New Denmark is looking to undertake the rebuilding of Kvitek Road by itself. We have done the wetland delineation and an engineering study as preliminary steps to identify future improvements. We are looking at huge amounts of money with road construction and water and sewer installation. **Steffek/Ackley moved to postpone park funding until more information is available on a road reconstruction cost estimate. Motion carried.**

Board discussion/action on street repair/replacement program

Discussion

- Thronson has a list of roads and conditions which is used for budgeting purposes ***The list is in no particular order, it is a list of roads that have been on the list for many years***
- Can it be sorted by anything specific? ***Nope***
- We want to get it prioritized by a standard criteria. ***Yes, it is up to the board to decide which is the most important. These are all roads that clearly have something wrong with them. Primarily 6 inch water mains and the general rule issues with sewers***
- Is it possible to get them put in some order using something like red, yellow and green? ***I think that needs to be determined by the board, as you are the ones that hear the public the most. I hear Highridge over and over again, but I would not recommend, in my opinion, to just mill it and repave it because of the water and sewer. It would not be a cost effective measure to buy a few years' time.***
- What is our process for Grant applications? ***McMahon provides an engineer who works with the DOT all the time and knows the words that need to be put into the grant application.***

Thronson is willing to provide the information, but the board needs to identify what criteria they want to see. Her monthly reports show the streets with 6" water mains and the number of water main breaks. Thronson asked Magalski if he had anything to add as far as road reconstruction based on his 35 years in different communities.

Magalski stated Ackley touched on it a little bit regarding the planning element and that is something we are missing here as a village. Number one would be to prioritize, whether it be traffic volume, condition, utility status, future development, proximity to schools. There are a number of variables there. But just so everyone knows as far as the rating of the pavement, Wisconsin uses what's called the PASER system. It is an acronym for Pavement Surface Evaluation and Rating System. Typically, that is done every year, or worst case, every two years, so ratings of 1-10 are applied to that surface. Thronson stated she does the ratings every two years. Magalski stated that is a legitimate starting point. We factor that PASER rating in with the status of utilities, whether that be age, deterioration, the televising reports, and all the other information that we have. And at that point we start to narrow down where the real priority/priorities are. And that's where you go into your funding cycles. And just so everyone is aware, we try to go after everything we possibly can. But the number of awarded projects is very limited. The DOT has a website, and if you look at the number of applicants and the number of projects awarded by County you have a very small percentage, so just keep that in mind. It's something worth pursuing, but your odds of success are very low. That's just a fact.

Selner stated, to me, that is where we start. We assemble all the data that we can on the existing pavement and the utilities, look at traffic patterns, look at the neighborhoods and see where the real need lies. Then we establish a comprehensive plan, whether it be a five-year plan or whatever the case may be. A trustee asked Thronson what would be a realistic timeline to create a document with additional information. Thronson stated she can get it ready for next month. **Staff will put together a spreadsheet that will be ready for the August meeting, and we will have Mike Konecny at the August meeting for borrowing input.**

Ackley/Wertel moved to open the meeting to the for the public to speak. Motion carried.

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Jim Bielinski stated in his opinion that the best thing to do would be is what one of the trustees suggested and on Highridge mill the first layer and put blacktop on there. Bielinski also asked how many water main breaks are on Highridge Avenue? *Three. And, the sanitary sewer, we had televised from North Wall to Diamond Ridge it has 1 crack, 2 fractures, 2 defective caps, 80 spots of incrustation and scale, 8 spots of infiltration, 13 line deviations in 4 areas where the survey was abandoned.*

Bielinski stated I'm just saying from the school parking lot, driveway, I'm just saying if you didn't have any water breaks on there it could be patched up for a couple years.

Ackley/Wertel moved to return to the regular rules of the meeting. Motion carried.

Adjourn

Wertel/Johnson moved to adjourn at 6:19 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk/Treasurer