



Village of Hartland

210 Cottonwood Avenue

Hartland WI 53029

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VILLAGE BOARD AGENDA *AMENDED*
MONDAY, JULY 28, 2025 ▪ 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Call to Order

Roll Call

Pledge of Allegiance – Trustee de Boer

Public Comments: Please be advised the Village Board will receive comments from the public related to any item(s) for a three-minute time period per person, with time extensions per the Village President's discretion. This meeting will be recorded and will be available online through the Village's website.

1. Approval of Minutes for July 14, 2025
2. Items related to vouchers
 - a. Consideration of contractor's application for payment no. 2 in the amount of \$99,789.36 to Zignego Company, Inc. for the 2025 Utilities Program
 - b. Consideration of vouchers for payment in the amount of \$194,011.34

Item referred from the July 21, 2025 Plan Commission meeting

3. Consideration of an Extraterritorial Certified Survey Map, for Ruklic property, W292 N5672 Dorn Road, Town of Merton.

Other Items for Consideration

4. Discussion and consideration of an assessor services agreement with Catalis for 2026 – 2029 in the amount of \$224,400.00.
5. Discussion and consideration to award the service agreements for Well 3 Reservoirs to Utility Service Co., Inc.

6. Village Board third reading and consideration for proposed PUD development amendment ("Project") whose approval is being sought by Three Leaf Development on property tax key HAV 0423981056 located on Campus Drive. The Village Board will review and consider:
 - a. Proposed amendment of preliminary site and building plans for senior living Development (increase to 124 units from previously approved 118);
 - b. Request by the developer to amend the PUD to adjust the impact fees from \$1,265,801 to \$882,927 for a reduction of \$382,874, reflecting a waiver of the library and park impact fees and a reduction of the Regional Sewer Availability and Connection Fee to reflect a usage of 37% of what a single family home would use.
7. Consideration of Resolution 07/14/2025 establishing fees for Mobile Food Vendors
8. Consideration of scheduling an informational session regarding building and space needs.
9. Discussion and possible action on a resolution of necessity regarding the vacant lot at 550 Hartbrook Drive, Hartland, WI
10. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regard to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Manager or other Village Staff members.
11. Adjourn

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.

To participate via Zoom in the Village of Hartland Board meeting, please dial 1 (312) 626-6799. The meeting ID is: 842 1619 8788

Passcode: 116235 Or participate online: <https://us02web.zoom.us/j/84216198788?pwd=QqaoFLXoTXdO9xIC86aXXOYCOpTST2.1>

**VILLAGE OF HARTLAND
VILLAGE BOARD MINUTES
MONDAY, JULY 14, 2025 · 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

President Pfannerstill called the meeting to order at 6:31 pm.

Present: President Pfannerstill, Trustees de Boer, Truttschel, Pfeiffer, Wallschlager, Conner, Hallquist

Others Present: Village Manager Bailey, Police Chief Misko, Fire Chief Jambretz, DPW Director Jensen, Recreation Director Blonien, Clerk Policello

President Pfannerstill said Amy Askren is stuck in traffic; initially, he was going to move that item up on the agenda. We will hold this item until she arrives.

Public Comment: Please be advised the Village Board will receive comments from the public related to any item(s) for a three-minute time period per person, with time extensions per the Village President's discretion. This meeting will be recorded and will be available online through the Village's website.

Kelley Ryder, 655 Rae Dr. - Kelley thanked the Village for putting the "no dog walking" notice on the Ice Age Trail by her house. She wants the Village to consider other locations for the proposed new Village Hall, Police Department and Fire Department buildings. She does not want it in Hartbrook Park; wants more community engagement and transparency.

Ann Wallschlager, 1148 Mary Hill - She said the band at the Hometown Celebration on June 28th was loud and she could hear it at her house, which is in the northeast corridor of the Village. Her son could hear it at his house in Merton. She knows someone that was at Hometown that said it was too loud for them to go under the tent; that volume of noise has to be hard on the volunteers that are working under the tent. She asked that volume be a consideration at events. She was happy to see the carnival this year.

Trevor de Boer, 608 Oxford Dr. – Trevor thanked the village and board for the Hometown Celebration and the recognition he received; it meant a lot to him and his family. He suggested recognizing local service members who are currently deployed or on active duty, mentioning several individuals heading to Kuwait in about a week. de Boer proposed creating a list on the Village website to honor these hometown heroes.

Kris Tomkiewicz, 675 Rae Dr. – She supports the need for new buildings; she supports the tax implication. Hartbrook Park is beautiful and it would be a tragedy to take park space away. It would be a mistake.

Tim Walters, 593 River Meadow Dr.– If we are picking Hartbrook Park because we already own it – the people are willing to pay for the improved services. He suggested considering the cost of recreating a similar park elsewhere if the current one is repurposed. He proposed exploring other locations like the old Skateland Center.

President Pfannerstill said he would welcome the opportunity to meet with any resident to discuss the proposed buildings. This has been worked on for 14 months, maybe longer. A needs analysis was done for the Police and Fire Departments. He doesn't want to spend the money, however, the

needs analysis shows that there is a need. The old Skateland property is not for sale, so it is not available. Pfannerstill emphasized that the board has explored various options and is committed to addressing to balance community needs with fiscal responsibility.

Karen Wartinbee, 602 River Meadow Dr. – She expressed strong opposition to the proposed development and fee waivers, citing concerns about rising taxes and the financial burden on especially retired individuals. She questioned the transparency of the process and the full cost implications of the project, including operating expenses.

Police Chief Misko added details about the proposed facility at Hartbook Park, clarifying that only the baseball diamond area would be affected, while other park amenities would remain intact. He addressed concerns about emergency vehicle noise and explained the strategic importance of the location for response times.

Fire Chief Jambritz discussed staffing challenges, noting a significant decrease in local volunteers over the years. He explained the need for additional bunks and full-time staff to ensure adequate emergency response capabilities

Kelley Ryder spoke again to say that her whole family is fire fighters and she has nothing but the highest regard for police and fire; she understands the need for the buildings. Her biggest concern is transparency. She does not agree with the proposed location at Hartbrook Park.

Trustee Hallquist said the baseball field at Hartbrook Park will be replace at another park in the Village.

Michelle Kolo (sp?) 102 Kesteral Way – She used to live in that neighborhood. She said it's important that part of Hartbrook will be will be kept as park space and Centennial Park is pretty awesome and it's so close.

Clerk Policello said on the Village's website homepage residents can sign up for notifications when a Village Board and Plan Commission agenda is posted; they can also sign up for the weekly Hartland Happenings e-newsletters.

Barb Legare, 700 Rae Dr. – Why wouldn't there be something out there that the residents can voice there opinion on this. Is it the Board's decision alone?

Pfannerstill said that was discussed. Because of the need for the buildings, he has toured police and fire buildings, even if we put it out for referendum, we would still have the need if the residents voted no. It's all about finding the right place.

Karen Wartinbee returned to the podium. What about moving the Police and Fire Departments together. The taxes will affect retired residents.

Motion (Pfeiffer/Wallschlager) to table the Ben Askren Proclamation until his family arrives. All were favor, **motion carried.**

1. Approval of Minutes for June 23, 2025
 - a. Motion (Conner/Truttschel) to approve the Minutes for June 23, 2025. All were in favor, **motion carried.** Abstain - Wallschlager

2. Items related to vouchers

- a. Consideration of contractor's application for payment no. 2 in the amount of \$260,907.00 to Wolf Paving for the 2025 Paving Program

DPW Director Jenson said Wolf Paving is doing a good job and in constant communication with staff. Staff recommends making the payment.

Motion (Pfeiffer/Conner) to approve contractor's application for payment no. 2 in the amount of \$260,907.00 to Wolf Paving for the 2025 Paving Program.

Trustee Wallschlager asked Jenson if staff has been out to check the work. Jenson said inspections have been done by staff and Ruekert & Mielke.

Trustee Truttschel said W. Capitol looks great. Jenson said they had a lot of meetings about that project.

All were in favor, **motion carried.**

- b. Consideration of vouchers for payment in the amount of \$912,318.29

Motion (Truttschel/Wallschlager) to approve the vouchers in the amount of \$912,318.29. All were in favor, **motion carried.**

Motion (Pfeiffer/Conner) to take up the Proclamation that was tabled at this time. All were in favor, **motion carried.**

President Pfannerstill presented a proclamation recognizing Ben Askren's accomplishments and declaring July 18, 2025, as Ben Askren Day in Hartland. It highlighted Askren's wrestling achievements, including his success at Arrowhead High School, the University of Missouri, and his professional mixed martial arts career. It also recognized his contributions as an owner and coach at the Askren Wrestling Academy in Hartland.

Amy Askren said this has made them appreciate their community; the parade, the wrestlers and the families. They love living here and are thankful for the support and prayers.

President Pfannerstill extended, on behalf of the entire Board, staff and the Village of Hartland, that we can't understand what they have gone through; there is a lot of love for Ben and the entire family.

3. Review and consideration of items related to Licenses and Permits

- a. Consideration of Special Event Application for Special Event Application for Palmers Steakhouse for the Palmer's Tent Event Gala on September 14, 2025.

Lisa Arenas appeared representing Palmers Steakhouse. The annual event benefits Donate Life and Make A Wish. Her brother, Tony, had a double lung transplant 10 years ago, and he is going well. The money raised will go to research to enhance the longevity of transplant recipients along with cystic fibrosis. There is a 50% rejection rate up to the first 3 years post-transplant. The event will be the same as previous years.

Motion (Hallquist/Truttschel) to approve the Special Event Application for Palmers Steakhouse for the Tent Event Gala on September 14, 2025. All were in favor, **motion carried.**

- b. Consideration of Restricted Species application - Terry Johnson, 524 Penbrook Way for six chickens

Terry Johnson presented his application for keeping six chickens at his property. He provided detailed documentation and plans for the chicken coop, noting that he is a retired science teacher and has always wanted to have chickens. Johnson described the coop design as adequate for six chickens and aesthetically pleasing, mentioning that it would be partially hidden by a fence.

Motion (Wallschlager/Pfeiffer) to approve the Restricted Species application for Terry Johnson, 524 Penbrook Way for six chickens. All were in favor, **motion carried.**

Other Items for Consideration

4. Conceptual review of addition to 221 E. Capitol Drive, Lake Country Playhouse

Misty Hintz from BJS Construction Services presented a conceptual plan for an addition to the Lake Country Playhouse. The proposed 2,100 square foot addition would house a new black box theater on the south side of the building. Hintz explained that the design would match the existing structure's aesthetics and include an ADA-accessible entrance. The board discussed the proposal, with President Pfannerstill expressing support for the project.

Motion (Truttschel/de Boer) to send the conceptual review of 221 E. Capitol Drive to Plan Commission.

5. Village Board second reading for proposed PUD development amendment ("Project") whose approval is being sought by Three Leaf Development on property tax key HAV 0423981056 located on Campus Drive. The Village Board will review and consider:
- Public Hearing** to hear comments on the proposed preliminary site and building plans, preliminary certified survey map, petitioned rezoning to RM-1 with PUD Agreement, proposed land use amendment, and
 - Proposed amendment of preliminary site and building plans for senior living Development (124 units from previous 120);
 - Request by the developer to amend the PUD to waive impact, sewer connection and Regional Sewer Availability Charge fees totaling approximately \$382,874.

President Pfannerstill opened the Public Hearing at 7:32 pm.

Karen Wartinbee asked the Board not to vote for this; think about the costs you are putting on the community.

Pfannerstill closed the Public Hearing at 7:35 pm.

Second reading is complete.

John Ford presented the request to amend the PUD to waive impact, sewer connection and Regional Sewer Availability Charge fees totaling approximately \$382,874. The current municipal code addresses impact fees for commercial and residential use, nothing in between. The typical single family home is based on an occupancy of 3.5 – 4 people per house. For a senior housing development the average people per unit is 1.2. They are asking for an adjustment to waive the park and library impact fees and adjust the Village and Regional Sewer Connection Fees. The industry statistics indicate that senior living residents would use about 37% of the water that a single-family home would use. The Board previously asked Ford to determine what the actual water usage is for a comparable facility, which he found to be 11,000 gal/day; which is 15% of the water that a single-family home would use. This development will provide good housing options for seniors. Ford does not consider this a waiver of impact fees; this is about charging according to the actual usage. The annual tax bill for this development will be \$225,000 - \$250,000.

President Pfannerstill asked Bailey what the Hartland tax portion of this development would be. Bailey said it is 35% of the tax bill.

