

**VILLAGE OF HARTLAND**  
**VILLAGE BOARD MINUTES**  
**MONDAY, JULY 28, 2025 · 6:30 PM**  
**BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

President Pfannerstill called the meeting to order and requested a roll call.

**Roll Call**

Present: Trustee de Boer, Trustee Truttschel, Trustee Pfeifer (via Zoom), Trustee Wallschlager, Trustee Conner, Trustee Hallquist, and President Pfannerstill.

**Pledge of Allegiance**

Trustee de Boer led the Pledge of Allegiance.

**Public Comments**

President Pfannerstill opened public comments, explaining the three-minute time limit per speaker and the procedures for maintaining decorum. He noted that typically clapping is discouraged to keep the meeting moving efficiently. Two written comments were read into the record: Kelly and Clayton Ryder sent an email opposing the facility being built in Hartbrook Park, and Anita Blanner wrote in favor of it.

Bill Truttschel of 634 Hawthorne Lane spoke first, having lived in Hartland for 45 years. He strongly opposed building on green space, stating "once it's gone, it's gone." He referenced Central Park in New York as an example of preserved green space and shared his personal experience of losing a playground that was supposed to be "in perpetuity." He suggested the old bowling alley site as a better location because it would allow ingress and egress on both Hartbrook Drive and Sunny Slope Road, providing better emergency vehicle access than the proposed site.

Steven Gulke of 570 Ray Drive, an Arrowhead graduate who has lived in the area for a long time, opposed the project. He emphasized it's "a really nice area" with "lots of kids always playing there" who are "occupying that baseball diamond all the time."

Tom Zizka of 876 Greenway Terrace described Thursday nights at Nixon Park, observing kids playing baseball and people in the beer tent area. He called it "so Americana" and "so nice." He noted they regularly drive past the Hartbrook area and see kids playing with parents lined up watching, saying "it doesn't get any better than that."

Jeffrey Radikovich of 1261 Shelly Lane expressed frustration about communication, saying he first heard about the proposal last week through a flyer in his mailbox. He asked what efforts the village had made to inform the community, questioning whether it was "just put on the website" and requesting more transparency about the progress and development.

Ilene Pape of 400 Sunny Slope Drive, who moved in six months ago, called the park "a beautiful area" and said she doesn't want to see it "turned into a police station." She noted "nothing against the police" but suggested they could find another location, specifically mentioning the vacant bowling alley site.

Liz Tolbolt of W313 N9173 Hoff Road, a longtime property owner with a building on Cottonwood Avenue and an office in Hartland, echoed concerns about converting park land. She stated, "once you take park land and you convert it into any type of commercial or development, it will never come back." She called it "one of the most pristine areas in the village along the river" and "highly used space."

Gerald Luetke of 650 Coventry Lane mentioned his blood pressure went up three or four weeks ago when he saw the excerpt in the Waukesha Freeman about the project and tax implications. He acknowledged seeing the closets being used for office space on the news

that night but suggested using cubicles and a new style office furniture instead. He stated he's "not discounting a need" but is "evaluating a want." He called the park location "a completely ludicrous suggestion" and "unconscionable," referencing his letter about Waukesha State Bank and vacant land on Hartbrook.

Jean Dunsern of 585 Hartridge Drive, a 30-year resident, expressed unhappiness with changes over the years. She emphasized that "once you lose green space, you just don't get it back" and believes building there "is going to devalue that area."

Dan Barrett of 735 Ray Drive expressed his displeasure with the possible selection of Hartbrook Park, questioning "who thought that this was a good idea" and asking "why do you want to use your limited green space to do that?" He raised concerns about extra traffic in the residential neighborhood and safety issues for children with PD and private vehicles entering the new parking lot. He disagreed that Hartland needs a new village hall, suggesting it should stay in its current "beautiful building." He recommended the police department have their own standalone building for security reasons and suggested the location between Biebel's and Sweet Dreams as an ideal location. When President Pfannerstill had previously stated the lot isn't for sale, Bear responded emphatically: "Somebody owns it, everything's for sale."

