

**VILLAGE BOARD OF CLEVELAND, WISCONSIN  
SPECIAL MEETING**

**THURSDAY, JUNE 27, 2019**

**MINUTES**

- I. CALL TO ORDER/ROLL CALL/AGENDA APPROVAL.** President Kathy Stolzmann called the meeting to order at 6:00pm on Thursday, June 27, 2019, at the Cleveland Village Hall, 1150 W. Washington Ave., Cleveland, Wisconsin.

Board Present: Kathy Stolzmann  
Jason Berdyck  
Jonalee DeNoble  
Jacob Holzwart  
Andy Williams

Board Absent: John Ader (excused)  
Louis Wilmot (excused)

Staff Present: Stacy Grunwald, Director of Village Services

Motion Holzwart/Williams to approve the agenda as posted; carried without negative vote.

- II. CITIZEN INPUT AND COMMUNICATIONS.** No one was present to offer input; no communications were reported.

- III. RESOLUTION DECLARING INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF FUTURE BORROWING.** Director Grunwald explained the resolution protected the Village's ability to reimburse the general fund for street project expenses from future loan proceeds. Motion DeNoble/Holzwart to approve the Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing; carried without negative vote. [Resolution No. 2019-R-05]

**IV. CAPITAL IMPROVEMENT PROJECTS**

- A. STREET PROJECTS: W. JEFFERSON AVE., from Linden St, east to terminus; PARK LN, from Linden St, west to Veterans Park; and PARK CT, from Linden St, east to terminus.**

1. **TIMELINE.** The Village Board approved the timeline suggested by MSA, with the public hearing on special assessments to be held on July 25, 2019, and the bid award, July 30.
2. **AUTHORIZATION TO ISSUE BID REQUEST.** Motion Williams/Holzwart to authorize the release of bids for the W. Jefferson Ave., Park Ct., and Park Ln. street projects; carried without negative vote.
3. **TASK ORDER AMENDMENT NO. 2: MSA PROFESSIONAL SERVICES.** Motion Holzwart/DeNoble to approve Task Order Amendment No. 2 with MSA Professional Services for work related to acquiring the necessary rights-of-way for the W. Jefferson Ave., Park Ct., and Park Ln. street projects; carried without negative vote.
4. **PARK LN AND W JEFFERSON AVE FINANCING.** The Board considered whether sufficient special benefit could be found to assess the proposed work on Park Ln. and on two of the lots owned by Thomas Erdmann at the east end of W. Jefferson Ave. For Park Ln., the Board considered the location of the paved surface in the right-of-way, the slope from the residential lots to the paved surface, the lack of direct access to Park Ln. from the residential properties, and the primary function of Park Ln. as the access to Veterans Park and parking for the VFW Clubhouse. For these reasons, the Board declared the residential properties were non-assessable. For W. Jefferson Ave., the Board reviewed two of the lots owned by Thomas Erdmann, Lot 2 and Lot 3. Lot 2 was found unbuildable due to over 60% of the land falling in the floodway and over 90% in floodway or other flood zone. In addition, some of the buildable area will be lost to construction of a cul-de-sac. Lot 2 was therefore declared non-assessable. Mr. Erdmann previously informed the Village staff that Lot 3 was home to a confirmed find of Paleolithic tools. He was pursuing designation of the property as a historic site, which would render the lot unbuildable if it came to pass. The Board believed the find

and the history it represented was worth protecting, if verified by experts. If Mr. Erdmann would enter an agreement to protect the lot as long as Paleolithic artifacts were present, the Board would exempt the Lot 3 assessment. If the artifacts are removed from the property during what would be the assessable period (likely 10 years, based on the anticipated assessment amount), the assessment status would change from exempt to deferred, and the full amount with interest would be due and payable. Mr. Erdmann would also have to provide the Village with expert verification of the find and its historic value prior to approval of the final resolution to levy assessments. The agreement would need to be binding on the current owners and any heirs, successors or assigns.

- B. LINDEN ST. BRIDGE ENGINEERING: MSA PROFESSIONAL SERVICES.** This item not being ready for the special meeting, the Board directed it be placed on the July 16, 2019, regular meeting agenda.
- V. CORRECTING RESOLUTION DISCONTINUING ALLEY CONNECTING W. MADISON AVE. AND W. WASHINGTON AVE.** Director Grunwald explained the Wisconsin Department of Administration required the entire vacated alley to be joined entirely with the platted lots of J. W. Doersch's 1<sup>st</sup> Addition, rather than split equally between the adjoining landowners on both sides. Motion Holzwart/Williams to approve the Resolution to Correct Resolution No. 2019-R-01 Pertaining to Discontinuation of a Portion of W. Grant Ave. and Alleys; carried without negative vote. [Resolution No. 2019-R-06]
- NOTE: Trustee Berdyck recused himself from discussion and vote due to being an adjoining landowner.*
- VI. ADJOURNMENT.** Motion Holzwart/DeNoble to adjourn; carried without negative vote. The meeting adjourned at 7:48pm.

Respectfully submitted,

*/S/ Stacy Grunwald*

Stacy Grunwald  
Director of Village Services

Approved on 7/16/2019