Trustee Wallschlager said she didn't have all of her notes; she has not been in favor of the waiving of the fees in the past; she asked Ford if Three Leaf has asked their attorneys to waive their fees. Ford said their legal counsel is in-house, which saves them money as opposed to outside legal counsel.

Trustee Truttschel questioned the 15% usage; Ford said they used usage for March – May of this year.

Pfannerstill said \$90,000 – \$110,000/year in taxes will be gained just for Hartland upon completion. He is in favor of approving this request. He appreciates the work that Three Leaf has put into lowering their costs on this project.

Second reading is complete.

6. Consideration of Resolution 07/14/2025 establishing fees for Mobile Food Vendors

Trustee Hallquist asked if we want to add a fee structure for fines. Chief Misko said there is a fine for violations of the ordinance.

Regarding food trucks on private property, Trustee Wallschlager likes the annual fee, but feels that it should be more. She is ok with \$25/day. She doesn't think they should be allowed to park overnight and make it a permanent location.

Trustee de Boer listed the fees that area communities charge. Oconomowoc charges a \$500 annual fee, or \$1,000 for a "permanent" location that they don't have to move daily.

Bailey asked if he is hearing that the Board is considering fees of \$25 for a one time, \$500 annual and \$1,000 permanent for private property. Pfannerstill says that he somewhat agrees with that. He doesn't want to stop food trucks, but we don't want a bunch of permanent trucks in the Village. There is no limit on the number of food trucks that are allowed on private property. Truttschel doesn't think it is likely we will have multiple permanent trucks. Pfannerstill said Oconomowoc used to charge a low rate for trucks and they were flooded with them. Per our

current ordinance, they are currently allowed on a property for 8 hours within a 12 hour period and allowed between 7 am – 11 pm.

Pfeiffer said he thinks that \$25 for a one time makes sense and raising the annual to somewhere between \$300 and \$500 makes sense, with a permanent number as well. Bailey said there have been no complaints for the truck at Gristmill. He said the current fee for a cart in the parks is \$75 per day, \$150 for an annual. Hallquist would like to see the annual cart fee increased to \$300. There would be a different fee for non-residents in the park.

Motion (Pfeiffer/Truttschel) to table this item to the next meeting. All were in favor, **motion carried.**

7. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regard to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Manager or other Village Staff members.

Chief Misko reported on the police department's representation at the funeral of MPD officer Kendall Carter and mentioned issues with an access card reader in the department.

Fire Chief Jambretz discussed recent storm-related calls and ongoing department activities, including an upcoming golf outing fundraiser.

The Recreation Department reported on the success of the Hometown Celebration and ongoing summer programs.

DPW Director Jenson provided updates on ongoing projects and staffing.

Several board members commented positively on the recent Hometown Celebration.

Village Manager Ryan Bailey mentioned that planning for next year's celebration.

President Pfannerstill thanked all staff and volunteers for their hard in the Hometown Celebration and reminded everyone of the upcoming Street Dance on August 23rd.

Clerk Policello thanked Trustee Hallquist and Al Visintainer for hosting the recorded version of the Hometown Parade. She also thanked Ben Nelson for recording and livestreaming the parade on YouTube.

8. Adjourn

Motion (Pfeiffer/Wallschlager) to adjourn, all were in favor, **motion carried.** Meeting adjourned at 8:31 pm

Respectfully submitted,
Sandee Policello
Village Clerk

Contractor's Application for Payment No. 2

Application Date: 7/22/2025		Application Period:
To (Owner): Village of Hartland	From (Contractor): Zigneo Company, Inc.	Via (Engineer): Ruekert & Mielke, Inc.
Contact: Tom Jensen	Contact: Ilya Levkov	Contact: Peter W. Gesch, P.E.
Project: 2025 Utilities Program	Address: W226 N2940 Duplainville Road Waukesha, WI 53186	Address: W233 N2080 Ridgeview Parkway Waukesha, WI 53188
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 09-10119.300

Change Order Summary

Approved Change Orders			
Number	Additions	Deductions (Enter as Positive Number)	
			1. ORIGINAL CONTRACT PRICE \$ 295,308.00
			2. Net change by Change Orders \$ -
			3. CURRENT CONTRACT PRICE (Line 1 + Line 2) \$ 295,308.00
			4. TOTAL COMPLETED TO DATE (Column L Total on Progress Estimates) \$ 253,624.00
			5. RETAINAGE:
			a. 5% X \$147,654.00 Work Completed \$ 7,382.70
			6. RETAINAGE REDUCTION TO DATE (Enter as Positive Number) . \$
			7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5a. + Line 6) \$ 246,241.30
			8. LESS PREVIOUS PAYMENTS (Line 7 from Prior Application) \$ 146,451.94
			9. AMOUNT DUE THIS APPLICATION \$ 99,789.36
TOTALS			
NET CHANGE BY CHANGE ORDERS			

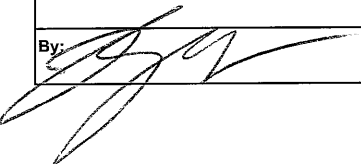
Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge:

(1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment;

(2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner per Article 15 of the General Conditions; and

(3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

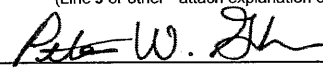
By: 

Date: 7/23/2025

Payment of: \$ 99,789.36

(Line 9 or other - attach explanation of the other amount)

Recommended by:


Peter W. Gesch (Engineer)

7/23/2025

(Date)

Payment of:

\$

(Line 9 or other - attach explanation of the other amount)

Approved by:

(Owner)

(Date)

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

2

For (Project): 2025 Utilities Program								Application Date: 7/22/2025			
Application Period:								Owner's Contract No.: 2025 Utilites Program			
								Engineer's Project No.: 09-10119.300			
A	B	C	D	E	F	G	H	I	J	K	L
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)
Miscellaneous Sanitary Sewer Repairs - Various Locations											
1	Repair Sanitary Manhole - Slurry Backfill	V.F.	4.00	\$ 2,000.00	\$ 8,000.00	2.30	\$ 4,600.00	-0.80	\$ (1,600.00)	1.50	\$ 3,000.00
2	Replace Additional Adjusting Rings - Manhole	V.F.	0.50	\$ 1,200.00	\$ 600.00		\$ -		\$ -		\$ -
3	Remove & Replace Manhole Frame & Cover	EA.	6.00	\$ 1,200.00	\$ 7,200.00	6.00	\$ 7,200.00		\$ -	6.00	\$ 7,200.00
4	30-Inch Concrete Curb & Gutter Remove & Replace	L.F.	35.00	\$ 60.00	\$ 2,100.00	20.00	\$ 1,200.00	20.00	\$ 1,200.00	40.00	\$ 2,400.00
5	3-Inch Asphalt Driveway Remove and Replace	S.Y.	10.00	\$ 132.00	\$ 1,320.00		\$ -		\$ -		\$ -
6	4-Inch Asphalt Pavement Patch (Two Lifts)	S.Y.	64.00	\$ 132.00	\$ 8,448.00	28.21	\$ 3,723.72		\$ -	28.21	\$ 3,723.72
7	Restoration - Topsoil and Sod	S.Y.	10.00	\$ 40.00	\$ 400.00		\$ -		\$ -		\$ -
TOTAL ALL MISC. SANITARY SEWER REPAIRS - VARIOUS LOCATIONS					\$ 28,068.00		\$ 16,723.72		\$ (400.00)		\$ 16,323.72
Miscellaneous Storm Sewer Catch Basin Repairs - Various Locations											
8	Repair Storm Catch Basin - Slurry Backfill	V.F.	25.00	\$ 1,200.00	\$ 30,000.00	5.00	\$ 6,000.00	15.00	\$ 18,000.00	20.00	\$ 24,000.00
9	Replace Additional Adjusting Rings - Catch Basin	V.F.	2.00	\$1,200.00	\$ 2,400.00		\$ -		\$ -		\$ -
10	Remove & Replace Catch Basin Frame & Grate	EA.	2.00	\$1,200.00	\$ 2,400.00	2.00	\$ 2,400.00		\$ -	2.00	\$ 2,400.00
11	Remove & Replace 2'x3' Catch Basin - Slurry Backfill	EA.	2.00	\$3,500.00	\$ 7,000.00	2.00	\$ 7,000.00		\$ -	2.00	\$ 7,000.00
12	Excavate & Concrete Structure (40-Inch Diameter Structure)	EA.	1.00	\$1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00
13	30-Inch Concrete Curb & Gutter Remove & Replace	L.F.	500.00	\$60.00	\$ 30,000.00	130.00	\$ 7,800.00	470.00	\$ 28,200.00	600.00	\$ 36,000.00
14	6-Inch Concrete Driveway Remove & Replace	S.F.	500.00	\$20.00	\$ 10,000.00		\$ -		\$ -		\$ -
15	4-Inch Concrete Sidewalk Remove & Replace	S.F.	325.00	\$20.00	\$ 6,500.00	75.00	\$ 1,500.00		\$ -	75.00	\$ 1,500.00
16	3-Inch Asphalt Driveway Remove and Replace	S.Y.	15.00	\$132.00	\$ 1,980.00		\$ -		\$ -		\$ -
17	4-Inch Asphalt Pavement Patch (Two Lifts)	S.Y.	150.00	\$132.00	\$ 19,800.00	43.81	\$ 5,782.92	139.12	\$ 18,363.84	182.93	\$ 24,146.76
18	Back Plaster Pipe Connections	EA.	4.00	\$1,000.00	\$ 4,000.00		\$ -	4.00	\$ 4,000.00	4.00	\$ 4,000.00
19	Restoration - Topsoil and Sod	S.Y.	125.00	\$40.00	\$ 5,000.00		\$ -	114.00	\$ 4,560.00	114.00	\$ 4,560.00
TOTAL ALL MISC. CATCH BASIN REPAIRS - VARIOUS LOCATIONS					\$ 120,580.00		\$ 30,482.92		\$ 74,623.84		\$ 105,106.76
Miscellaneous Storm Sewer Repairs - Various Locations											
20	Remove & Replace 48-Inch Manhole	EA.	1.00	\$8,000.00	\$ 8,000.00	1.00	\$ 8,000.00		\$ -	1.00	\$ 8,000.00
21	Repair Storm Manhole - Slurry Backfill	V.F.	3.25	\$1,000.00	\$ 3,250.00		\$ -	3.30	\$ 3,300.00	3.30	\$ 3,300.00
22	Replace Additional Adjusting Rings - Manhole	V.F.	0.25	\$1,000.00	\$ 250.00		\$ -	0.25	\$ 250.00	0.25	\$ 250.00
23	4-Inch Asphalt Pavement Patch (Two Lifts)	S.Y.	45.00	\$132.00	\$ 5,940.00	4.00	\$ 528.00	24.36	\$ 3,215.52	28.36	\$ 3,743.52
TOTAL ALL MISC. STORM SEWER REPAIRS - VARIOUS LOCATIONS					\$ 17,440.00		\$ 8,528.00		\$ 6,765.52		\$ 15,293.52
Miscellaneous Hydrant Repairs - Various Locations											
24	30-Inch Concrete Curb & Gutter Remove & Replace	L.F.	30.00	\$100.00	\$ 3,000.00		\$ -		\$ -		\$ -
25	Remove & Replace Hydrant Assembly and Valve - Slurry	EA.	2.00	\$12,500.00	\$ 25,000.00	2.00	\$ 25,000.00		\$ -	2.00	\$ 25,000.00
26	4-Inch Asphalt Pavement Patch (Two Lifts)	S.Y.	25.00	\$132.00	\$ 3,300.00		\$ -		\$ -		\$ -
27	Restoration - Topsoil and Sod	S.Y.	20.00	\$40.00	\$ 800.00		\$ -	20.00	\$ 800.00	20.00	\$ 800.00
TOTAL ALL MISC. HYDRANT REPAIRS - VARIOUS LOCATIONS					\$ 32,100.00		\$ 25,000.00		\$ 800.00		\$ 25,800.00
Miscellaneous Water Valve Repairs - Various Locations											
28	8-Inch Water Main Valve Remove & Replace - Slurry Backfill	EA.	1.00	\$10,000.00	\$ 10,000.00	2.00	\$ 20,000.00		\$ -	2.00	\$ 20,000.00
29	6-Inch Water Main Valve Remove & Replace - Slurry Backfill	EA.	4.00	\$9,500.00	\$ 38,000.00	3.00	\$ 28,500.00		\$ -	3.00	\$ 28,500.00
30	30-Inch Concrete Curb & Gutter Remove & Replace	L.F.	30.00	\$60.00	\$ 1,800.00		\$ -		\$ -		\$ -