Grace Herden of 1126 Four Winds Way, who has lived with her family since 2016, shared that Hartbrook Park has been "a big part of our kids growing up" with "sentimental value." She also just heard about this from a concerned neighbor and requested a comparative analysis of the options considered. She couldn't see why this option was chosen, citing it would turn the area into "a construction zone" and then "24/7 traffic for government and police station," changing the character of the whole area. She mentioned the Ice Age Trail and how additional traffic and noise would impact residents, especially with Arrowhead traffic already creating jams.

Brian Lund of 400 Sunny Slope Drive, apartment 224, shared he's lived in Hartland 56 years—his whole life. He reminisced about when the village hall was behind the old post office and how his great-great-great grandfather bought a 1931 Chevy Special Sedan at this location, which is still in his parents' garage. He emphasized Hartland has gotten "too big for its britches" and questioned destroying green space. He noted people can see the park from the road, with areas for parties under coverage and fishing along the Ice Age Trail. He opposed the extra traffic, especially given existing issues with Arrowhead school traffic. He referenced eminent domain used by Waukesha and criticized the unmaintained bowling alley lot with "big holes," "weeds," and "disintegrating railroad ties," saying "nothing's been done" in over 10 years since purchase. He suggested building up instead of taking the park.

Marian Redmeyer, also of 400 Sunny Slope Drive at Breezewood Village for 15 years, stated she walks the park every day. She emphasized "everyone in our building, everyone in the subdivision is against losing that baseball field to a building." She stressed they have "enough traffic in there already" and "certainly don't need any extra noise or traffic."

Lori Kaiser of 615 Ray Drive criticized the lack of communication, saying she's talked to hundreds of people and "nobody knows about this." She stated firmly, "We expect more from you." Living right by Hartbrook Park where all her kids played baseball, she emphasized "everyone loves that park" and "absolutely nobody" wants the building there. She questioned the board's decision-making, asking "what the heck else are you doing that we don't know?" She also strongly opposed waiving impact fees, referencing the quarry development where developers "breezed out with \$30 million," insisting "we need that money." She then read a letter from Andrew Notham, an Arrowhead Youth Baseball coach, who learned about the project during their championship game at Hartbrook on July 20. The letter emphasized the field is one of the nicest and most popular, hosting end-of-year tournaments, and stressed the importance of community baseball fields in fighting "corporate select baseball that monopolizes all the local fields."

David Michael Kaufman of 860 Ray Drive, a 20-year resident, also learned about this from the Freeman. He questioned comments about the board "talking about this for a year and a half" and the claim of having "\$28 million already saved up," asking where that money came from while property taxes continue to rise. He raised traffic concerns, especially at the Arrowhead intersection and getting on and off Highway 16. He worried about emergency response times, saying "how are they going to get out of there?" He praised recent river cleaning efforts that now allow canoes through, calling it "a beautiful, beautiful spot." He questioned whether drawings exist, what the building would look like, how many stories, and how much of the park would be taken—including the pavilion, new playground, other baseball diamond, and new bridge.

Carla Scofun of 704 Eric Lane in Hartridge subdivision for 38 years emphasized communication issues, saying she would have never known without Facebook or the flyer. She shared her surprise at seeing trucks cutting trees and making trails in the conservancy without notification. She suggested alternative locations on Highway KE between 83 and Maple Avenue or the empty parking lot by the little red schoolhouse near North Shore School, saying "try to find something else" because "the park is more important."

Kimberly Tragestead of 450 Sunny Slope Drive, a daily walker for almost four years, noted improvements to the area's appearance and ability to enjoy it. She emphasized this is "part of the Ice Age Trail, a well-known asset of Wisconsin to tourists and just our own inhabitants."

Josh Kell of 600 Ray Drive raised safety concerns about mixing fire trucks and cop cars with a park full of children. "Let's be honest. Kids love fire trucks and cop cars," he said, warning about the risk of children running out in front of emergency vehicles. He questioned taking a park used "every week of the summer" for baseball and t-ball games and putting emergency vehicles there. He asked why they would take something in constant use—mentioning lacrosse teams and other activities—instead of using "a space elsewhere in the village that wouldn't be used regularly." He questioned the minimal savings compared to a \$30 million project, especially considering the cost of building a new baseball field.

