

**VILLAGE BOARD OF CLEVELAND, WISCONSIN  
TUESDAY, MARCH 18, 2025**

**MINUTES**

- I. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE/AGENDA APPROVAL.** In the absence of Village President Jake Holzwart, Director of Village Services Stacy Grunwald called the meeting to order and requested nominations for a Trustee to lead the meeting until President Holzwart arrived. Motion Paasch/Burkhard nominating Tom Warosh to serve as President Pro Tempore until President Holzwart arrived; carried without negative vote, one abstention (Warosh.)

Board Present: Jake Holzwart, Village President (arrived 6:39pm)  
Tom Warosh, President Pro Tempore (through part of Item III)  
Rob Burkhard  
Jon Hoffman  
Jarrod Jackett  
Becky Paasch

Board Absent: John Ader (excused)

President Pro-Tem Warosh led the Pledge of Allegiance. Motion Burkhard/Hoffman to approve the agenda; carried without negative vote.

- II. LAKESHORE IRF LLC (CLEARSKY HOSPITAL LAKESHORE): Wes Johnston, MedCore.** Motion Paasch/Warosh to open the floor; carried without negative vote.

- A. CERTIFIED SURVEY MAP: 7929 North Ave (temporary address).** Wes Johnston of MedCore introduced himself and provided an update on construction progress for ClearSky Hospital. He reported the hospital expected to open on schedule in June or July of this year. He was there to request the Village Board approve a certified survey map to split the property as they had an accepted offer from a developer. Motion Jackett/Warosh to closed the floor; carried without negative vote. President Pro Tem Warosh noted the Plan Commission recommended approval and read their findings. There were no changes or questions from the Board. He read the recommended motion, conditions, and staff notes. The Board accepted the staff changes and removed language requiring the CSM to dedicate the access drive as a public street. Incorporating the drive into the public street system will be taken up as a separate process.

The conditions as amended are:

1. Lot 1 of the CSM will be updated to include the paved surfaces, driveways, driveway widths, and setbacks of the paved surfaces from the nearest lot lines.
2. Lot 2 of the CSM will be updated to include the stormwater pond with setback from the nearest lot line and cul-de-sac right-of-way. In the alternative Applicant can indicate the location of the stormwater pond is proposed and will be designed to protect access to Lot 2 for the full width of the right-of-way.
3. The Applicant will record a stormwater easement providing access from Lot 1 to the stormwater pond on Lot 2.
4. The Applicant will require a stormwater pond maintenance agreement as part of its sale of Lot 2 and provide a copy to the Village.
5. The CSM will be updated to show on TRACT B CSM V11 P23 the right-of-way recorded on 11/21/2024 (formerly part of the Daniel and Theresa Kaderabek property).
6. Ownership and responsibility for the unnamed right-of-way will remain with the Applicant until the Village of Cleveland determines the street and utility construction meets or exceeds the Village's construction standards and the Village Board adopts a resolution accepting the right-of-way into the public street system. The right-of-way should be marked as future public street until the Village has inspected and approved the right-of-way as public street.'
7. A CSM consistent with our findings and conditions shall be submitted to the Director of Village Services within 60 days of the Village Board's decision.
8. Failure to meet these conditions within 90 days from the date of Village Board approval will render the CSM invalid and the Applicant must resubmit as if a new application.

Motion Jackett/Hoffman to approve the conditions as amended; carried with one negative vote (Paasch.) Motion Jackett/Burkhard to approve the Certified Survey Map filed by Lakeshore IRF LLC for the purposes of subdividing the parcel at 7929 North Ave (address to change) for future sale of Lot 2 with the approved conditions. Motion carried with one negative vote (Paasch.) Trustee Paasch stated after the vote she would have liked for more time to consider the request.

- B. NORTH AVE ACCESS DRIVE NAME.** After discussion and consideration of suggestions from the Plan Commission, motion Jackett/Burkhard to establish Willow as the street name for the access to North Ave that served the hospital; caried without negative vote.

- III. WEBSTER ST EXTENSION: Larry Perronne.** Motion Jackett/Burkhard to open the floor; carried without negative vote. Larry Perronne provided the history of Webster St in Merit Acres Subdivision, noting the streets and lots for Webster St were platted but not improved due to the developer becoming bankrupt. He had completed the extension of Delta St himself to the west and enough of Webster to the south so he could build his house. He now owned the two lots east of his house and wanted to build a single-family residence on the farthest east lot for his daughter. He offered to construct the street himself to the east boundary line of the easternmost lot if it didn't have to be the full width of Webster St and he could construct it to the same standard used when he installed the current street and needn't construct a temporary cul-de-sac. He indicated the use of the street by property owners to the east was anticipated and acceptable as they used his section of street now. Motion Jackett/Burkhard to close the floor; carried without negative vote.

[President Holzwart arrived—6:39pm]

President Holzwart assumed responsibility for the meeting. After discussion, motion Burkhard/Warosh authorizing Larry Perronne to extend the south lane of Webster St to the east lot line of Merit Acres Subdivision 1, Block 4, Lot 3 (731 Webster St) using construction of similar type and style as the current street and utility construction unless otherwise required for purposes of safety or continuity with existing infrastructure and without a temporary turn-around or cul-de-sac; carried without negative vote. Motion Burkhard/Paasch to require construction of the full street width before any new construction can be permitted on the remainder of Webster St; carried without negative vote.