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

2

For (Project): 2025 Utilities Program								Application Date: 7/22/2025			
Application Period:								Owner's Contract No.: 2025 Utilities Program			
								Engineer's Project No.: 09-10119.300			
A	B	C	D	E	F	G	H	I	J	K	L
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)
31	4-Inch Asphalt Pavement Patch (Two Lifts)	S.Y.	60.00	\$132.00	\$ 7,920.00	50.00	\$ 6,600.00		\$ -	50.00	\$ 6,600.00
32	Restoration - Topsoil and Sod	S.Y.	10.00	\$40.00	\$ 400.00		\$ -		\$ -		\$ -
TOTAL ALL MISC. VALVE REPAIRS - VARIOUS LOCATIONS					\$ 58,120.00		\$ 55,100.00		\$ -		\$ 55,100.00
Common to All Miscellaneous Utility Repairs - Various Locations											
33	Traffic Control, Signage & Barricades -Misc. Locations	L.S.	1.00	\$35,000.00	\$ 35,000.00	0.50	\$ 17,500.00	0.50	\$ 17,500.00	1.00	\$ 35,000.00
34	Erosion Control - Misc. Locations	L.S.	1.00	\$1,000.00	\$ 1,000.00	0.50	\$ 500.00	0.50	\$ 500.00	1.00	\$ 1,000.00
35	Crushed Aggregate Base Course	TON	30.00	\$100.00	\$ 3,000.00		\$ -		\$ -		\$ -
TOTAL ALL COMMON TO ALL - VARIOUS LOCATIONS					\$ 39,000.00		\$ 18,000.00		\$ 18,000.00		\$ 36,000.00
TOTAL BID ITEMS 1-35					\$ 295,308.00		\$ 153,834.64		\$ 99,789.36		\$ 253,624.00
ADDITIONAL ITEMS											
					\$ -		\$ -		\$ -		\$ -
					\$ -		\$ -		\$ -		\$ -
TOTAL ADDITIONAL ITEMS					\$ -		\$ -		\$ -		\$ -
TOTAL ALL ITEMS					\$ 295,308.00		\$ 153,834.64		\$ 99,789.36		\$ 253,624.00

To: Village President & Board of Trustees

From: Tonia Smith, Fiscal Clerk

Date: July 23, 2025

RE: Voucher List

Attached is the voucher list for the
July 28, 2025 Village Board Meeting

July 28, 2025 Checks:	\$ 194,011.34
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Total Amount of all Checks:	<u>\$ 194,011.34</u>
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VILLAGE OF HARTLAND

VOUCHER LIST - JULY 28, 2025

07/23/25 9:42 AM

Page 1

Account Descr	Search Name	Comments	Amount
G 101-31630 HOMETOWN CELEBRATION DONATIONS	AVALON GRAPHICS LLC	ASKREN BANNER	\$95.00
G 101-31620 FINE ARTS CENTER DONATIONS	AVALON GRAPHICS LLC	THURSDAY NIGHT CONCERTS BANNERS	\$525.00
G 101-31630 HOMETOWN CELEBRATION DONATIONS	AVALON GRAPHICS LLC	BIG FISH BANNER	\$95.00
G 101-31630 HOMETOWN CELEBRATION DONATIONS	BEER CAPITOL DISTR	BEER FOR HTC ACCT#5113	\$13,185.22
G 101-21535 VISION INSURANCE	DELTA DENTAL PLAN OF WISCONSIN	VISION INSURANCE	\$342.68
G 620-14200 CUSTOMER ACCOUNTS RECEIVABLE	GALVAN, ALEJANDRO	DUPLICATE PAYMENT REFUND	\$306.86
G 101-23000 SPECIAL DEPOSITS	GINN, BOB	STRUCTURE DEPOSIT REFUND NIX 4 7/13/25	\$100.00
G 101-23000 SPECIAL DEPOSITS	GINN, BOB	PARTICIPATION DEPOSIT REFUND NIX 4 7/13/25	\$200.00
G 101-31630 HOMETOWN CELEBRATION DONATIONS	KIMBALL MIDWEST	SCREWS	\$347.00
G 101-31630 HOMETOWN CELEBRATION DONATIONS	KIMBALL MIDWEST	MISC HARDWARE	\$172.76
G 101-31630 HOMETOWN CELEBRATION DONATIONS	KOPF, SARA	HTC PHOTOGRAPHY	\$400.00
G 101-23000 SPECIAL DEPOSITS	LAKE COUNTRY AMISH FURNITURE	301 COTTONWOOD AVE OCCUPANCY DEPOSIT REFUND	\$500.00
G 101-23000 SPECIAL DEPOSITS	LAKE COUNTRY MARTIAL ARTS	365 COTTONWOOD AVE DEPOSIT REFUND	\$500.00
G 101-23000 SPECIAL DEPOSITS	LUTERBACH, DAVE	1101 E SWEETBRIAR LANE ROW DEPOSIT REFUND	\$2,000.00
G 101-31620 FINE ARTS CENTER DONATIONS	NETT, TIMOTHY	THURSDAY NIGHT CONCERT 7/31/25	\$50.00
G 101-31620 FINE ARTS CENTER DONATIONS	SHIRLEY, DAVID	ZMF BAND THURSDAY NIGHT CONCERT 7/31/25	\$595.00
G 101-31620 FINE ARTS CENTER DONATIONS	TWIST OF FATE	THURSDAY NIGHT CONCERT 8/7/25	\$750.00
			\$20,164.52
AMBULANCE			
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	AIRGAS USA LLC	OXYGEN CYLINDER	\$135.15
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	HENRY SCHEIN INC.	VARIOUS MEDICAL SUPPLIES	\$71.04
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	HENRY SCHEIN INC.	VARIOUS MEDICAL SUPPLIES	\$154.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	MID-CITY SALES	UNIFORM PATCHES	\$461.25
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	WALKER, PETER	HOTEL REIMBURSEMENT FOR CONFERENCE	\$1,371.60
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	WAUKESHA CTY EMERGENCY MAN	ID CARDS	\$6.22
			\$2,199.26
AMBULANCE			
ECONOMIC DEVELOPMENT			
E 804-56700-719 EVENTS	MOORE MEMORIES VIDEOGRAPHY LLC	HARTLAND LIGHTS	\$1,000.00
			\$1,000.00
ECONOMIC DEVELOPMENT			
ELECTIONS			
E 101-51440-290 OUTSIDE SERVICES/CONTRACTS	ELECTION SYSTEMS & SOFTWARE	FIRMWARE AND WARRANTY	\$247.24
			\$247.24
ELECTIONS			
FINANCIAL ADMINISTRATION			
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	AT&T BOX 9009	LAN SITE SURVEY CUST# 0701020228762	\$351.75
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	AT&T BOX 9009	SALES TAX (TAX-EXEMPT)	-\$1.75
E 101-51500-500 PROPERTY ASSESSMENT	CATALIS TAX & CAMA INC	ASSESSMENT SERVICES	\$4,587.50

Account Descr	Search Name	Comments	Amount
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	JULY FSA FEES	\$94.70
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	CLOUD BACKUP	\$56.66
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$621.86
FINANCIAL ADMINISTRATION			<u>\$5,710.72</u>
FIRE PROTECTION			
E 101-52200-255 BLDGS/GROUNDS	ACE REDI-MIX INC	CONCRETE FOR FIREHOUSE	\$1,925.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BIEBELS TRUE VALUE	EXTENSION CORD	\$176.61
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BIEBELS TRUE VALUE	BALL VALVE/ COUPLING	\$15.25
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BIEBELS TRUE VALUE	VARIOUS PAINTS	\$48.16
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	GRAINGER	AIR REGULATOR	\$82.70
E 101-52200-255 BLDGS/GROUNDS	HALQUIST STONE CO INC	CONCRETE DUMP CHARGES	\$40.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	MID-CITY SALES	UNIFORM PATCHES	\$461.25
E 101-52200-255 BLDGS/GROUNDS	PIONEER SUPPLY LLC	PAPER TOWEL	\$92.00
E 101-52200-255 BLDGS/GROUNDS	WISCONSIN CONTRACTORS SUPPLY	MESH ROLLS	\$247.00
FIRE PROTECTION			<u>\$3,087.97</u>
GENERAL ADMINISTRATION			
E 101-51400-395 COMMUNITY RELATIONS	AVALON GRAPHICS LLC	NNO BANNER	\$400.00
E 101-51400-395 COMMUNITY RELATIONS	CIVIC PLUS	SOCIAL MEDIA ARCHIVING	\$3,608.01
E 101-51400-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$150.00
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	\$4,020.50
GENERAL ADMINISTRATION			<u>\$8,178.51</u>
KESTREL WAY			
E 401-70625-285 CONSTRUCTION COSTS	NEENAH FOUNDRY CO	MANHOLE FRAMES	\$2,478.00
KESTREL WAY			<u>\$2,478.00</u>
LAW ENFORCEMENT			
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	BIEBELS TRUE VALUE	TUBING FOR SQUAD PRINTER	\$5.37
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	BOUND TREE MEDICAL	AED PADS	\$311.96
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	CLEARPATH CONNECTIONS	DOOR CONTROLLER REPAIRS	\$2,102.13
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$637.50
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE (LAB BILLING)	LAB SERVICES	\$157.56
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	VITALSHRED	SHREDDING SERVICES	\$91.10
LAW ENFORCEMENT			<u>\$3,305.62</u>
LIBRARY			
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	BOOKS	\$458.23
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$450.00
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	CLOUD BACKUP	\$50.00
E 101-55110-310 BOOKS & MATERIALS	PLAYAWAY PRODUCTS	VARIOUS PLAYAWAYS	\$186.98
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	STAFF COPIER SERVICES	\$96.01

Account Descr	Search Name	Comments	Amount
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	FLOOR COPIER SERVICES	\$96.01
LIBRARY			\$1,337.23
MISC STORM SEWER REPAIR			
E 401-74010-285 CONSTRUCTION COSTS	ZIGNEGO COMPANY	2025 UTILITIES PROGRAM	\$8,254.46
MISC STORM SEWER REPAIR			\$8,254.46
PARKS			
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	SAFE GAS CAN	\$60.27
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	MURIATIC ACID	\$9.87
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	ORANGE MARKING PAINT	\$32.36
PARKS			\$102.50
PUBLIC WORKS			
E 101-53000-420 STORM SEWER	ACE REDI-MIX INC	STONE FOR SWEEPING BIN	\$2,242.00
E 101-53000-420 STORM SEWER	ACE REDI-MIX INC	CONCRETE FOR SWEEPING BIN	\$3,730.00
E 101-53000-420 STORM SEWER	ACE REDI-MIX INC	CONCRETE FOR SWEEPING BIN	\$1,499.00
E 101-53000-420 STORM SEWER	AREA RENTAL & SALES DELAFIELD	CONCRETE VIBRATOR RENTAL	\$36.00
E 101-53000-420 STORM SEWER	BIEBELS TRUE VALUE	NUTS & BOLTS	\$31.21
E 101-53000-420 STORM SEWER	BIEBELS TRUE VALUE	RECEP COVER	\$4.20
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	STEEL WOOL	\$10.75
E 101-53000-360 VEHICLE MAINT/EXPENSE	DD SLING & SUPPLY INC	SINGLE LEG CHAIN SLINGS	\$706.91
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	PFD FUEL	\$1,962.63
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	NO-LEAD FUEL	\$1,451.57
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	NO-LEAD FUEL	\$285.65
E 101-53000-410 STREETS GEN MAINT	HALQUIST STONE CO INC	#2 STONE	\$125.57
E 101-53000-410 STREETS GEN MAINT	INSIGHT FS	GARLON ULTRA AND CROSSBOW	\$918.30
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	\$273.78
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	\$147.87
E 101-53000-180 OTHER BENEFITS	KONEN, TONY	WORK BOOTS	\$200.00
E 101-53000-420 STORM SEWER	MENARDS- PEWAUKEE	CONCRETE FORM LUMBER	\$159.60
E 101-53000-420 STORM SEWER	MENARDS- PEWAUKEE	MAGNETIC TAPE	\$245.66
E 101-53000-420 STORM SEWER	MENARDS- PEWAUKEE	J CHANNEL	\$140.12
E 101-53000-420 STORM SEWER	MENARDS- PEWAUKEE	LUMBER FOR STREET SWEEPING BIN	\$3,871.11
E 101-53000-420 STORM SEWER	MENARDS- PEWAUKEE	LUMBER/ HOUSE WRAP	\$263.02
E 101-53000-360 VEHICLE MAINT/EXPENSE	NAPA AUTO PARTS	TOOLS	\$172.38
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	OLSEN SAFETY EQUIPMENT CORP	VARIOUS PPE	\$55.19
E 101-53000-360 VEHICLE MAINT/EXPENSE	PORT-A-JOHN	PORTABLE RESTROOMS	\$291.00
E 101-53000-360 VEHICLE MAINT/EXPENSE	PORT-A-JOHN	PORTABLE RESTROOMS	\$172.00
E 101-53000-360 VEHICLE MAINT/EXPENSE	PRICE ENGINEERING	FITTINGS FOR PAINTER	\$3.54
E 101-53000-420 STORM SEWER	WISCONSIN CONTRACTORS SUPPLY	FORM RENTAL FOR SWEEPING BIN	\$1,863.77
E 101-53000-420 STORM SEWER	WISCONSIN CONTRACTORS SUPPLY	ITEMS FOR SWEEPING BIN	\$211.95
E 101-53000-410 STREETS GEN MAINT	WOLF PAVING CO INC	ASPHALT PATCH	\$250.50