Cheryl Kalal of 915 Greenway Terrace, a 31-year resident who built adjacent to Centennial Park, commended the village for creating, maintaining, and embellishing green space over the years. She noted Nixon Park "has never looked better" with more courts, Hartbrook Park "looks great" and is "utilized all the time," and Centennial Park is "wonderful." She stated, "to now turn around and rip that up and put in a building there just seems contrary to what we've been trying to do." She acknowledged Hartland's "really robust recreation program" that other municipalities are "a little jealous of." While understanding the police need more room—they don't have enough room to change their mind—she suggested building next to the fire department and giving village hall the rest of the current building. She acknowledged using village-owned property would be cheapest but said "it can't be at the expense of the green space."

Carol Landwehr of 705 Belshire Drive opposed the project and suggested the bowling alley area or adding onto the fire department, noting "there's quite a lot of room" there. She agreed the police need more room but suggested they "double up on a desk or something."

Linda Weber of 214 Carlin Court, a lifelong Hartland resident, expressed a different concern about being at fault for not attending board meetings or reading minutes. She expressed confidence in the elected board but criticized the lack of communication, saying "I got a personal letter telling me not to flush dental floss down my toilet. I got nothing about this." She acknowledged the board obviously looked at other places and costs but said because she didn't attend meetings, "I don't know that." She emphasized, "I think this is just as important" as the dental floss notice.

Joanne Malczewski of 450 Sunny Slope Drive also opposed the project and just heard about it last week. She didn't feel police would "get to any situation quicker" from that location and

noted the current central location has "access to every residential area, including the businesses." She called it "the perfect spot" for newcomers as an introduction to the business park area. She raised concerns about Arrowhead traffic and suggested "maybe a new road or something" but acknowledged that wouldn't work either as it would "take away from the Lake Country area." She emphasized people like "peace and quiet" to "view a park" and walk dogs.

Ben Sobczak of 223 Meadow Drive, identified as a current park user who either walks alone for exercise or with his dogs on leash. He shared seeing 12 herons a few months ago, hawks, joggers, kids, and "people of Hartland enjoying the park." He praised recent improvements including the new basketball pad and accessible playground equipment for kids with different abilities, saying these improvements "made the good park even better." He emphasized being "very careful to preserve as much green space as we can" as "a real asset for us here in Hartland." He referenced St. Charles chopping down trees by Highway 16, saying it "really hurt the neighborhood." He proposed the former bowling alley site as "a much better space" that's "perfect for the utility of a police station" which "doesn't need a beautiful area" but "needs access to the road for easy transport." He noted the area's use for Hartland Hometown Celebration staging proves it's central. He praised Oconomowoc for putting their new police station "in an underused mall area" next to Taco Bell with unused parking—"a great use of that space." He suggested consulting the Better Business Bureau of Hartland about current plans for the area. He concluded by opposing waiving impact fees (agenda item 6b) and emphasizing communication issues, requesting the board "notice as I see you noticing the communication issues that everyone is bringing up again and again."

Lori Figerski of 652 Greenway Terrace, a 38-year resident, expressed how she's been "very happy with how transparent Hartland has been, how conservative" in spending taxpayer dollars for the last 25 years. However, "then something like this happens, the quarry development happens," making her "starting to question some of the decisions." She uses the park "almost every single day" and called it "a beautiful asset to our community." She emphasized Hartland has "a lot of middle-class people" and with rising costs, "we need to really look at where the dollars are being spent." She saw another conceptual plan for adding space to the existing fire department area and thought that would be good. The Waukesha State Bank space would cost more but could be a secondary option. She suggested the village hall could be remodeled with cubicles, and "maybe even this room could be used at different times for other purposes." She is against waiving impact fees, saying "I don't think we should be giving big business handouts to come into the village."

Emily Keller of 903 Woods Drive, mother of two at Hartland Lakeside, learned about the possible park removal at her son's championship game on Sunday. Her husband, the head coach, has struggled to find places to reschedule games due to rain. She called it "a beautiful space for families" and would be "just disappointed if it were to be built on." She suggested considering the public works area in the business park—"not area where there's a lot of families" with "wider streets" where "heavy duty equipment can go in and out."

