

**Minutes of the Village Board Meeting**  
**Aug. 28, 2023**  
**Village Board Room**

**1. CALL TO ORDER**

Village President Burt R. McIntyre appeared virtually and called the meeting to order at 6:30 p.m.

**2. ROLL CALL**

Present: President Burt R. McIntyre (virtually); Trustee Maria Lasecki, District 1; Trustee Chris Nielsen, District 2; Trustee Cathy Hughes, District 3; Trustee John Muraski, District 4; Trustee Scott Beyer, District 5; Trustee Ray Suennen, District 6; Trustee Adam Lemorande, District 7; Trustee Craig McAllister, District 8

Staff: Chris Haltom, Dave Wiese, Geoff Farr, Josh Gerrits, Chief Dennis Staeven, DEO Brandon Dhuey, Leigh Ann Wagner Kroening

**3. RECITE THE PLEDGE OF ALLEGIANCE**

B. McIntyre led the meeting in the pledge.

President McIntyre asked for nominations for an in-person meeting chair since he is appearing virtually. C. Hughes moved to nominate Trustee John Muraski. C. Nielsen seconded. **The motion carried unanimously, and J. Muraski was appointed as the presiding chair for the meeting.**

**4. REPORT BY THE VILLAGE PRESIDENT REGARDING COMPLIANCE WITH OPEN MEETING LAWS**

J. Muraski read the following notice: Pursuant to Wisconsin Statutes 19.81-19.98, the Village Board is meeting to conduct public business. In accordance with state law, the meeting agenda was posted at Village Hall, other municipal buildings, and on the Village of Howard website and was also distributed to the local media and other requesters at least 24 business hours prior to the start of this meeting.

**5. APPROVE THE AGENDA FOR THE MEETING**

C. Nielsen moved to approve the agenda. C. Hughes seconded. **The motion carried unanimously.**

**6. HOWARD FIRE RESCUE PRESENTATIONS**

- a. Battalion Chief Stefan Schaefer presented a flag box to Sue O'Connor in honor of her husband, the late Howard Chief John O'Connor.
- b. Battalion Chief Stefan Schaefer presided over the badge pinning of Assistant Fire Chief Jeff Steinhorst and Howard Fire Chief Dennis Staeven.

**7. PUBLIC APPEARANCES**

- Frank Ingram, 1460 Maple Hills Drive, said he supports the redevelopment of the old AMS/United Health Building, but he is concerned the apartments in the old building will be windowless. He also questioned the developer's request for \$10 million incentive and the proposed timeline for the development.
- Jane and Paul Beyer said they recently purchased a home on Hillsdale Court and would like water and sewer extended to their property. They said there are two homes that already have the utilities, and they have a failing septic system that needs to be replaced within the year.

**8. FUTURE AGENDA ITEMS/ANNOUNCEMENTS (NONE)**

**9. COMMUNICATIONS (NONE)**

**10. APPROVE CONSENT AGENDA**

C. Hughes moved to approve the Consent Agenda. M. Lasecki seconded. C. McAllister pulled 10i (iv) – the request for a Preliminary Planned Development District from TWall Enterprises for 3100 AMS Blvd. **The motion carried unanimously, with the following items approved:**

- a. Village Board meeting minutes from Aug. 14, 2023
- b. Receipt of the Plan Commission meeting minutes from Aug. 21, 2023
- c. Municipal Invoices totaling \$1,131,891.70, paid with checks #78253-78348
- d. The following Operator Licenses:
  - i. Eric N. Deehring
  - ii. Aspen J. Hoterman
  - iii. Jacob Ryan D. Lorenz
  - iv. Jennifer M. Menting
  - v. Andrew S. Oettel
  - vi. Marley B. Raab
- e. Change Order #7 to MCC, Inc. for the Village Center 2<sup>nd</sup> Addition Road Contract involving a \$2,464.27 decrease
- f. Change Order #2 to David Tenor Corporation for the Village Center Parking Lot and Harwood Avenue Watermain Relay - Utility Contract involving a \$1,535.01 increase
- g. Change Order #4 to McKeefry & Sons Inc. for the Village Center Parking Lot and Harwood Avenue Watermain Relay - Road Contract involving a \$24,725.63 increase
- h. Change Order #4 to KCG Excavating for the Jewel Meadow Subdivision, Glendale Avenue and Stordeur Run Estates 3rd Addition - Road Contract involving a \$978.78 increase
- i. PLAN COMMISSION ITEMS (*The Plan Commission unanimously recommended approval of the following items.*)
  - i. The request from Brad Wagnitz to rezone 1803 Red Oak St., VH-202-6, from R-5 Rural Estate Residential to R-1 Residential Single Family
  - ii. The request from Gus Barlament for conditional use approval to construct an accessory structure larger than 1,600 square feet (48' x 104') at 1227 E. Deerfield Ave., VH-361-2]
  - iii. The request from Becky Barlament for conditional use approval to construct an accessory structure larger than 1,600 square feet (43' x 60') at 1131 Cottage Grove Ave., VH-105-1
  - v. The request for a Preliminary Planned Development District for Velp Avenue Storage, 1765 Velp Ave., VH-582-4-1, for an existing day care and maxi-storage units