Account Descr	Search Name	Comments	Amount
E 101-53000-410 STREETS GEN MAINT	WOLF PAVING CO INC	ASPHALT	\$109.42
PUBLIC WORKS			\$21,434.70
RECREATION PROGRAMS/EVENTS			
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	ANGELES, IRENE	WATERCOLOR, CHOCOLATE, WINE 6/20/25	\$168.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	ANGELES, IRENE	WATERCOLOR, CHOCOLATE, WINE 7/11/25	\$196.00
E 101-55300-304 TBALL	ART OF LIFE	T-BALL PHOTOS	\$800.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	FLOWER GARDEN	FLORAL DESIGN CLASSES	\$480.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	LAKE COUNTRY FINE ARTS SCHOOL	DRAWING AND ROCK PAINTING	\$360.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	LAKE COUNTRY FINE ARTS SCHOOL	HANDBUILDING AND SCULPTING	\$336.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	SPORTZ BRAINS	SPORTY SHORTY SOCCER CLASSES	\$1,401.60
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	WAUKESHA CTY TREASURER	LEARN TO SKATE CLASSES	\$490.00
RECREATION PROGRAMS/EVENTS			\$4,231.60
SEWER SERVICE			
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	JULY FSA FEES	\$14.57
E 204-53610-385 MAINTENANCE-COLLECT EQP PUMP	HOME DEPOT	POP UP CANOPY TENT	\$172.98
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$37.50
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	CLOUD BACKUP	\$56.67
E 204-53610-380 MAINTENANCE-SEWAGE SYSTEM COLL	VISU-SEWER, INC.	SANITARY SEWER CLEANING	\$17,884.02
E 204-53610-800 CAPITAL OUTLAY	ZIGNEGO COMPANY	2025 UTILITIES PROGRAM	-\$488.03
SEWER SERVICE			\$17,677.71
STORM SWR CATCH BASIN REPAIR			
E 401-74075-285 CONSTRUCTION COSTS	ZIGNEGO COMPANY	2025 UTILITIES PROGRAM	\$91,046.87
STORM SWR CATCH BASIN REPAIR			\$91,046.87
WATER UTILITY			
E 620-53700-651 MAINTENANCE OF MAINS	CORE & MAIN LP	REP CLIP	\$435.75
E 620-53700-923 OUTSIDE SERVICES	DIVERSIFIED BENEFIT SERVICES	JULY FSA FEES	\$36.42
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	WATER SAMPLE TESTING	\$87.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	WATER SAMPLE TESTING	\$87.00
E 620-53700-923 OUTSIDE SERVICES	ONTECH SYSTEMS, INC	CLOUD BACKUP	\$56.67
E 620-53700-923 OUTSIDE SERVICES	ONTECH SYSTEMS, INC	IT SERVICES	\$75.00
E 620-53700-681 COMPUTERS & SOFTWARE	TERMINAL ANDRAE INC	WELL 6 UPGRADE	\$1,200.00
E 620-53700-926 EMPLOYEE PENSIONS & BENEFITS	TRI-COUNTY WATERWORKS ASSOC	T JENSON CONFERENCE FEE 8/14/25	\$30.00
E 620-53700-926 EMPLOYEE PENSIONS & BENEFITS	TRI-COUNTY WATERWORKS ASSOC	M SCHLAER CONFERENCE FEE 8/14/25	\$30.00
E 620-53700-632 WATER TREATMENT-SUPPLIES/EXP	USA BLUE BOOK	WATER TESTING	\$540.53
E 620-53700-678 HYDRANTS	ZIGNEGO COMPANY	2025 UTILITIES PROGRAM	\$976.06
WATER UTILITY			\$3,554.43

Account Descr	Search Name	Comments	Amount
			\$194,011.34

**VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:**

☒ **EXTRATERRITORIAL PLAT REVIEW - \$100**

- ☐ **CSM (Certified Survey Map) + \$300 Professional Fee Deposit**
or
☐ **PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit**

Up to Five Parcels - \$150.00
Six to Fourteen Parcels - \$300.00
Fifteen or More Parcels - \$500.00

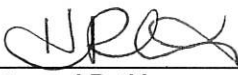
Reapplication for Approval of Any Preliminary
Plat Requiring Review \$50.00 (Minimum)
Reapplication for Previously Reviewed Plat \$10.00

☐ **FINAL PLAT REVIEW**

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

Date:	Fee Paid: 7-11-25
Date Filed:	Receipt No.: 264906

- Name: Hayley Ruklic
Address of Owner/Agent: W292N5672 Dorn Rd
Hartland, WI 53029
Phone Number of Owner/Agent: (262)303-1713
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
Redivision of Lot


Signature of Petitioner
W292N5672 Dorn Rd Hartland
Address
(262)303-1713
Phone



NOTE:

- a. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof.
- b. Include fee payable to **The Village of Hartland**

CSM fees + \$300 Professional Fee Deposit
Or
Preliminary Plat Review Fees + \$1,000 Professional Fee Deposit

Up to Five Parcels	\$150.00
Six to Fourteen Parcels	\$300.00
Fifteen or More Parcels	\$500.00

Reapplication for Approval of Any Preliminary Plat Requiring Review	\$50.00 (Minimum)
Reapplication for Previously Reviewed Plat	\$10.00

Final Plat Review Fees:

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

- c. Mail or deliver request, in triplicate, to:

Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

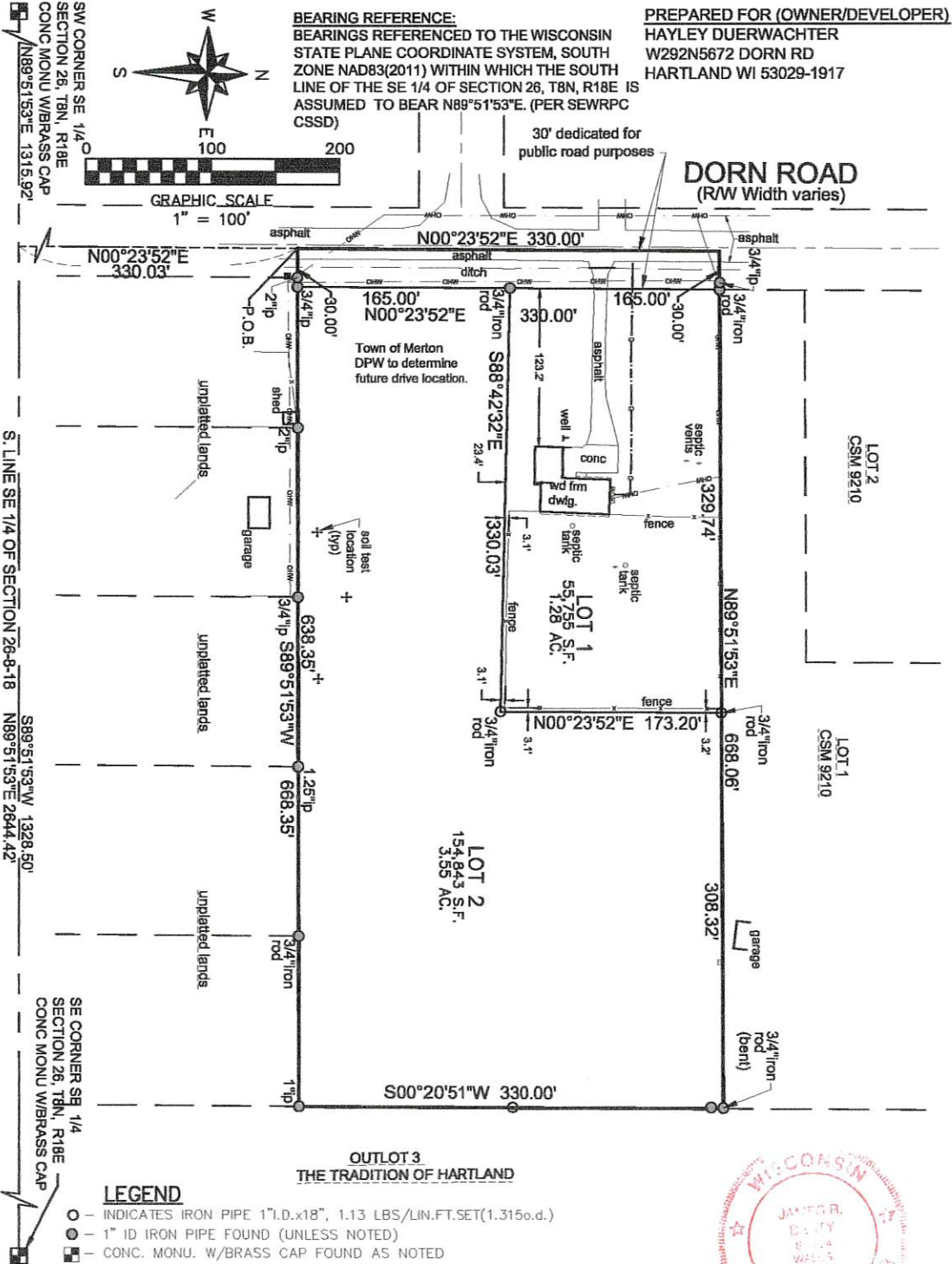
- d. **Extraterritorial Plat Review Fee: \$100**

Submit plat and \$100 fee to:

Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin



SUBJECT LANDS ARE WITHIN THE
TOWN OF MERTON FIRE SERVICE AREA.



DATED: January 4th, 2023
REVISED: JUNE 20th, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

SHEET 1 OF 6

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin



SHEET 2 OF 6

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

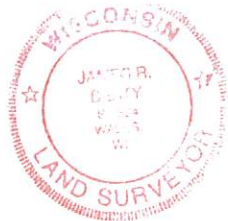
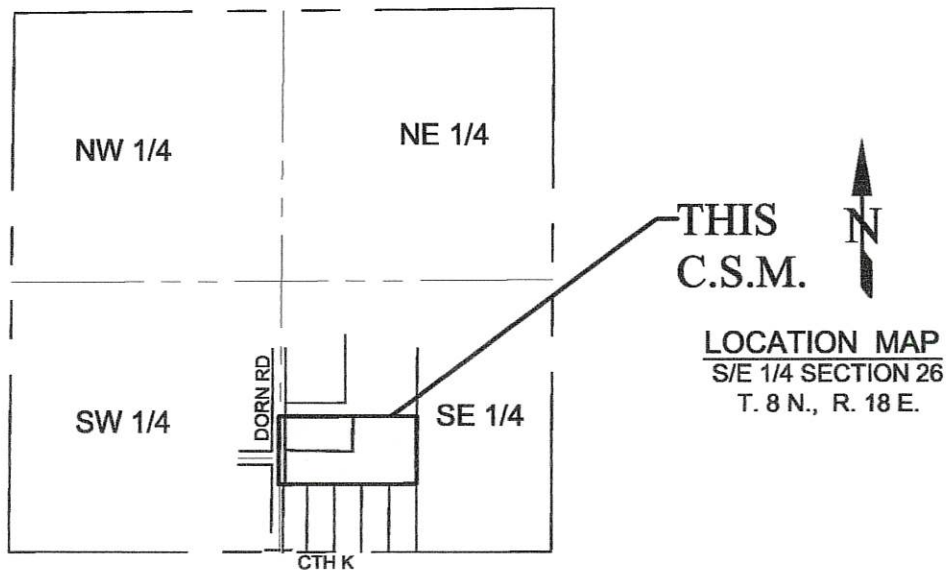
I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, Being a redivision of unplatted lands and a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26, in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin
Said lands are hereinafter bounded and described as follows:

Commencing at the southeast corner of the southeast 1/4 of Section 26, Town 8 North, Range 18 East;
thence S89°51'53" W, a distance of 1328.50 feet; thence N 00°23'52" E, a distance of 330.03 feet to the point of
beginning of the lands hereinafter described; thence continuing N 00°23'52" E, a distance of 330.00 feet; thence
N89°51'53"E, 668.06 feet thence S00°20'51"W, 330.00 feet; thence S89°51'53" W, a distance of 668.35 feet to the point
of beginning; Said described lands containing 220,498s.f. (5.0619 acres), more or less of land. Dedication therefrom the
westerly 30 feet of said lands as shown on sheet one for public road purposes.