Mark Figurski of 652 Greenway Terrace, a 38-year resident, learned about this a week ago and discovered "lots of plans already and lots of work done." He mentioned commercial space for sale in the industrial area and "space that's underutilized or in disrepair that we're not looking at." He emphasized the Waukesha State Bank area "has not been maintained for 11 years" and is "an eyesore" that's "full of potholes and weeds." His main points: "I'm not in favor of messing with our green space" and the community should charge "appropriate municipal impact fees" for development. He shared safety concerns about bicycling on North Avenue and Highway KE due to traffic and described being "close to being hit 3 or 4 times" in the last year by people rolling through stop signs.

Jeffrey Weidel of 792 Clover Court, 15-year resident and former West Allis school board member and president, praised the village's management but expressed concerns about

"outward information." As someone who successfully passed two referendums, he emphasized incorporating the public and getting their input so "they were behind it because they had a part of the decision." He understood the board makes many daily decisions without public help but said for something involving "\$28 million" and impact fees should have public input. He expressed disappointment, saying "you should have had something ahead of time" with public input. He encouraged postponing the decision, reconsidering, and looking at the best sites with public information.

Chris Bauer of 722 Greenway Terrace echoed concerns about gathering input, saying if tonight is the poll, "I heard one vote in favor and 24 votes opposed"—about 93% opposition. He clarified not opposing giving police a new facility, just the location. He praised park improvements but said this would be a step backwards, making all of that work for nothing. He urged stepping back, gathering more public input, noting he didn't know about this until last night. He suggested maybe somebody has a better idea for an alternative location.

Dennis Richards of 863 Greenway Terrace, former vice president of Pewaukee Rec Baseball 10 years ago, stated Hartbrook Park was used "six days a week between games and practices" with Sundays for kickball league. He raised floodplain concerns, saying they tried making improvements but "couldn't because it's on a floodplain." They were told they couldn't build another baseball field where the lacrosse field is, and the softball announcer's booth "took two years to rebuild it because of the floodplain." He questioned what's changed in 10 years, stating "floodplain is a floodplain in my eyes" and called this "a ridiculous idea."

Tom Ludke of 311 North Avenue played devil's advocate, acknowledging the obvious need for additional space for fire and police departments. However, he raised a crucial point about a three-story building downtown having to leave the bottom floor vacant because "you can't build that close to the water." He questioned infrastructure concerns, particularly the Lawn Street bridge with "three tubes underneath" that's "like 50 plus years" old, asking "when that goes down, how do you get your fire departments out?" He noted living on North Avenue went from "5 to 10 sirens a week" to getting "that before noon now, every day." He suggested the need to work with other communities to find "a better location for a public safety building somehow."

The meeting went into recess at 7:36pm, returned to open session at 7:37pm.

Nicholas Blackwell of 735 Cameron Circle identified himself as probably the youngest person in the room, having lived in the village for 8 years after moving from Florida. He expressed feeling it's "a disgrace" to hear about this last minute and that the dollar amount isn't "fiscally responsible." While 100% supporting fire and police needs, he questioned whether due diligence has been done. He's "a huge advocate for leaving the green space green" and couldn't imagine residents "looking into a police station with bright lights" and vehicles "going in and out throughout the night." He questioned why he voted for some board members and suggested accountability is needed. For a project this size, he recommended putting it up for referendum vote to "let the villagers decide the fate of this."

Karen Wartinbee of 602 River Meadow spoke for over 9 minutes. She commented on recent village decisions, beginning with Three Leaf Partners receiving almost \$30 million in taxpayer assistance for the Kwik Trip and rental complex development. She questioned why the village didn't build the new village hall and police department there "if land is so scarce." She detailed how Three Leaf Partners is now requesting almost \$400,000 in waived impact fees for a senior living center, based only on a PowerPoint slide showing a financial gap. She expressed hope the board reviewed actual financial documentation. She argued if Three Leaf Partners "isn't up to the task, let someone else do the development" and requested a roll call vote for transparency.