**10i (iv) Review and take action on the request for a Preliminary Planned Development District from TWall Enterprises for 3100 AMS Blvd., VH-727-103, for approximately 1,308 multi-family units and up to 257,000 square feet of commercial space**

D. Wiese explained the four-step PDD process. He introduced Jake Bunz, the project manager for TWall Enterprises, who said the preliminary plan is the grand vision for the site. He reviewed the company's portfolio, the background of the 3100 Ams Blvd building purchase, and the development plans for the nearly 50-acre site that is expected to be implemented in 16 phases over roughly 20 years to meet market trends and rental demand. He said the specific unit designs, parking plans, and amenity details will be outlined in the next step.

C. Hughes moved to approve the Preliminary PDD for TWall Enterprises for 3100 AMS Boulevard, VH-727-103, for approximately 1,308 multi-family units and up to 257,000 commercial square feet. C. McAllister seconded. **The motion carried 8-1 (No: S. Beyer).**

**11. UNFINISHED BUSINESS OR OLD BUSINESS ITEMS (NONE)**

**12. NEW BUSINESS ITEMS**

- a. **Review and take action on the Certified Survey Map for Brad Wagnitz for 1803 Red Oak St., VH-202-6**

D. Wiese said since the board approved rezoning 1803 Red Oak St. under the Consent Agenda, the applicant is asking for approval of the CSM to create an additional residential lot on VH-202-6 to build a

retirement home for he and his wife. J. Gerrits explained the need to extend water and sanitary sewer to the new parcel if approved. R. Suennen moved to approve the CSM for 1803 Red Oak St., VH-202-6, contingent upon municipal sewer and water being extended to the new parcel. A. Lemorande seconded. **The motion carried unanimously.**

**b. Review and take action on Change Order #2 to Unlimited Enterprizes for the Village Center 2<sup>nd</sup> Addition Lighting Contract involving a \$31,592.29 increase**

J. Gerrits said the change order reflects the addition of items to complete lighting facilities in the new Howard Commons Parking Lot. C. Nielsen moved to approve change order #2 to Unlimited Enterprizes for the Village Center 2nd Addition Lighting Contract involving a \$31,592.29 increase. C. Hughes seconded. **The motion carried unanimously.**

**c. Review and take action on Change Order #5 to Dorner Inc. for the Rouse Pointe Subdivision – Road Contract involving a \$34,521.03 decrease**

J. Gerrits said the change order reflects the removal of unused items, including unused base course due to soil conditions and removal of borrow clay as portions of the pond had existing clay soils meeting DNR standards for clay liner. A. Lemorande moved to approve change order #5 to Dorner Inc. for the Rouse Pointe Subdivision – Road Contract involving a \$34,521.03 decrease. R. Suennen seconded. **The motion carried unanimously.**

**d. Review and take action on Change Order #2 to McKeefry & Sons, Inc. for the Rouse Pointe Subdivision – 2023 Road Contract involving a \$40,430.50 decrease**

J. Gerrits said the change order reflects the removal of unused items, including additional unused base course due to soil conditions and erosion control items unused due to overlap of 2022 and 2023 contracts. M. Lasecki moved to approve change order #2 to McKeefry & Sons, Inc. for the Rouse Pointe Subdivision – 2023 Road Contract involving a \$40,430.50 decrease. C. Nielsen seconded. **The motion carried unanimously.**

**13. REPORTS OF VILLAGE OFFICIALS**

**a. C. Haltom will provide the financial report for the Howard Commons Apartments for the period ended July 31, 2023**

C. Haltom reviewed the financial report for the Howard Commons Apartments. The board discussed. **No action was taken.**

**14. CLOSED SESSION (NONE)**

**14. RETURN TO OPEN SESSION**

A. Lemorande moved to reconvene to open session. C. Hughes seconded. The motion carried, and the board reconvened to open session at 7:40 p.m.

**15. ADJOURNMENT**

M. Lasecki moved to adjourn. C. McAllister seconded. **The motion carried unanimously, and the board adjourned at 7:26 p.m.**