That I have made this survey, land combination and map by the direction of Hayley Ruklic, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land combination
thereof made.

That I have complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Merton & Village of
Hartland Ordinances in surveying and mapping of same.



PREPARED BY / SURVEYOR:
HORIZON LAND DEVELOPMENT SERVICES, LLC
W313 S2562 PENNY LANE
WALES, WISCONSIN 53183
1-262-349-1575
jamieb@horizonlanddevelopmentservices.com

James R. Beaty
James R. Beaty, PLS 1834
DATED: January 4th, 2024
DATED: JUNE 20TH, 2025

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin

OWNERS CERTIFICATE

As owner(s), I (we) do hereby certify that we caused said lands to be combined,
and mapped, as shown on this map.

As owner(s), I (we) also certify that this Certified Survey Map must be submitted to
the following for approval or rejection;

Town of Merton

Village of Hartland. (Extraterritorial)

WITNESS the hand and seal of said Hayley Ruklic, owner(s)

this _____ day of _____, 2025.

Hayley Ruklic, owner

STATE OF WISCONSIN) (SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2025,
the above named Hayley Ruklic, to me known to be the person(s)
who executed the foregoing instrument and acknowledged the same.

Notary Public

County, Wisconsin

My commission expires _____



James R. Beaty
James R. Beaty, PLS 1834
DATED: January 4th, 2024
DATED: JUNE 20TH, 2025

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin

Consent of Mortgagee

I, _____, mortgagee of the above described land, do hereby consent to
the surveying, dividing, mapping and dedication of the land described on this plat, and I do hereby
consent to the above certificate of Haylay Ruklic, owner.

WITNESS the hand and seal of _____, mortgagee, this _____ day of
_____, 2025.

In the presence of:

_____ (Seal)

Mortgagee

STATE OF WISCONSIN)
SS
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2025, the above named
_____, to me known to be the person who executed the foregoing instrument and
acknowledged the same.

(Notary Seal) _____

Notary Public, _____, Wisconsin

My commission expires _____.



James R. Beaty
James R. Beaty, PLS 1834
DATED: January 4th, 2024
DATED: JUNE 20TH, 2025

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin

TOWN OF MERTON PLAN COMMISSION APPROVAL

Approved by the Town of Merton Plan Commission this _____ day of _____, 2025.

Tim Klink, Chairman

Donna Hann, Clerk

TOWN OF MERTON TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Merton this _____ day of _____, 2025.

Tim Klink, Chairman

Donna Hann, Clerk

VILLAGE OF HARTLAND PLAN COMMISSION EXTRATERRITORIAL APPROVAL

Approved by the Plan Commission of the Village of Hartland this _____ day of _____, 2025.

Jeffrey Pfannerstill, Village President

Santee Policello, Village Clerk

VILLAGE OF HARTLAND VILLAGE BOARD EXTRATERRITORIAL APPROVAL

Approved by the Village Board of the Village of Hartland this _____ day of _____, 2025.

Jeffrey Pfannerstill, Village President

Santee Policello, Village Clerk





James R. Beaty, PLS 1834
DATED: January 4th, 2024
DATED: JUNE 20TH, 2025



ASSESSMENT SERVICES ORDER FORM

CUSTOMER INFORMATION

Customer: Hartland, WI (Village) Address: 210 Cottonwood Ave
Contact Name: Ryan Bailey Hartland, WI 53029
Email Address: ryanb@villageofhartland.wi.gov
Phone: (262) 367-2714

Billing Contact: Same as above ACH: ☐
Billing Email: PO Required: ☐
Billing Phone:

Catalis Representative: Jeff Leone, jeff.leone@catalisgov.com, (781) 476-2035

AGREEMENT TERM

Start Date: 1/1/2026
End Date: 12/31/2029

COMPENSATION

1. Assessment Fees

	Fees
2026 Annual Assessment Services	\$56,100.00
2027 Annual Assessment Services (Market Update Revaluation)	\$56,100.00
2028 Annual Assessment Services	\$56,100.00
2029 Annual Assessment Services	\$56,100.00
Total Fees:	\$224,400.00

- 1.1. Each Year, This project will be invoiced in (12) equal payments of \$4,675.00 each on the following schedule: (January 1, 2026 -December 31, 2029.)
- 1.2. Invoices are due thirty (30) days after the date of the invoice.

SCOPE OF WORK

ANNUAL ASSESSMENT SERVICES VILLAGE OF HARTLAND 2026-2029 &2027 MARKET UPDATE REVALUATION. THIS AGREEMENT: by and between Catalis Tax & CAMA, Inc, hereinafter called the "Assessor", and the Village of Hartland, Waukesha County, Wisconsin, hereinafter called the "Village".



ARTICLE I

The Assessor, having familiarized himself with the local conditions affecting the cost of work to be done, and the Standard Specifications of all Real Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin State Statutes hereby agrees to perform everything required to be performed, and to complete in a professional manner everything required to be completed, in accordance with all applicable Wisconsin State Statutes and the General Agreements as stated in Article Three of this contract.

ARTICLE II

COMPENSATION: The Village shall pay to the Assessor for the performance of the contract, the sum of \$224,400 (Two Hundred Twenty- Four Thousand Four Hundred Dollars) for annual assessment services 2026-2029 & a 2027 Market Update Revaluation. Payments shall be made as follows.

2026 - 2029
\$4,675.00 per month

ARTICLE III

GENERAL AGREEMENTS:

- 1) The contract would begin January 1, 2026, and end December 31, 2029.
- 2) All normal duties and functions of the Assessor as described and set forth in Volume I of the Wisconsin State Assessors Manual, including required meetings, will be performed in a timely manner, and in accordance with the Chapter 70 Laws of the State.
- 3) The above fee includes any and all normal assessment duties during its duration, including: No additional charges for quantity of permits or new plats, Board of Review and further appeals to circuit court.
- 4) All services requested over and above the normal yearly assessment functions will be charged extra at a mutually agreed upon rate.
- 5) The Assessor will provide his own equipment, workspace, storage and security of records, while in his possession.
- 6) The Assessor will carry his own Personal Liability and Records Insurance, to protect the Village from personal injury and lost or destroyed records.
- 7) The Assessor is to be considered an Independent Contractor hired to fill an Appointed Statutory Position, and is not subject to withholding tax, insurance programs or benefits.



- 8) Every year at Board of Review meeting or as needed the Assessor will inform Village Board on matters concerning but not limited to:
 - a) Compliance with State Statutes on assessment practices.
 - b) Property assessments in relation to current sales of property.
- 9) Work closely with Village Clerk and Building Inspector on matters concerning both offices.
- 10) Perform a Market Update Revaluation for the 2027 assessment year.



TERMS & CONDITIONS

1. Independent Contractor. The Contractor acknowledges and agrees that they are an independent contractor and not an employee, partner, or agent of the Customer. The Contractor shall not be entitled to Customer benefits, including, but not limited to, health benefits, paid leave, or participation in the Customer's retirement or equity programs.
2. Taxes. The Contractor is responsible for the payment of their own federal, state, and local taxes, including income tax, self-employment tax, and any other applicable taxes. The Customer will not withhold taxes from the Contractor's compensation.
3. Confidential Information. The Contractor shall not disclose or use any confidential information of the Customer, including but not limited to proprietary business information, trade secrets, customer data, marketing strategies, and other non-public information obtained during the engagement, for any purpose other than fulfilling their obligations under this Agreement.
4. Ownership & Intellectual Property. Any work product, including intellectual property, created by the Contractor during the engagement shall be considered "work made for hire" and shall be the exclusive property of the Customer. The Contractor hereby assigns all rights to such work product to the Customer.
5. Term and Termination
 - 5.1. Effective Date: The effective date of this Agreement shall be the date upon which the Agreement is signed and executed by the Contractor and Customer.
 - 5.2. Duration. Agreement will continue until the end of the Agreement Term noted on the Order Form.
 - 5.3. Termination: Either party may terminate this Agreement with written notice if the other party breaches any material provision of this Agreement. Termination does not relieve either party from their obligations accrued prior to termination.
6. Indemnification. The Contractor shall indemnify, defend, and hold the Customer, its officers, directors, and employees harmless from any and all claims, liabilities, damages, costs, and expenses, including reasonable attorney's fees, arising out of the Contractor's work under this Agreement or any breach of the Agreement by the Contractor.
7. Insurance. The Contractor will maintain a Liability Insurance policy.
8. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Wisconsin.
9. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior or contemporaneous agreements, understandings, and representations.
10. Miscellaneous
 - 10.1. Amendment. This Agreement may only be amended in writing and signed by both parties.
 - 10.2. Notices. All notices, requests, demands, or other communications under this Agreement shall be in writing.
 - 10.3. Assignment. The Contractor may not assign or transfer this Agreement or any rights or obligations hereunder without the prior written consent of the Customer.



ACCEPTANCE

By signing below, signatories represent that they are validly authorized to enter into this Order Form and accept their terms and conditions. The Order Form is dated effective and shall be considered binding upon execution ("Effective Date") by and between both parties.

HARTLAND, WI (VILLAGE)

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

CATALIS TAX & CAMA, INC:

By: _____
Name: Steve Ashbacher
Title: Executive Vice President
Date: _____



**Village of Hartland
Administration**

210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: Village Board	Date: 7/21/2025
Village Board Item Number: 5	Date: 7/28/2025
Submitted By: Tom Jenson, DPW Director	
Subject: Discussion and Consideration to award the service agreement for Well 3 Reservoirs to Utility Service Co. Inc	

Details: The Village of Hartland in recent years has had a contract for the DNR required maintenance on the Village's Water Towers. This contract includes visual inspections, chemical cleaning, pressure washing the exterior, interior blasting and cleaning, and exterior and interior painting. Just like these visible towers Well 3's two underground reservoirs have maintenance requirements from the DNR. Because both reservoirs are tied to one another this work is completed at the same time and is due for an ROV Inspection in 2026.

Utility Service Co Inc supplied a proposal to add these inspections to our existing contract until 2030 in which the existing Contract will be opened for negotiation.

The cost for this work would be \$3,678 in 2026 and \$7,090 in 2030

Financial Remarks: This would be added to the budgeted account for the towers contract.

Options & Alternatives:

Executive Recommendation: Staff recommends awarding the Service Agreement for Well 3's Reservoirs to Utility Service Co. Inc

SCOPE OF WORK NO. 4
TO THE MASTER SERVICES AGREEMENT BETWEEN
UTILITY SERVICE CO., INC.
AND
VILLAGE OF HARTLAND, WI

CPPS CS – 500,000 GALLON – WELL 3 RESERVOIR LARGE

1. **Effective Date.** The Effective Date for this Scope of Work No. 4 (“SOW4”) shall be _____, 20____.
2. **Term.** The Owner agrees to engage the Company to provide the professional service needed to service its **500,000 Gallon Well 3 Reservoir** located at **570 Progress Drive, Hartland, WI 53029** (hereinafter “asset”). This SOW4 will automatically renew for successive one-year terms (“Contract Years”) for five (5) years, unless terminated as set forth in Section 9 of the Master Services Agreement.
3. **Company’s Responsibilities & Scope of Work.** This SOW4 outlines the Company’s responsibility for the renovation of the above described asset to include the specified work as detailed in **Appendix A – Schedule of Work and Fees**. The scope of work specifications are detailed in **Appendix B – Specifications**.
4. **Contract Price/Annual Fees. This is a 5-year term contract.** For the performance of the Services required by Section 1, the Owner shall pay the Company an Annual Fee (hereinafter, “Annual Fee”) for each Contract Year of the Contract. See Attached Appendix A that sets forth the annual fees for Contract Years 1 through 5; said Appendix A is incorporated herein by reference. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this Contract.
5. **Payment Terms.** The Annual Fee for Contract **Year 1**, plus all applicable taxes, shall be due and payable **within ninety (90) days of the Owner’s execution of the Contract. Each subsequent Annual Fee, plus all applicable taxes, shall be due and payable on the first day of each Contract Year thereafter.** The Company’s failure to submit an invoice pursuant to the schedule outlined in this section shall NOT serve as a waiver of Company’s right and entitlement to submit an invoice at a later date for any amount(s) that are properly due and payable.
6. **Structure of Asset.** The Company is accepting this Asset under program based upon its existing structure and components. ***Any modifications to the Asset, including antenna installations, shall be approved by Utility Service Co., Inc., prior to installation and may warrant an increase in the annual fee.***
7. **Environmental, Health, Safety, or Labor Requirements.** The Owner hereby agrees that future mandated environmental, health, safety, or labor requirements as well as changes in site conditions at the Asset site which cause an increase in the cost of Asset maintenance will be just cause for modification of this SOW4. Said modification of this SOW4 will reasonably reflect the increased cost of the service with a newly negotiated annual fee.

