

**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

VILLAGE BOARD MINUTES
MONDAY, JULY 14, 2025
PAGE 2

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 Ruckert & 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