Regarding the village hall and PD needs, Wartinbee questioned why police and fire wouldn't be combined at the existing Lawn Street Fire Department location. She cited the Zimmerman Architectural 2023 review estimating \$4 million for village hall updates, not the \$18-20 million claimed by administration. She doesn't see additional space needs for village administration requiring a new building. She pointed out the conceptual site plan for Lawn Street showed only "one very small corner of the police garage" crossing the floodplain, which "could easily be modified." She noted community opposition to using Hartbrook Park, noting the bowling alley lot owned by Waukesha State Bank contains 3 acres—the same as half of Hartbrook Park—contradicting claims it's too small. She said the bank has paid "greatly reduced taxes for over a decade" without developing the property. She questioned whether avoiding eminent domain costs that would trigger a referendum is why this site isn't pursued. She emphasized the community outrage over consuming park land, calling it "a community gem" that would become "very unsightly" covered in blacktop. She disputed village arguments about building a new diamond at Centennial Field, saying it would cost more money and take up space used for "dog runs, soccer, lacrosse, football."

Wartinbee highlighted the impact on seniors at the two apartments on Sunny Slope who "use this park extensively" for walking dogs and community interaction. Many cannot drive to Centennial Field. She found it ironic the village is funding new senior living with \$400,000 while marginalizing existing seniors. She said "this village does not belong to the board members or the village workers. It belongs to the residents and the taxpayers" and encouraged the board to "work together with us as a community" and "fully investigate all information" before "rubber stamping these important issues."

Kathleen Weidel of 792 Clover Court would like better communication. She is opposed to the use of the park for new village buildings and recommended that the village look at the industrial park.

Charla Ann King of 311 North Avenue, with a background in government accountability and law enforcement, entered the park from the North Avenue side daily and emphasized stepping "out of the worst traffic and so much noise into the most gorgeous green space." She warned about impervious cover and flooding concerns, questioning "putting a \$30 million investment adjacent to a floodplain." She urged reconsidering the location and establishing groups for more ideas, suggesting "a long term view and some immediate relief for law enforcement."

Amy Lussier of 740 Ray Drive, who moved from Orlando in 2018, raised mental health concerns about taking green space in a society where "kids are addicted to their phones." She emphasized people "need to be out in green space...in the woods, the natural environment to get some solitude and be grounded." She felt the decision has been "very secretive" and reminded the board "it's your job as elected officials to get the information out."

Jeannie Demet of 733 East Capitol Drive initially pictured everything in the new location as beautiful but changed her mind after hearing others. Living on East Capitol, she experiences abuse of the road with no enforcement of speed limits or truck routes. However, she expressed excitement about potentially removing emergency vehicles from East Capitol, saying "it would be so great...if they didn't have to use East Capitol" as "it would be way safer, way more effective."

Her husband Mike Demet added that the existing fire department is "10 feet from a river" with "a house on one side...a school behind it...a park next to it," making expansion impossible. He questioned where police and village space would go, saying "you need acres of room."

Karen Petzold of 1275 Shelly Lane suggested looking at Cottonwood toward the industrial park, questioning why combine everything and what would happen to the current building.

Paul Huba of 819 Surrey Lane opposed losing green space and suggested the industrial park with "wider streets" where "heavy duty equipment can go in and out" with "accessible traffic."

Several residents then engaged in back-and-forth discussion with the board about costs, the need for better communication, and the informational sessions planned for August 13 and 20. Concerns were raised about whether these would truly be "listening sessions" or just presentations of decisions already made. Discussion included clarification that the project cost is \$24.5-29.5 million total for fire, police, and village hall combined, not \$60 million, and that these figures don't include financing costs.

Chris Bauyer of 722 Greenway asked for clarification of the cost. He was told \$1.10/1000 of assessed value is for all of the buildings with a cap at \$29 million.

Cliff Walcott of 719 Hawthorne Ln had questions related to the cost.  
Sue Lauderbach of 855 Rae Dr is opposed to putting a village building in the park and suggested the industrial park be considered.

Orville Colby of 780 Rae Dr is opposed to putting a village building in the park.

The meeting went into recess at 8:39 pm, returned to open session at 8:45 pm.

### **1. Approval of Minutes for July 14, 2025**

*Motion by Trustee Conner, seconded by Trustee de Boer to approve the minutes of July 14, 2025, all were in favor, motion carried.*

### **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**

DPW Director Tom Jenson explained that staff and engineering inspectors from Ruckert & Mielke had inspected the utility work completed by Zignego Company, Inc. Staff recommends payment of \$99,789.36.