8. **Excluded Items.** This Contract does NOT include the cost for and/or liability on the part of the Company for: (1) containment or lead abatement of the Asset at any time; (2) disposal of any hazardous waste materials; (3) any services necessary for the Asset or Asset site that arise from or are caused by cold weather, physical conditions of the ground or Asset site (e.g., erosion), or physical conditions below the ground (e.g., sinkholes and settling of the ground); (4) repair of the Asset's structure for any reason; (5) negligent acts of Owner's employees, agents or contractors; (6) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves; (7) repairs to the foundation of the Asset; (8) any repairs or improvements necessary for the Asset or Asset site that arise from or are caused by voids in concrete; (9) environmental controls including dehumidification and auxiliary heating are not included; (10) performance or payment bonds; or (11) other conditions which are beyond the Owner's and Company's control, including, but not limited to: acts of God and acts of terrorism. Acts of terrorism include, but are not limited to, any damage to the Asset or Asset site which results from unauthorized entry of any kind to the Asset site or Asset.
9. **Visual Inspection Disclaimer.** This SOW4 is based upon a visual inspection of the Asset. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Asset for all patent defects. If latent defects are identified once the Asset has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate the annual fees. The definition of a "latent defect" shall be any defect of the Asset which is not easily discovered (e.g., corrosion of the floor plates, corrosion in areas not accessible to maintain, damage to the roof of the Asset which is not clearly visible during the visual inspection, etc.).
10. **Warranty:** The Company warrants to Owner ("Warranty"), for a period of one (1) year ("Warranty Period") following the Date of Substantial Completion of the services performed on the applicable asset, that the services: (i) will be performed in accordance with the approved design, plan, and/or specifications, and (ii) will be free from material defects in workmanship under normal and proper use within the Warranty Period ("Covered Defect"). Covered Defects do not include defects caused by fire, war, earthquake, or other earth movement, acts of God, negligence, abuse, the approved design, plan, and/or specifications, alteration, or the presence of gasses or chemicals not typically found in assets of a like-kind. If a defect in workmanship is identified by Owner during the Warranty Period, then Owner shall promptly notify Company of the nature of the defect in writing. Following the receipt of such notice, Company shall inspect the work product to determine if a Covered Defect exists to the reasonable satisfaction of Company. The Company's inspection shall be performed on a date that is mutually agreeable to the Owner, and Company, and the Owner agrees to provide entry to the site and satisfy any other reasonable requests of Company so that it can carry out its inspection. If a Covered Defect exists, Company's sole liability shall be discharged by the Company providing the labor and materials to repair or re-work any part or parts of the work product which prove to be defective. COMPANY MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES AND ALL OTHER WARRANTIES ARE SPECIFICALLY EXCLUDED, INCLUDING ANY WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR PARTICULAR OR SPECIAL PURPOSES. However, notwithstanding the foregoing, Company's warranty does NOT cover the cost of, liability for, or the performance of any repairs or replacements to the Owner's equipment which is required as a result of a coatings failure or any warranty work required under this Proposal. Owner acknowledges and agrees that the limited remedies provided for in this section of the Proposal shall constitute the entire warranty provided by the Company. For purposes of this Warranty, "the Date of Substantial Completion" shall be defined as the date when construction of all the work prescribed by this Proposal is

sufficiently complete on the subject tank so that the Owner can utilize the tank for its intended use.

SIGNATURE PAGE TO FOLLOW

The SOW4 is executed and effective as of the date last signed by the parties below.

OWNER

Village of Hartland

By: _____

Name: _____

Title: _____

Date: _____

COMPANY

Utility Service Co., Inc.

By: _____

Name: _____

Title: _____

Date: _____

Appendix A

Schedule of Work and Fees

Year	2026	2027	2028	2029	2030
Scope of Work	ROV Inspection	None	None	None	Washout
Annual Fee	\$ 2,051	\$ -	\$ -	\$ -	\$ 4,032

Appendix B Specifications

Asset:

- WELL 3 RESERVOIR LARGE is approximately 140 ft Long x 70 ft Width x 15 ft Height (Interior) x 0 ft Height (Average Exterior Exposed)
- Proposal below is for a 5-year CS with an ROV in Contract Year 1 and an Interior Washout in Contract Year 5.
- Pricing assumes work on the Large and Small reservoirs will be completed in a single mobilization for both the ROVs and the Washouts.

ROV Inspection:

- A date shall be coordinated by both parties for the Owner to provide access to the Asset.
- The interior floor, walls and ceiling of the Asset will be inspected using Robotic Operated Vehicle (ROV) equipment. No cleaning of the Asset is included in this inspection.
- Baffle walls may restrict access to entire tank interior limiting the amount of information that may be collected.
- The maximum cord length of the ROV equipment is 150' long. Depending on access points, not all areas of the Asset may be recorded.
- The Asset will be inspected to assess the sanitary, safety, structural, security, and coatings conditions, if present.
- The ROV equipment will be disinfected in accordance with AWWA C652 prior to entry and after Asset inspection is completed.
- A comprehensive written report with color digital photographs will be submitted detailing the condition of the Asset. A representative of USG Water Solutions will schedule a date with the Owner to present the report and findings.
- ROV Inspection assumes services will be provided in one (1) working day at site. If additional time is required, a price of \$2,000 per crew day will be added to the contract by authorized change order.

Washout:

- A date shall be coordinated by both parties for the Owner to provide access to the Asset.
- Owner shall isolate Asset using existing standard operating procedures.
- Owner shall fully drain Asset prior to entry.
- Washout includes the walls, and floor only. Walls are to be cleaned within the reachable area (approximately 10'H) without the use of scaffolding or any rigging. Areas above reachable height and ceiling of Asset are excluded.
- Perform washout of Asset with allowance for one (1) crew day and 3" depth of soft sediment on the Asset floor. Pricing is based upon:
 - Off-site disposal is not included in this proposal.
 - Wash-water and sediment will be disposed of through on-site drainage within a 150' distance from the Asset. Drainage will not be screened or sediment removed using a sediment trap or other sedimentation controls.
 - Owner shall be responsible for dechlorination of the discharge water, if required.
 - Any remaining solids within the Asset will not be removed. No vactor truck or any other removal equipment is included in this proposal to remove any solids that cannot be removed through normal flushing and rinsing of the Asset.
 - If it is deemed necessary to use a vacuum truck to remove solids within the Asset, then a price of \$7,500 per day will be added to the contract through the execution of an authorized change order.
- Excludes any hard scale (calcium, lime etc. deposits) built-up within the Asset.

- Spray disinfection of the Asset walls, floor and ceiling in accordance with AWWA C652 Method 2 (Contact Method) after completion of washout.
- The Asset will be inspected to assess the sanitary, safety, structural, security, and coatings conditions, if present.
- A comprehensive written report with color digital photographs will be submitted detailing the condition of the Asset. A representative of Utility Service Co Inc will schedule a date with the Owner to present the report and findings.
- Additional work effort: If the WO time or sludge depth is greater than the above allowance, a price of \$3,508 per crew day until sludge is completely removed.
- If special or upgraded equipment is required to facilitate removal of access sludge, change order may include rental equipment fees plus a 25% margin.

NOTES/EXCLUSIONS:

- USG Water Solutions reserves the right to request a change order due to unforeseen market conditions that increase the cost of the goods or services provided by suppliers or subcontractors.
- Owner shall isolate, and drain the Asset prior to renovation operations.
- Owner shall provide that no moisture or water is entering the Asset during renovation operations.
- Interior disinfection of Asset walls, floor and ceiling in accordance with AWWA C652/C653 (Contact Spray Method) is included. Owner shall perform any testing and return of Asset back to service.
- Water and power must be available within 150' of Asset.
- Bonds are not included.
- Local Wage Rates are included.
- Lead and / or Asbestos abatement of any kind is not included.
- Containment of any kind is not included.
- Equipment protection of any kind is not included.

SCOPE OF WORK NO. 5
TO THE MASTER SERVICES AGREEMENT BETWEEN
UTILITY SERVICE CO., INC.
AND
VILLAGE OF HARTLAND, WI

CPPS CS – 50,000 GALLON – WELL 3 RESERVOIR SMALL

1. **Effective Date.** The Effective Date for this Scope of Work No. 5 (“SOW5”) shall be _____, 20____.
2. **Term.** The Owner agrees to engage the Company to provide the professional service needed to service its **50,000 Gallon Well 3 Reservoir** located at **570 Progress Drive, Hartland, WI 53029** (hereinafter “asset”). This SOW5 will automatically renew for successive one-year terms (“Contract Years”) for five (5) years, unless terminated as set forth in Section 9 of the Master Services Agreement.
3. **Company’s Responsibilities & Scope of Work.** This SOW5 outlines the Company’s responsibility for the renovation of the above described asset to include the specified work as detailed in **Appendix A – Schedule of Work and Fees**. The scope of work specifications are detailed in **Appendix B – Specifications**.
4. **Contract Price/Annual Fees. This is a 5-year term contract.** For the performance of the Services required by Section 1, the Owner shall pay the Company an Annual Fee (hereinafter, “Annual Fee”) for each Contract Year of the Contract. See Attached Appendix A that sets forth the annual fees for Contract Years 1 through 5; said Appendix A is incorporated herein by reference. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this Contract.
5. **Payment Terms.** The Annual Fee for Contract **Year 1**, plus all applicable taxes, shall be due and payable **within ninety (90) days of the Owner’s execution of the Contract. Each subsequent Annual Fee, plus all applicable taxes, shall be due and payable on the first day of each Contract Year thereafter.** The Company’s failure to submit an invoice pursuant to the schedule outlined in this section shall NOT serve as a waiver of Company’s right and entitlement to submit an invoice at a later date for any amount(s) that are properly due and payable.
6. **Structure of Asset.** The Company is accepting this Asset under program based upon its existing structure and components. ***Any modifications to the Asset, including antenna installations, shall be approved by Utility Service Co., Inc., prior to installation and may warrant an increase in the annual fee.***
7. **Environmental, Health, Safety, or Labor Requirements.** The Owner hereby agrees that future mandated environmental, health, safety, or labor requirements as well as changes in site conditions at the Asset site which cause an increase in the cost of Asset maintenance will be just cause for modification of this SOW5. Said modification of this SOW5 will reasonably reflect the increased cost of the service with a newly negotiated annual fee.

