

NOTICE OF PUBLIC MEETING - VILLAGE OF DOUSMAN VILLAGE BOARD SEPTEMBER 08, 2025 at the conclusion of the Public Hearings and at the conclusion of the Plan Commission meeting (which start at 6:00 p.m.)

PLEASE TAKE NOTICE that the Village of Dousman Village Board will hold a regular meeting which will be open to the public on September 8, 2025 at the conclusion of the Public Hearings and at the conclusion of the Plan Commission meeting (which start at 6:00 p.m.) at 118 S. Main St.

The purpose of the Meeting will be to:

1. Call to Order and confirm public meeting notice.
2. Pledge of Allegiance
3. Public Comment (residents and taxpayers, please limit to three minutes)
4. Consideration and Action to approve Consent Agenda which includes the following:
 - a. **Previous Meeting Minutes**
 - July 28, 2025 Village Board; August 11, 2025 Village Board
 - b. **Village/Utility Bills: Checks #41053-41091; ACH/Website Payments; payroll vouchers #1167-1189 totaling \$340,103.34:**
 - General Fund: \$110,647.47
 - Debt Service: \$ 7,071.64
 - TID #2 Fund: \$169,703.75
 - Water Fund: \$ 24,030.80
 - Sewer Fund: \$ 28,649.68
5. **Appearances** – Consideration and Action may occur on the following matters:
 - Chief Bowen; Western Lakes Fire District Monthly Report
 - Police Department
6. **Reports** – Information/discussion/action taken at previous meetings, future agenda items & upcoming scheduled meetings.
 - DPW/Sewer/Water Department
 - Administrator-Clerk/Treasurer's Office
7. **Old Business** (None)
8. **New Business – Discussion and action may occur on the following matters:**
 - A. **Three Leaf Development:**
 1. **Three Leaf Development; Dan Romnek, Applicant; requesting a Conditional Use request to locate multiple family housing with an associated site plan layout and associated Certified Survey Map for 12 buildings and 241 units in the MF, Multiple Family Residential District, in accordance with Village Code Section 17.48(A). The property is generally located southeast of the intersection of Sunset Drive (US HWY 18) and STH 67, on approximately 31.42 acres and out of original TK DOUV0715998004. Public Hearing was held prior to this meeting.**
 2. **CSM approval**
 3. **Construction plans approval**
 - B. **Proposed 2025 Infrastructure Improvements – Ludwig Estates**
 1. **D.F. Tomasini Contactors, Inc. Pay Application #4 - \$412,562.96**
 - C. **T.I.D. #2 Utilities' Extension Project**
 1. **Rock Road Pay Application #7 - \$189,006.19**
 - D. **Talbot's Woods – Phase I & West Onsite Phase**
 1. **Letter of credit reduction request #6 - \$276,170.65 for a new balance of \$1,023,839.64**
 2. **T.I.D. #2 developer reimbursement request - \$206,355.00**
 3. **12" watermain oversizing reimbursement request - \$139,166.00**
 4. **Engineering reimbursement request – Village improvements - \$102,170.00**
 - E. **Talbots Woods Condos – General Residents Phase**
 1. **Letter of credit reduction request #4 - \$33,524.23 for a new balance of \$40,409.30**
 - F. **Employee donating sick time/vacation time to another employee**
9. Correspondence (None)
10. Adjourn

"It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice."

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Clerk's Office at 262-965-3792.

This notice is being given pursuant to Section 19.85 of Wisconsin Statutes.

Date: 09/05/25

John J. Roth, Village of Dousman Administrator-Clerk/Treasurer