*Motion by Trustee Hallquist, seconded by Trustee Conner, to approve the contractor's application for payment no. 2 in the amount of \$99,789.36 to Zignego Company, Inc. for the 2025 Utilities Program. All were in favor, motion carried.*

#### **b. Consideration of vouchers for payment in the amount of \$194,011.34**

*Motion by Trustee Wallschlager, seconded by Trustee Truttschel, to approve the vouchers for payment in the amount of \$194,011.34, all were in favor, motion carried.*

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**

Trustee Wallschlager recused herself from this item as it was a property she grew up in. Hayley Ruklic appeared via Zoom and explained that the request involved moving lot lines between two adjacent parcels they own - one with a house and one vacant. The vacant parcel would be made slightly larger while the parcel with the house would become slightly smaller, with the total acreage remaining the same. Village Manager Bailey noted this is an extraterritorial review as the property is in the Town of Merton but within 1.5 miles of the

village. The certified survey map has already been approved by the Town of Merton and was unanimously approved by the Hartland Plan Commission.

*Motion by Trustee Truttschel, seconded by Trustee Conner, to approve the Extraterritorial Certified Survey Map for the Ruklic property, W292 N5672 Dorn Road, Town of Merton. All were in favor, motion carried.*

**4. Discussion and consideration of an assessor services agreement with Catalis for 2026 – 2029 in the amount of \$224,400.00**

Village Manager Bailey explained that the contract covers all four years and includes a full revaluation of the Village within that timeframe to maintain proper assessment levels. He noted that Catalis was formerly Grotta, which was acquired when the owner retired. The Village has had a positive experience with the firm.

*Motion by Trustee Hallquist, seconded by Trustee Conner, to approve the assessor services agreement with Catalis for 2026-2029 in the amount of \$224,400.00. All in were in favor, motion carried.*

**5. Discussion and consideration to award the service agreements for Well 3 Reservoirs to Utility Service Co., Inc.**

DPW Director Tom Jenson explained that this request would add Well 3's two reservoirs to the existing service agreement that covers the Village's water towers. The agreement includes exterior blasting and painting, interior blasting and painting, inspections, and maintenance to comply with DNR regulations. The upcoming year would include a dive or ROV inspection using robotic cameras to examine the internal infrastructure. In 2030, the reservoirs would be drained and cleaned. Jenson confirmed this is the same company that services the Village's towers, and there have been no issues with their service.

*Motion by Trustee Conner, seconded by Trustee Hallquist, to award the service agreement for Well 3 Reservoirs to Utility Service Company, Inc. All were in favor, motion carried.*

**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)**

Village Manager Bailey explained that the proposed amendment would add six additional units by eliminating a patio that had been included in the original plans. The Plan Commission unanimously approved this change, along with some aesthetic modifications to the exterior masonry.

*Motion by Trustee Hallquist, seconded by Trustee Conner, to approve the increase of living units from 118 to 124. Motion carried by unanimous roll call vote.*

**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**

Village Manager Bailey explained that impact fees can only be used for specific purposes - police impact fees for police garage debt, fire department fees for the Survive Alive house

debt, library fees for the library addition debt, and park fees for new park amenities. He clarified that the developer would still pay 100% of their water and sewer usage bills, but is requesting a reduction in the one-time connection fee based on expected usage.

Mr. Ford from Three Leaf Development explained that senior housing has significantly different impacts than single-family homes. While single-family homes average 3.5 persons per household, senior living units average 1.2 persons. Industry statistics indicate that the 124-unit development would use approximately 28,000 gallons of water per day compared to 76,000 gallons for the same number of standard residential units. When they examined actual usage from a comparable senior facility, usage was even lower at around 11,000 gallons (15% of standard residential usage).

President Pfannerstill noted that the Village currently lacks a hybrid model for impact fees that would account for facilities that are between residential and medical uses. He expressed support for the project due to the critical need for senior housing in the area and appreciated that Three Leaf had worked to reduce costs through design changes rather than simply asking for fee reductions.

Trustee Hallquist emphasized the community benefits of having the senior living facility near Lake Country Lutheran High School, which would enable intergenerational interactions and activities.