8. **Excluded Items.** This Contract does NOT include the cost for and/or liability on the part of the Company for: (1) containment or lead abatement of the Asset at any time; (2) disposal of any hazardous waste materials; (3) any services necessary for the Asset or Asset site that arise from or are caused by cold weather, physical conditions of the ground or Asset site (e.g., erosion), or physical conditions below the ground (e.g., sinkholes and settling of the ground); (4) repair of the Asset's structure for any reason; (5) negligent acts of Owner's employees, agents or contractors; (6) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves; (7) repairs to the foundation of the Asset; (8) any repairs or improvements necessary for the Asset or Asset site that arise from or are caused by voids in concrete; (9) environmental controls including dehumidification and auxiliary heating are not included; (10) performance or payment bonds; or (11) other conditions which are beyond the Owner's and Company's control, including, but not limited to: acts of God and acts of terrorism. Acts of terrorism include, but are not limited to, any damage to the Asset or Asset site which results from unauthorized entry of any kind to the Asset site or Asset.
9. **Visual Inspection Disclaimer.** This SOW5 is based upon a visual inspection of the Asset. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Asset for all patent defects. If latent defects are identified once the Asset has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate the annual fees. The definition of a "latent defect" shall be any defect of the Asset which is not easily discovered (e.g., corrosion of the floor plates, corrosion in areas not accessible to maintain, damage to the roof of the Asset which is not clearly visible during the visual inspection, etc.).
10. **Warranty:** The Company warrants to Owner ("Warranty"), for a period of one (1) year ("Warranty Period") following the Date of Substantial Completion of the services performed on the applicable asset, that the services: (i) will be performed in accordance with the approved design, plan, and/or specifications, and (ii) will be free from material defects in workmanship under normal and proper use within the Warranty Period ("Covered Defect"). Covered Defects do not include defects caused by fire, war, earthquake, or other earth movement, acts of God, negligence, abuse, the approved design, plan, and/or specifications, alteration, or the presence of gasses or chemicals not typically found in assets of a like-kind. If a defect in workmanship is identified by Owner during the Warranty Period, then Owner shall promptly notify Company of the nature of the defect in writing. Following the receipt of such notice, Company shall inspect the work product to determine if a Covered Defect exists to the reasonable satisfaction of Company. The Company's inspection shall be performed on a date that is mutually agreeable to the Owner, and Company, and the Owner agrees to provide entry to the site and satisfy any other reasonable requests of Company so that it can carry out its inspection. If a Covered Defect exists, Company's sole liability shall be discharged by the Company providing the labor and materials to repair or re-work any part or parts of the work product which prove to be defective. COMPANY MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES AND ALL OTHER WARRANTIES ARE SPECIFICALLY EXCLUDED, INCLUDING ANY WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR PARTICULAR OR SPECIAL PURPOSES. However, notwithstanding the foregoing, Company's warranty does NOT cover the cost of, liability for, or the performance of any repairs or replacements to the Owner's equipment which is required as a result of a coatings failure or any warranty work required under this Proposal. Owner acknowledges and agrees that the limited remedies provided for in this section of the Proposal shall constitute the entire warranty provided by the Company. For purposes of this Warranty, "the Date of Substantial Completion" shall be defined as the date when construction of all the work prescribed by this Proposal is

sufficiently complete on the subject tank so that the Owner can utilize the tank for its intended use.

SIGNATURE PAGE TO FOLLOW

The SOW5 is executed and effective as of the date last signed by the parties below.

OWNER

Village of Hartland

By: _____

Name: _____

Title: _____

Date: _____

COMPANY

Utility Service Co., Inc.

By: _____

Name: _____

Title: _____

Date: _____

Appendix A

Schedule of Work and Fees

Year	2026	2027	2028	2029	2030
Scope of Work	ROV Inspection	None	None	None	Washout
Annual Fee	\$ 1,627	\$ -	\$ -	\$ -	\$ 3,058

Appendix B Specifications

Asset:

- WELL 3 RESERVOIR SMALL is approximately 25 ft Long x 30 ft Width x 15 ft Height (Interior) x 0 ft Height (Average Exterior Exposed)
- Proposal below is for a 5-year CS with an ROV in Contract Year 1 and an Interior Washout in Contract Year 5.
- Pricing assumes work on the Large and Small reservoirs will be completed in a single mobilization for both the ROVs and the Washouts.

ROV Inspection:

- A date shall be coordinated by both parties for the Owner to provide access to the Asset.
- The interior floor, walls and ceiling of the Asset will be inspected using Robotic Operated Vehicle (ROV) equipment. No cleaning of the Asset is included in this inspection.
- Baffle walls may restrict access to entire tank interior limiting the amount of information that may be collected.
- The maximum cord length of the ROV equipment is 150' long. Depending on access points, not all areas of the Asset may be recorded.
- The Asset will be inspected to assess the sanitary, safety, structural, security, and coatings conditions, if present.
- The ROV equipment will be disinfected in accordance with AWWA C652 prior to entry and after Asset inspection is completed.
- A comprehensive written report with color digital photographs will be submitted detailing the condition of the Asset. A representative of USG Water Solutions will schedule a date with the Owner to present the report and findings.
- ROV Inspection assumes services will be provided in one (1) working day at site. If additional time is required, a price of \$2,000 per crew day will be added to the contract by authorized change order.

Washout:

- A date shall be coordinated by both parties for the Owner to provide access to the Asset.
- Owner shall isolate Asset using existing standard operating procedures.
- Owner shall fully drain Asset prior to entry.
- Washout includes the walls, and floor only. Walls are to be cleaned within the reachable area (approximately 10'H) without the use of scaffolding or any rigging. Areas above reachable height and ceiling of Asset are excluded.
- Perform washout of Asset with allowance for one (1) crew day and 3" depth of soft sediment on the Asset floor. Pricing is based upon:
 - Off-site disposal is not included in this proposal.
 - Wash-water and sediment will be disposed of through on-site drainage within a 150' distance from the Asset. Drainage will not be screened or sediment removed using a sediment trap or other sedimentation controls.
 - Owner shall be responsible for dechlorination of the discharge water, if required.
 - Any remaining solids within the Asset will not be removed. No vactor truck or any other removal equipment is included in this proposal to remove any solids that cannot be removed through normal flushing and rinsing of the Asset.
 - If it is deemed necessary to use a vacuum truck to remove solids within the Asset, then a price of \$7,500 per day will be added to the contract through the execution of an authorized change order.
- Excludes any hard scale (calcium, lime etc. deposits) built-up within the Asset.

- Spray disinfection of the Asset walls, floor and ceiling in accordance with AWWA C652 Method 2 (Contact Method) after completion of washout.
- The Asset will be inspected to assess the sanitary, safety, structural, security, and coatings conditions, if present.
- A comprehensive written report with color digital photographs will be submitted detailing the condition of the Asset. A representative of Utility Service Co Inc will schedule a date with the Owner to present the report and findings.
- Additional work effort: If the WO time or sludge depth is greater than the above allowance, a price of \$2,661 per crew day until sludge is completely removed.
- If special or upgraded equipment is required to facilitate removal of access sludge, change order may include rental equipment fees plus a 25% margin.

NOTES/EXCLUSIONS:

- USG Water Solutions reserves the right to request a change order due to unforeseen market conditions that increase the cost of the goods or services provided by suppliers or subcontractors.
- Owner shall isolate, and drain the Asset prior to renovation operations.
- Owner shall provide that no moisture or water is entering the Asset during renovation operations.
- Interior disinfection of Asset walls, floor and ceiling in accordance with AWWA C652/C653 (Contact Spray Method) is included. Owner shall perform any testing and return of Asset back to service.
- Water and power must be available within 150' of Asset.
- Bonds are not included.
- Local Wage Rates are included.
- Lead and / or Asbestos abatement of any kind is not included.
- Containment of any kind is not included.
- Equipment protection of any kind is not included.



John T. Ford

Three Leaf Partners
504 W. Juneau Avenue
Milwaukee, WI 53203
jford@threeleafdevelopment.com
Direct: (414) 775-0857

May 27, 2025

Village of Hartland

210 Cottonwood Avenue
Hartland, WI 53029
(262) 367-2714

**Re: Hartland Senior Development – PUD AMENDMENT
Lot 2 CSM 12091 3.76 Acres - Campus Drive, Hartland, WI**

Dear Village of Hartland:

3LP Hartland Senior LLC (“Developer”) proposes to modify the previously approved (October 28, 2024) PUD Development Agreement with the Village of Hartland. The full continuum of care Senior Housing development (“Project”) remains located on Campus Drive across from Lake Country Lutheran High School on a portion of current Lot 2 (HAV0423981056). Developer is requesting the following two primary modifications to the previously approved development, in order to make this project financially feasible and able to move forward.

1. ARCHITECTURAL MODIFICATIONS

- a. Unit Count Increase
 - i. Increase of total unit count +6 (from 118 to 124).
 - ii. PUD previously allowed maximum of 120 units.
- b. Design Modifications
 - i. 4th Floor – Independent Living – removal of rooftop clubroom + outdoor deck → convert to additional units.
 - ii. Material Modifications

2. IMPACT FEE WAIVER REQUEST

- a. In order to make this project financially feasible, at the **April 21, 2025**, Plan Commission meeting, we requested waiver of all Village Impact Fees as well as the Village Sewer Connection Fees, totaling \$695,599.

Hartland Senior			
<i>124 Units</i>	Village 2025 Estimate		Developer Pays
Impact Fee	\$	204,776	WAIVER
Village Sewer Connection Fees	\$	490,770	WAIVER
Del-Hart Sewer Connection Fees	\$	570,255	\$ 570,255
Total Fees	\$	1,265,801	\$ 570,255
\$/Unit	\$	10,208	\$ 4,599

- b. Following feedback and additional discussion with Hartland Village Board (4/28/25), we analyzed even further actual usage for this development. There are select Impact Fees that this use will not utilize (Library and Park). Additionally, the actual utility usage of this use vs. single-family residential home is estimated at **37%**. Therefore, given the overall impact, tax benefits, challenging site cost, and need of this development, Developer requests that the developer pays Impact & Utility Sewer fees that are **actually** applicable to this development:
- Total Estimated Impact + Sewer Fees = \$1,265,801
 - Developer Pays = \$882,927 (70%)
 - Includes: all Impact Fees (except Library & Park), 100% Del-Hart Sewer Connection Fees, and 37% of Village + Regional Sewer Connection Fees (i.e. actual estimated usage).
 - Village Waives = \$382,874 (30%)
 - Includes: waiver of Library + Park Impact Fees and balance of Village + Regional Sewer Connection Fees (i.e. portion that development NOT estimated to use).

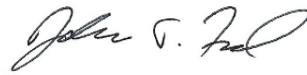
Hartland Senior			
<i>124 Units</i>	Village 2025 Estimate		Developer Pays
Impact Fee	\$	204,776	\$ 131,120
Village Sewer Connection Fees	\$	490,822	\$ 181,604
Del-Hart Sewer Connection Fees	\$	570,203	\$ 570,203
Total Fees	\$	1,265,801	\$ 882,927
\$/Unit	\$	10,208	\$ 7,120

All other components of development remain unchanged, as previously approved.

This request and corresponding updated materials will be presented at the scheduled Hartland Village Board meeting on May 27, 2025. This was in front of the Hartland Plan Commission (May 19, 2025) and was voted to move back to Village Board for final discussion / decision. We look forward to further discussing the challenges this development has encountered since original approval, what we have done to mitigate significant portion of such, and why the above two requests are needed and would NOT set precedent, in order to make this project financially feasible for this community.

We appreciate the continued collaborative efforts with the Village of Hartland to make an Impact through Real Estate and bring another great development to the community.

Thank you,

A handwritten signature in black ink, appearing to read "John T. Ford". The signature is fluid and cursive, with the first name "John" being more prominent.

John T. Ford
Chief Development Officer

Exhibit A – TLP Hartland Senior Resubmittal VB Meeting 2025_0527

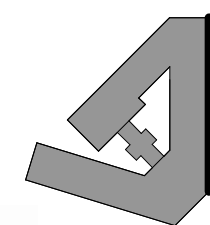


Hartland Senior Living

Design Modification & Impact Fee Waiver Discussion
Village Board – May 27th, 2025





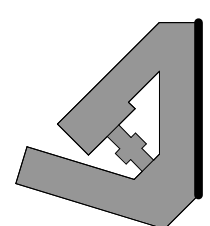


B1 NORTHEAST ELEVATION
1/8" = 1'-0"

MASONRY REDUCTION AREA

ELEVATION AS APPROVED
10/21/2024

TOTAL MASONRY VENEER: 32%



B1 NORTHEAST ELEVATION
1/8" = 1'-0"

UPDATED ELEVATION
4/14/2025

TOTAL MASONRY VENEER: 19.5%



B3 COURTYARD - NORTHWEST ELEVATION
1/8" = 1'-0"



B1 SOUTHWEST ELEVATION
1/8" = 1'-0"

ELEVATIONS AS APPROVED
10/21/2024



B1 COURTYARD - NORTHWEST ELEVATION
1/8" = 1'-0"



B4 SOUTHWEST ELEVATION
1/8" = 1'-0"

UPDATED ELEVATIONS
4/14/2025

SENIOR LIVING DEMAND

A recent report from The Wall Street Journal shows there's an opportunity to build more high-quality places for seniors to live. Here's what they found:

Older Population is Aging Fast:

- The oldest Baby Boomers will turn 80 within the next year.

