

**VILLAGE BOARD MINUTES**  
**MONDAY, SEPTEMBER 22, 2025 • 6:30 PM**  
**BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD, HARTLAND, WI**

Call to Order

President Pfannerstill called the meeting to order at 6:30 pm.

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

Trustee Conner led the Pledge of Allegiance.

Public Comments

Bill Knaus of 340 Hollyhock Lane – He expressed frustration that despite the board's work eight years ago on this issue, a sex offender was now in his neighborhood. He questioned the application of ordinance 877-23, specifically lines 142-145 regarding original domicile eligibility, noting that the individual was from outside the village.

Heather Boundy of 389 Prairie Grass Court – She expressed concerns about children's safety, noting that children routinely ride bikes to and from school without parents. She requested increased police presence during school commute times (7:40-8:05 AM and 3:15-3:35 PM) and expressed that residents now feel unsafe. She pointed out that property owners must disclose the presence of a sex offender when selling, which puts them at a disadvantage, while the offender's spouse was allowed to move in without disclosure.

Chris Lueth of 1221 Four Winds Way - He had checked for pedophiles before purchasing his home seven years ago and never would have bought if any had been present. He noted the offender lives two houses from his home, near nature paths, with Centennial Park and the path children take to Swallow School both approximately 1,000 feet away. He expressed concern that the neighborhood's character would be changed.

Amy Witt of 1221 Four Winds Way - Her daughter's bedroom faces the offender's house and her son plays in woods bordering the man's backyard. She expressed deep concern about the decision-making process and requested the board explain why this placement was allowed, what safeguards were being implemented, and how similar placements would be prevented in the future.

Nicole Weller of 385 Prairie Grass Court - She echoed others' concerns and noted that having a school, church, and neighborhood full of children near the offender seemed like "dangling a carrot in front of him."

Greg Moranski of 1153 Four Winds Way – He requested leadership from the Village Board to examine ordinances throughout Waukesha County and the state to determine what additional measures could be taken, including reviewing the types of exclusions, radius requirements, and items excluded from restriction maps.

Jennifer Pope of 1268 Four Winds Way – She questioned whether certain areas might qualify under the ordinance's definition of "facility for children," specifically wondering if the Ice Age Trail, the path behind the property, or forest areas in Merton could be included in restricted zones. She noted the ordinance mentions that errors in mapping could be corrected.

Chief Misko addressed the concerns, explaining the recent placement in Four Winds was a federal probation case, which differs from typical state probation cases the department usually handles. He expressed that he was as taken aback as the residents and explained

that federal authorities had initially indicated the person might not move in immediately, leading to a back-and-forth communication. When it became clear the move was imminent, Chief Misko made the decision to notify residents under the state statute's allowance. He mentioned the possibility of future relocation but couldn't promise anything definitive.

Chief Misko provided historical context, explaining that seven years ago the Village had implemented a sex offender moratorium because surrounding municipalities' ordinances were causing the Department of Corrections to place offenders in Hartland due to lack of restrictions. The moratorium stated offenders couldn't live anywhere in Hartland. This lasted until 2023 when the Village was sued in federal court. Through that process, the Village had to develop a less restrictive ordinance, resulting in the current 750-foot child safety zones. The lawsuit dictated how restrictive the Village could be - if someone wanted to live within the 750 feet, they would need to meet exceptions like original domicile; outside the 750 feet, temporary or permanent residency is allowed.

The Chief emphasized that all officers are aware of registered sex offenders, the department maintains case files on each one, and makes regular visits to ensure offenders know they're being monitored. However, the Village must operate within state statute restrictions and court-ordered limitations.

President Pfannerstill reinforced that no one on the Board wants registered sex offenders as neighbors and that this Board has worked harder than any other in Hartland's history on this issue. He noted that when elected in 2017, the Board created the moratorium to stop Hartland from being a "dumping ground" for the Department of Corrections. He explained that federal and state authorities view offenders as having served their time and deserving to live unbothered, though he doesn't necessarily agree. He commended Chief Misko for proactively notifying residents rather than waiting for federal confirmation, and noted that many Board members posted the notification on Facebook for immediate awareness.

Following additional questions from residents about the City of Delafied's 2,000-foot restriction, Chief Misko explained that when the Village was sued, they explored different footage requirements. The 750 feet was approved after analysis of bubble maps showing child safety areas; pushing further would have left basically nowhere to live, which the federal courts wouldn't allow. He acknowledged this creates a false sense of security since there are exceptions and crimes don't just occur in homes.