*Motion by President Pfannerstill, seconded by Trustee Truttschel, to approve the adjustment of impact fees from \$1,265,801 to \$882,927 for a reduction of \$382,874. Motion carried by roll call vote, 6-1, with Trustee Wallschlager voting no.*

## **7. Consideration of Resolution 07/14/2025 establishing fees for Mobile Food Vendors**

Village Manager Bailey presented the proposed fee structure for mobile food vendors. During discussion, Trustee Conner suggested modifying the daily fee for non-resident/non-Hartland businesses from \$75 to \$100 while maintaining the \$75 fee for resident vendors, consistent with the Village's approach of having higher rates for non-residents. The Board agreed to keep the mobile food vendor fee associated with special events at \$75 since these events generally have a local purpose.

*Motion by Trustee Conner, seconded by Trustee Wallschlager, to approve Resolution 07/14/2025 establishing fees for mobile food vendors with the stipulation that the non-resident, non-Hartland business fee be changed from \$75 per day to \$100 per day for carts, trucks, and trailers, with all other fees remaining as proposed. All were in favor, motion carried.*

## **8. Consideration of scheduling an informational session regarding building and space needs**

Village Manager Bailey proposed holding informational sessions regarding the Village's building and space needs. These sessions would allow the public to view preliminary drawings, timelines, and other information in an informal setting where residents could speak directly with Village officials. The sessions would include tours of current facilities to demonstrate space constraints.

Chief Misko confirmed that police department staff would be available to escort residents through the police facility as required by FBI regulations for criminal justice information security. He noted that he would be unavailable the week of August 18 but could have his Deputy Chief available.

*Motion by President Pfannerstill, seconded by Trustee Conner, to hold informational sessions on August 13 and August 20, 2025, from 6:05 p.m. to 8:30 p.m., including tours of the police and fire departments. All were in favor, motion carried.*

### **9. Discussion and possible action on a resolution of necessity regarding the vacant lot at 550 Hartbrook Drive, Hartland, WI**

President Pfannerstill explained that the vacant lot at 550 Hartbrook Drive (former bowling alley site) has been empty for many years. He recently noticed Waukesha State Bank constructing a new facility in another community, suggesting Hartland is not a priority for development. The vacant property has reduced tax revenue from \$24,000 to \$12,000 annually, resulting in approximately \$120,000 in lost tax revenue over the time it has been undeveloped.

President Pfannerstill explained that a resolution of necessity would be the first step in the eminent domain process, which could potentially secure the site for public safety purposes. If approved, an appraisal process would follow to determine fair value for the property. He noted that this property would be simpler than most eminent domain cases since there are no structures requiring relocation.

After consulting with Keller last week, it appears the site may work well for the Village's needs. Multiple trustees expressed support for pursuing this option.

*Motion by Trustee Pfeiffer, seconded by Trustee Truttschel, to pursue a resolution of necessity regarding the vacant lot at 550 Hartbrook Drive for public safety/police purposes. All were in favor, motion carried.*

### **10. Announcements**

Chief Misko announced that the Police Department had received a \$2,739 grant from the League of Wisconsin Municipalities that would be used to purchase a new speed sign. The new equipment will be lighter in weight, portable, and provide data to help deploy patrols efficiently.

Fire Chief Jambretz announced that 14 foursomes remain available for their golf outing on August 22. He also reported that the ambulance was recently serviced for a bad coil pack and broken seat belt, and that truck 43 had a temporary fix for an oil leak on the ladder. He noted that both the truck and engine will alternate being out of service on Wednesday for repairs.

Assistant Chief Sharp also reported that they have begun the full-time hiring interview process, with assessment stations, county chiefs, and police and fire commission reviews scheduled over the next month.

DPW Director Jenson announced that DPW crews would be painting streets throughout the Village and beginning hydrant flushing. He also noted that Oakwood and Dona would be closed for stormwater swale repair, with the concrete being poured Wednesday and the road expected to reopen by the weekend.

Trustee de Boer thanked the public for attending and expressing their concerns; she encouraged more citizen participation at Village Board meetings.

President Pfannerstill thanked everyone who attended the meeting and announced that Ben Askren continues to heal from his transplant surgery. He also noted the passing of Millie Bierman, a Village resident.

**11. Adjourn**

*Motion by Trustee Truttschel, seconded by Trustee Conner, to adjourn. All were in favor, motion carried. Meeting adjourned at 9:48 pm*

Respectfully submitted,  
Santee Policello  
Village Clerk