Huge Population Growth Ahead:

- The number of people in the U.S. aged 80 and older is expected to grow from 4 million today to nearly 19 million by 2030.

Not Enough Senior Housing:

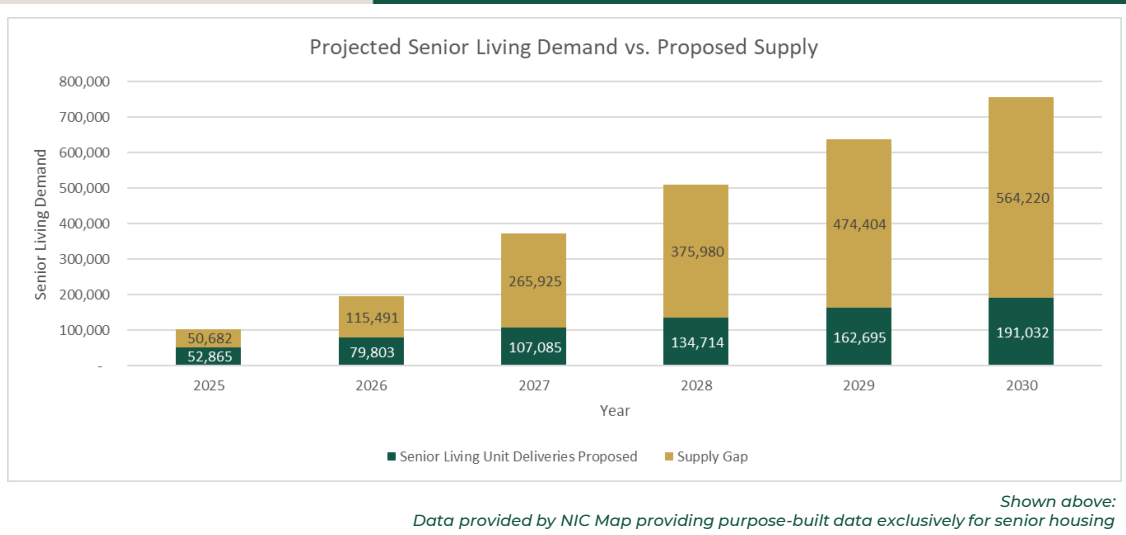
- To keep up with this growth, the U.S. will need approximately 560,000 new senior living units in the next five years, but only around 191,000 units are currently planned — a large gap.

Affordability of Senior Housing:

- Baby Boomers are the wealthiest generation in U.S. history. Over 40% can pay for senior housing with their income alone.

What Will Be Successful?

- The most successful new communities will be those that offer luxury features and services that wealthier seniors want.



HARTLAND SENIOR LIVING DEMAND

Continued strong demand with options essentially full

ANALYSIS FOCUS

1. CONSTRUCTION: strategically generated long list of potential budget considerations. Evaluated with entire design team and put cost impacts to each. 26 total items accepted totaling approximately **\$1MM reduction** to overall project cost. Largest impact was reduction of masonry on exterior rear of building.
2. DESIGN: in further evaluating competitive set, we felt our amenities + common area SF was stronger than needed to be. Therefore, we eliminated the rooftop club room + deck on 4th floor of IL and converted two other smaller areas of building from common area to additional units (i.e. rentable SF).
+6 additional units → 124 Units.
3. REVENUE: updated current market study as well as engaged additional third-party competitive set market study company to analyze market further to assure most optimal revenue structure.
4. OPERATING EXPENSES: worked with operator to gain additional operating efficiencies to provide most competitive structure to support the development.

\$3MM
(\$25,000/unit)



Remaining Financial Gap
\$800k +/-





SITE CHALLENGES

This development site has significant challenges. Catalyst construction outlined 6 main issues that contributed to increased cost.

The total added site cost impact exceeds **\$540,000.**

Construction Pricing - Added Site Costs from Catalyst Construction			
Issue #1	Additional Grading due to Existing Topography		65,000
Issue #2	Inefficient Parking & Road Circulation on Site due to Property Shape		30,000
Issue #3	Loop Fire Lane Behind Building		125,000
Issue #4	Retaining Walls on Site Required Due to Adjacent Site Topography		25,000
Issue #5	Additional Stormwater Infrastructure Work		75,000
Issue #6	Additional Building Façade Costs Due to Topography Requirements		190,000
Total Added Site Costs			510,000
GC Contingency		2.00%	10,200
GC Insurance		1.10%	5,722
GC Fee		3.00%	15,778
Total Added Site Cost Impact			541,700

CURRENT IMPACT FEES

The chart on the right outlines the impact and sewer connection fees for this development. It totals approximately **\$1,265,801**.

The chart on the bottom indicates the impact and sewer fees that do not include the Del-Hart Sewer Connection Fees. The Del-Hart Fees are **\$570,203**. The remaining fees are **\$695,599**.

Impact Fees		20 Units	20 Units	84 Units	5,000 SF
		MC	AL	IL	Community
Law		16	16	24	0.008
Fire		55	55	82	0.029
DPW		944	944	944	0.427
Library		458	458	458	-
Parks		136	136	136	-
Total Per Unit		1,609	1,609	1,644	0.464
Total Impact Fees per Unit Type		32,180	32,180	138,096	2,320
Total Impact Fees					<u>204,776</u>

Sewer Connection Fee		20 Units	20 Units	84 Units	1 Unit
		MC	AL	IL	Community
		0.5 per Unit	0.5 per Unit	1.0 per Unit	1.0 per Unit
Del-Hart	5,430.50/unit	2,715	2,715	5,431	5,431
Village	2,984.50/unit	1,492	1,492	2,985	2,985
Regional	1,690.00/unit	845	845	1,690	1,690
Total Per Unit		5,053	5,053	10,105	10,105
Total Sewer Fees per Unit Type		101,050	101,050	848,820	10,105
Total Sewer Fees					<u>1,061,025</u>

Total Impact and Sewer Connection Fee					<u>1,265,801</u>
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Del-Hart Fee Breakout			
MC	AL	IL	Community
0.5 per Unit	0.5 per Unit	1.0 per Unit	1.0 per Unit
54,305	54,305	456,162	5,431
		Total	570,203
		All Impact + Sewer Fees	
			1,265,801
		Remaining Fees	
			695,599



TAX ANALYSIS

The tax impact this senior living use brings to the village is significant.

The total estimated taxes of this building will be \$250,000+ annually (or \$67,000+ per acre).

Approximately 70 single family homes would need to be built to equal the tax assessment for this development.

Those homes would span across 35+ acres. The same \$250,000+ tax impact in single family homes equates to \$7,300 per acre, almost \$60,000+ less per acre than the senior living use.

Tax Analysis

Assessment Value	25,000,000
Mill Rate	1.024%
Estimated Tax	256,000
 Total Site Acreage	 3.765
 Average Single Family Home Value (2023 Census Data)	 358,000
Average Assessment Ratio	90%
Average Tax Assessment Per Home	322,200
Number of Homes Needed to Match Single Family	70
 Average Lot Size in Hartland, WI	 0.5 acres
Total Site Acreage for Single Family Homes	35 acres
 Single Family Tax Amount Per Acre	 7,332 per acre
Senior Living Tax Amount Per Acre	<u>67,995 per acre</u>
Difference per acre	<u><u>60,663</u></u>



UTILITY USAGE ANALYSIS

Trio Engineering estimated the total gallons of water / sanitary usage by this development (28,317 gallons per day). Comparing to single-family homes, this development would use approximately 37% of the water a single-family home would use.

Waterflow Usage Analysis - Trio Engineering							
For a Senior Living Facility - Only							
Use Designation	Gallons Per Capita Per Day	People Per Unit	GPCD/Unit	Number of Users	Gallons Per Day (Peak)	Cubic Feet Per Second	
Independent Living	250	1.2	300	84	25,200	0.039	
Assisted Living	65	1.2	78	20	1,560	0.002	
Memory Care	65	1	65	20	1,300	0.002	
Use Designation	Gallons Per Day	Peak Usage Add	Shifts	GPCD/ FTE	Number of Users	Gallons Per Day (Peak)	
Employees	13	150%	3	6.5	39.6	257	0.000
Total Water Usage for this Senior Living Facility (Peak) - In Gallons					<u>28,317</u>	<u>0.044</u>	
Break-Out - Substituting IL Units for Single-Family Flows							
Use Designation	Gallons Per Capita Per Day	People Per Lot	GPCD/Unit	Number of Users	Gallons Per Day (Peak)	Cubic Feet Per Second	
Single Family Home	250	3.5	875	84	73,500	0.114	
Assisted Living	65	1.2	78	20	1,560	0.002	
Memory Care	65	1	65	20	1,300	0.002	
Use Designation	Gallons Per Day	Peak Usage Add	Shifts	GPCD/ FTE	Number of Users	Gallons Per Day (Peak)	
Employees	13	150%	3	6.5	39.6	257	0.000
Total Water Usage for this Senior Living Facility (Peak) - In Gallons					<u>76,617</u>	<u>0.119</u>	
Total Gallons Used Per Day							
Estimated Flows - Senior Living	28,317						
Estimated Flows - Single-Family Homes	76,617						
Difference	<u>48,300</u>						
% Difference	37.0%						

FEE REQUEST

PROPOSAL:

Total Estimated Impact + Sewer Fees:
\$1,265,801

Developer Pays:
\$882,927

Impact Fees (except Library + Park)
Del-Hart Sewer Connection Fees
37% of Village + Regional Sewer Connection Fees

Village Waives:
\$382,874

Waive Library + Park Impact Fees
63% of Village + Regional Sewer Connection Fees

SUMMARY:

1. Hartland Comprehensive Plan - Senior Living is key to the village's housing diversity goals. Families want to live nearby loved ones. Not having options will have trickle down economic affect on community.
2. Senior Impact Fee Usage – current Impact + Sewer connection fees are imbalanced for use. The impact of senior living on library and parks is minimal.
3. Water / Utility Usage: this development uses **37%** of the utilities that 124 single-family homes use in gallons per day.
4. Tax Impact: this development brings in \$60,000+ more dollars **per acre** than a single-family development. Additionally, a single-family subdivision would have added utility / road infrastructure cost, snow removal, and trash collection for homes on approximately 35 acres +/- (assuming ½ acre lots) vs. 3.765 acres for this Senior development.
5. Construction Impact: the difficulty of the site adds an additional **\$540,000** +/- to the total development cost. This is primarily due to additional fire lane access, topography requirements, and stormwater infrastructure work.

To achieve a financially feasible project that is vital for the community of Hartland, Three Leaf would propose reducing only those Impact Fees that are applicable to this development. This equates to paying 37% of the village and regional sewer connection fees commensurate with utility usage by the facility. Waiving the remaining 63% is approximately 309,000. Additionally, we are asking for the library and parks portion of the impact fees be waived due to limited / no senior involvement. This equates to approximately 73,000.



RESOLUTION NO. _____

RESOLUTION AMENDING APPENDIX A OF THE CODE OF ORDINANCES
FOR THE VILLAGE OF HARTLAND CONCERNING THE SCHEDULE OF
MUNICIPAL FEES AND CHARGES

WHEREAS, the Village has established Appendix A of the Code of Ordinances as the schedule of fees to be utilized in connection with the issuance of permits and other charges in the Village of Hartland; and

WHEREAS, the Village Board has established a fee structure for Mobile Food Vendors.

NOW, THEREFORE, the Village of Hartland Board of Trustees does hereby ordain:

Appendix A, Fee schedule be amended as follows:

Section 12.20(18) Mobile Food Vendors:

(a) Private Property (current: \$25/day, \$150/annual)

Day: \$25

Annual: \$500

Permanent: \$1,000

(b) Parks (current: \$75 per day, \$150 for an annual cart)

i. Carts

a. Resident or Hartland business \$75 per day, \$300 per year

b. Non-resident or non-Hartland business \$75 per day, \$1000 per year

ii. Trucks/Trailers

a. Resident or Hartland business: \$75 per day, \$500 per year

b. Non-resident or non-Hartland business \$75 per day, \$1000 per year

iii. In conjunction with a special event \$75 per day

NOW, THEREFORE BE IT RESOLVED, amendments to Appendix A referenced above are hereby adopted and incorporated by reference.

IT IS FURTHER RESOLVED that the Village Clerk shall forward a copy of this Resolution upon adoption to the Village's Code codification service.

Adopted this _____ day of _____, 2025.

VILLAGE OF HARTLAND

Jeffrey Pfannerstill, Village President

ATTEST:

Santee Policello, Village Clerk