



**Village of Hartland**

210 Cottonwood Avenue

Hartland WI 53029

PH: 262-367-2714

FAX: 262-367-2430

[www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov)

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**VILLAGE BOARD AGENDA  
TUESDAY, APRIL 8, 2025 \* 6:05 PM  
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Call to Order

Roll Call

1. Building needs study presentation and discussion with Keller, Inc.
2. Possible action on previous item.
3. Adjournment.

Ryan Bailey, Village Manager

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 Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible.



# Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison,  
Milwaukee, & Wausau

## Hartland – Simple Budget

### Overview

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- Option #1
  - Zion – Police Addition / Fire Addition and Admin / Rec Remodel
  - 20 – 24 Million
  - Land Cost:
    - High selective demo costs and structural reinforcement
    - Fire off site relocation costs
  
- Option #2
  - Zion – Police Addition / Fire Ground Up and Admin / Rec Remodel
  - 21 – 24 Million
  - Land Cost
    - High selective demo costs and structural reinforcement
    - Existing Fire Station Value: \$TBD
  
- Option #3
  - Zion – Police and Fire Ground Up and Admin / Rec Remodel
  - 22 – 24 Million
  - Land Cost
    - 4,500 less sq. ft. than Option 1 and 3 (approximately 2 million in savings)
    - Existing Fire Station Value: \$TBD
  
- Option #4
  - Ground Up Police / Fire and Ground Up Admin at Hartbrook Park
  - 22 – 27 Million
    - Existing Fire Station Value: \$TBD
  
- Option #5
  - Ground Up Police / Fire at Lawn Street Site
  - Ground up Admin and Rec at Hartbrook Park
  - 35 – 40 Million

**ADDRESS**

P.O. Box 620, Kaukauna, WI 54130-0620

**PHONE**

920-766-5795 1-800-236-2534

**FAX**

920-766-5004

**WEB SITE**

[www.kellerbuilds.com](http://www.kellerbuilds.com)



### November – January 2026: Bidding

- A) December
  - a. Construction Documents
    - i. Finalize in November / December
  - b. Asbestos Removal?
- B) January
  - a. Out to Bid January 8<sup>th</sup>
  - b. Review Bid Notice
    - i. Publish Week of January 5<sup>th</sup>
    - ii. Publish Week of January 12<sup>th</sup>
    - iii. Publish Week of January 19<sup>th</sup>
    - iv. Publish Week of January 26<sup>th</sup>
- C) January
  - a. Bid Opening
    - i. Village Hall
    - ii. January 29<sup>th</sup> at 1pm
  - b. Bid Review
    - i. Review Bids / Alternates February

### February - March 2026: Approval / Pre-Construction

- A) February board meeting
  - a. Approve Bids
  - b. Approve Funding (bonds)
- B) March
  - a. Long Lead Items / Scheduling
- C) March
  - a. Preconstruction Meeting
  - b. Job Schedule

### Spring 2026 – Break Ground

- A) Begin Construction
- B) Job Site Meetings

### Spring 2027 – Completion

- A) Punch List
- B) Move in



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## Hartland – Square Footage Review Needs Assessment

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- Existing Police Square Footage: 7,276 sq. ft.
  - Newest addition in 1980 (45 years old)
  - Previous Study: 33,315 sq. ft.
  - Current Needs: 19,232
  
- Existing Fire Station Square Footage: 8,938 sq. ft.
  - Built in 1964 and addition in 1974 (61 years old)
  - Previous Study: 22,172 sq. ft.
  - Current Needs: 21,232
  
- Existing Administrative Square Footage: 7,304 sq. ft.
  - Newest addition in 1980 (45 years old)
  - Previous Study: 9,968 sq. ft.
  - Current Needs: 6,830 sq. ft.
  
- Existing Rec Square Footage: 3,753 sq. ft.
  - Current Needs: 23,597 sq. ft.

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