President Pfannerstill addressed questions about federal probation monitoring, with Chief Misko clarifying that the Village Police Department has no access to federal GPS monitoring systems. The federal probation office handles that monitoring. Regarding the department's own monitoring, they conduct annual check-ins and participate in Halloween trick-or-treat compliance checks with state probation and parole, though it's unclear if federal agents participate in those efforts.

## 1. Approval of Minutes

### a. September 8, 2025

Motion (Conner/Pfeiffer) to approve the minutes of September 8, 2025. All were in favor, **motion carried.**

### b. September 10, 2025

Motion (Hallquist/Wallschlager) to approve the minutes of September 10, 2025. All were in favor, **motion carried.**

c. September 11, 2025

Motion (Hallquist/Truttschel) to approve the minutes of September 11, 2025. All were in favor, **motion carried.**

2. Items related to vouchers

- a. Consideration of project closeout payment in the amount of \$57,845.63 to Mid-City Corp. for the Hwy 83 Water Main Rehabilitation Project

Village Manager Bailey explained this was payment of retainage on the Highway 83 water main project completed in 2024. After a year of monitoring, everything was confirmed to be in good condition, and this represented the final payment and retainage for the project.

Motion (Truttschel/Pfeiffer) to approve the payment of \$57,845.63 to Mid-City Corp for the Highway 83 water main rehabilitation project. All were in favor, **motion carried.**

- b. Consideration of vouchers for payment in the amount of \$349,296.73

This amount included the closeout payment just approved. Trustee Hallquist inquired about LWMMI under financial administration, which Village Manager Bailey explained stood for League of Wisconsin Municipal Mutual Insurance. Hallquist also asked about the \$13,500 Northern Lights drone show payment under economic development. Bailey clarified this was BID funds, not taxpayer money, for the upcoming Hartland Lights event, fully funded through business sponsorships.

Motion (Wallschlager/Hallquist) to approve the vouchers in the amount of \$349,296.73. All were in favor, **motion carried.**

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

- a. Discussion and consideration of special event application by Hartland Chamber of Commerce for Business Trick or Treat, October 23, 2025

Elise, Executive Director of the Hartland Chamber, apologized for the late submission and thanked the Village, police, and fire departments for their help during the Street Dance in late August. She thanked DPW for their help with Touch A Truck.

For Business Trick or Treat, she confirmed a new fundraising aspect this year with a pizza vendor selling by the slice. When asked about additional food trucks, Clerk Policello indicated vendor applications would need to be completed.

Chief Misko confirmed the event would operate the same as prior years with volunteer crossing guards trained to help, along with police officers at various intersections. Main roads (Cottonwood, East Capitol) would remain with some side roads barricaded at intersections. He noted a drone would provide photography for the Chamber.

Motion (Conner/Wallschlager) moved to approve the special event application for the Hartland Chamber of Commerce for Business Trick or Treat on October 23, 2025. All were in favor, **motion carried.**

- b. Discussion and consideration of special event application by Hartland BID for Hartland Lights, December 5, 2025

Marlene from the BID participated via Zoom and noted changes to the application regarding contact information. The new BID director is Stacy Giddings.

The tree lighting ceremony at Village Square will feature St. Charles carolers and North Shore Middle School Ensemble Singers. Over 20 downtown businesses will offer specials, activities, promotions, games, prizes, and raffles from 6-8 PM. Santa would be available for downloadable photos. A 10x10 information tent might be placed in the vacant gas station parking lot if volunteers could be found. The drone show will feature 250 drones (more than the previous year), using Nixon Park as the staging area and the parking lot at the library and village hall blocked off for viewing the show.

Chief Misko confirmed the need for proper approval from the private property owner for use of the vacant gas station lot. Police would handle road closures and no-parking barricades as in previous years.

Motion (Truttschel/Conner) moved to approve the special event application by Hartland BID for Hartland Lights on December 5, 2025. All were in favor, **motion carried.**

c. Discussion and consideration of Firework permit applications by Lake Country Lutheran High School for October 3rd and 5th, 2025

Catherine Bogans, Principal at Lake Country Lutheran High School, explained the October 3rd fireworks would be for their homecoming game kickoff, which they have done in past years. The October 5th event is new - a memorial run/walk for Brent Adler who passed away about a year and a half ago. The event would raise funds for scholarships to Christian schools, with fellowship on the turf field, a run/walk on the cross country area, and fireworks at 7 PM.