- IV. CITIZEN INPUT AND COMMUNICATIONS, inc Gretchen Scheidt information request.** Gretchen Scheidt submitted questions to the Village Board at the February meeting. The Village Board decided to consider the questions with the goal of preparing a response at the next Village Board meeting.

- V. DECEMBER 18, 2024; JANUARY 21, 2025; AND FEBRUARY 19, 2025, MINUTES.** Held over to the April 8 Village Board meeting.

**VI. FINANCIALS**

- A. MONTHLY FINANCIAL REPORTS.** Motion Jackett/Warosh to approve the monthly financial reports; carried without negative vote.
- B. YARD WASTE SITE SECURITY SYSTEM.** Motion Warosh/Burkhard to approve the proposal from Rescue Dog Technology to install a yard waste site security system in the amount of \$8,939.68; carried without negative vote.

- C. **BULK GOODS EVENT ELECTRONIC RECYCLING: COM2.** After discussion, motion Jackett/Burkhard to approve the agreement with COM2 to provide single-event electronics recycling with deletion of Sec. 5 Indemnification; carried without negative vote.
- D. **AUTHORIZATION FOR VFW CLUBHOUSE TITLE SEARCH.** Motion Jackett/Warosh to authorize Trustee Warosh and staff to hire title company and obtain a title commitment for Village attorney review; carried without negative vote.
- VII. **2025-2030 MANITOWOC COUNTY HAZARD MITIGATION PLAN ADOPTION.** Motion Jackett/Burkhard to adopt the 2025-2030 Manitowoc County Hazard Mitigation Plan; carried without negative vote.
- VIII. **STAFF AND COMMITTEE REPORTS AND REFERRALS**

A. **POLICE REPORT.** Chief Fisher reviewed his monthly report, provided an update on activities, and answered questions.

B. **DIRECTOR’S REPORT.** Director Grunwald provided the monthly building permit report and answered questions.

C. **COURT REPORT.** Director Grunwald provided the monthly court collections report.

D. **PLAN COMMISSION, 03/05/25.** Trustee Ader reported the commission continued discussion on Andy Williams’ request for abandonment of rights-of-way on his property.

E. **FINANCE AND BUDGET COMMITTEE, 03/10/25.** Chair Ader reported the committee held over discussion on an auditing services RFP. The Board requested the Committee work on obtaining accounting services which some believed were a higher need.

F. **HUMAN RESOURCES AND PUBLIC SAFETY COMMITTEE, 03/12/25.** Chair Warosh reported the committee discussed shared services for municipal court, ordinances and options for street obstructions caused by construction vehicles, and continued work on the Employee Handbook review.

G. **PUBLIC WORKS AND UTILITIES COMMITTEE, 02/23/25.** Chair Jackett reported the committee obtained a preliminary design for the boat launch to obtain a construction estimate, continued work on water quality, and requested a second quote for cross connection services from staff. In addition, there would be a walk-through with the 2023 street project contractor for W Washington Ave on April 9.

H. **PLAN COMMISSION, 03/24/25.** No report; all items on this agenda.
- IX. **ANNOUNCEMENTS AND EVENT REPORTS**

A. **WED MAR 19 ....** ..... ATV/UTV PRESENTATION, LAKESHORE COLLEGE, 6PM

B. **MON MAR 24 ....** ..... PUBLIC WORKS AND UTILITIES COMMITTEE, 6PM

C. **TUE APR 1.....** ..... SPRING ELECTION

D. **WED APR 2.....** ..... PLAN COMMISSION, 6PM

E. **MON APR 7.....** ..... FINANCE AND BUDGET COMMITTEE, 6PM (tentative)

F. **TUE APR 8.....** ..... VILLAGE BOARD, 6PM

G. **THU APR 10 .....** ..... HUMAN RESOURCES AND PUBLIC SAFETY COMMITTEE, 6PM

H. ~~**TUE APR 8.....** ..... VILLAGE BOARD, 6PM~~ Duplicate entry.

I. **TUE APR 15 .....** ..... VILLAGE BOARD ORGANIZATIONAL MEETING, 6PM

J. **FRI MAY 31 .....** ..... BULK GOODS COLLECTION EVENT, DAIRYLAND PARK

K. **ANY OTHER ANNOUNCEMENTS/EVENTS.** Manitowoc County Village Association meeting, St. Nazianz, 04/16/25. Cleveland Fire Department brat fry, 05/04/25.
- X. **BOARD AND STAFF SUGGESTIONS FOR FUTURE MEETINGS.** Unapproved expended funds by a Village trustee.
- XI. **CLOSED SESSION**

A. Motion Holzwart/Warosh to convene in closed session pursuant to Sec. 19.85 (1) (c), Wis. Stats., for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility—Director of Village Services/Clerk-Treasurer/Director of Public Works. Roll call—all ayes. Motion carried.  
  
[REDACTED]

[The public, Chief Fisher, and Director Grunwald left the meeting—8:08pm]

B. The Board did not reconvene in open session pursuant to Sec. 19.85 (2), Wis. Stats.

C. **ACT ON ITEMS DISCUSSED IN CLOSED SESSION.** No action.
- XII. **ADJOURNMENT.** Motion Jackett/Burkhard to adjourn; carried without negative vote. The meeting adjourned at 9:10pm.

Respectfully submitted,

Stacy Grunwald  
Director of Village Services

Approved on 04-15-2025