

Village Plan Commission Meeting (which begins at 5:45 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 November 10, 2025 immediately after the Village Plan Commission Meeting (which begins at 5:45 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**
 - November 3, 2025 Budget Public Hearing/November 3, 2025 Village Board
 - b. **Village/Utility Bills: Checks #41143-41176; ACH/Website Payments; payroll vouchers #1218-1240 totaling \$717,484.73:**
 - General Fund: \$116,475.96
 - Debt Service Fund: \$ 0.00
 - Capital Projects Fund: \$305,218.71
 - TID #2 Fund: \$191,176.83
 - Water Fund: \$ 15,788.44
 - Sewer Fund: \$ 88,824.79
 - c. **Operator License application for Philippa Lindwright (St. Mary's Episcopal Church)**
5. **Appearances** – Consideration and Action may occur on the following matters:
 - o Chief Bowen; Western Lakes Fire District Monthly Report
 - o Police Department
6. **Reports** – Information/discussion/action taken at previous meetings, future agenda items & upcoming scheduled meetings.
 - o DPW/Sewer/Water Department
 - Administrator-Clerk/Treasurer's Office - S & P rating; Golf Cart ordinance; ordinance for signage in the parking lot and related areas of Kettle Moraine Middle School.
7. **Old Business** (None)
8. **New Business** – Discussion and action may occur on the following matters:
 - A. Spring Lake Shores Letter of Credit Reduction #1: Original \$490,502.64; reduction of \$468,278.80 for a balance of \$22,223.84
 - B. 2026 Sewer Water Park Impact Fee Calculation
 - C. T.I.D. #2 Utilities' Extension Project
 1. Rock Road Pay Application #8 of \$145,605.65
 - D. MLG/Talbots Woods
 1. MLG revised development agreement.
 2. MLG revised Municipal Revenue Obligation (MRO)
 3. MLG incentive
 - E. Three Leaf Development
 1. Three Leaf Developer's Agreement
 2. Three Leaf Municipal Revenue Obligation (MRO)
 3. Three Leaf Certified Survey Map (CSM). The property is generally located southeast of the intersection of Sunset Drive (US HWY 18) and STH 67 out of original TK DOUV0715998004.
 4. Three Leaf Letter Of Credit
 - F. Revised TID Boundary
 - G. Ehlers Contract TID #2 Revisions
 - H. 2026 TID #2 Mixed Use Project Plan and Boundary Amendment Proposed Timetable
 - I. Written Municipal Advisor Client Disclosure with the Village of Dousman ("Client") for TID 2 Boundary and Project Plan Amendment ("Project" Pursuant to MSRB Rule G-42)
 - J. Closed Session
 1. Adjourn to Closed Session upon motion made and seconded, upon roll call vote, pursuant to section session pursuant to Wisconsin Statutes Section 19.85(1)(e), for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; specifically, to consider the request from MLG/Talbots Woods/Three Leaf Development for the documents identified in 8.E, F, G, H, I and J above. Participating in the Closed Session will be the Village Board, Village Administrator-Clerk-Treasurer, Utilities Superintendent, Village Attorney, Village Engineer, Village Planner and Village Financial Consultant.

Thereinafter it is contemplated that a motion will be made, seconded and acted upon by roll call vote to go into Closed Session for the reasons outlined above.

At the conclusion of the Closed Session, the Village Board may reconvene into Open session to consider and take possible action on matters discussed in Closed Session.

Following the closed session, if any, the Village Board will return to open session and may act on any matter discussed in closed session, specifically, to consider the request from MLG/Talbots Woods/Three Leaf Development for the documents identified in 8.E, F, G, H, I and J above
 2. Reconvene into Open Session
 - K. Request from MLG/Talbots Woods/Three Leaf Development for revisions to TID #2 to consider the request from MLG/Talbots Woods/Three Leaf Development for the documents identified in 8.E, F, G, H, I and J above
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."

There may be a quorum of Village of Dousman Board members present at the conclusion of this meeting to greet meeting attendees and commission members. There will be no official business conducted. 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: 11/07/25

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