Fire Chief Jambretz confirmed there were no issues, noting they use minimal fireworks and the department always stations a truck at the events.

Motion (Hallquist/de Boer) to approve the fireworks permit applications by Lake Country Lutheran High School for October 3 and October 5, 2025. All were in favor, **motion carried.**

4. Items related to the issuance of \$5,075,000 General Obligation Promissory Notes, Series 2025A
- a. Consideration of letter of engagement with Quarles & Brady, LLP related to the proposed issuance of General Obligation Promissory Notes

After the presentation by Greg Johnson, a motion was made (Pfeiffer/Hallquist) to approve the letter of engagement with Quarles & Brady, LLP related to the proposed issuance of General Obligation Promissory Notes. All were in favor, **motion carried.**

- b. Presentation of Pre-Sale Report for \$5,075,000 General Obligation Promissory Notes, Series 2025A

Greg Johnson from Ehlers presented the preliminary financing plan for the general obligation promissory notes to finance capital improvement projects over the next two years. He explained the Village borrows for capital projects every other year as part of the normal cycle.

Johnson detailed that projects would be repaid through both the debt service levy (general Village projects) and utility revenues (water and sewer projects)

Johnson noted the Village's general obligation borrowing capacity showed \$22,420,000 outstanding after this issuance, only 19% of the legal limit, leaving \$94,700,000 in remaining capacity.

The sale will occur October 27 at the regular board meeting, with proceeds received November 13 - approximately a 60-day process.

President Pfannerstill clarified this was all new money, not refinancing, and confirmed the approximately \$100,000 annual interest cost over 20 years. Village Manager Bailey noted they had used \$158,000 in impact fees to lower the previous year's municipal debt payment and would likely use impact fees again, though perhaps not the exact same amount.

With the presentation complete, the Board returned to consideration of the engagement letter.

5. Consideration of Resolution Providing for the Sale of Approximately \$5,075,000 General Obligation Promissory Notes, Series 2025A

Motion (Conner/Truttschel) to approve Resolution Providing for the Sale of Approximately \$5,075,000 General Obligation Promissory Notes, Series 2025A. All were in favor, **motion carried.**

Referred from Plan Commission Meeting September 15, 2025

6. Consideration of extraterritorial Certified Survey Map, for Kaerek property, tax keys DELT0767024 and DELT0767005004 on West Lakeside Drive, Town of Delafield

President Pfannerstill noted there was not much chance this property would ever come into the Village, but they are given the right to review the extraterritorial certified survey map because it is within 1.5 miles of Village borders. The Plan Commission had sent it with the intention of passing it.

Motion (Wallschlager/Pfeiffer) to approve the certified survey map for the Kaerek property on West Lakeside Drive, Town of Delafield. All were in favor, **motion carried.**

7. Review and consideration of site plan change to increase parking at Westrock residences, 700 W. Capitol Drive

John Ford with Three Leaf Partners provided an update on the Westrock Residences project. The first three townhome buildings were complete and about half leased. The clubhouse is open and operational. The first stacked flat building had delivered about a month ago and was almost completely full. The second stacked flat building will open later in the week. They will continue delivering about one building per month through spring completion, with eight more stacked flat buildings remaining. He invited the board to a grand opening/ribbon cutting ceremony on Tuesday, October 7 at 5 PM.

The request before the Board was to add additional on-site unassigned surface parking stalls on the northern half of the site. This would not affect previously approved parking (surface or structured), storm water systems, turning radiuses, circulation for emergency vehicles, or snow removal operations. The changes had been worked out collaboratively with their civil engineer Payne and Dolan, as well as Village staff and Ryan Amtmann, Village Engineer.

Trustee Hallquist asked if the concerns in Ryan Amtmann's September 10 email had been addressed. It was confirmed these issues were resolved at Planning Commission through adjustments to the plan.

Motion (Wallschlager/Conner) to approve the site plan changes to increase parking at Westrock Residences at 700 West Capitol Drive. All were in favor, **motion carried**.

## 8. Review and consideration of Eagle Pass Development

Attorney Hector de la Mora explained that while the development agreement had only minor technical changes, the declaration had four items needing discussion, though these weren't impediments to conditional approval. The state has reviewed and redistributed the preliminary plat to the county, so no final preliminary plat is available for action. However, they had agreed to include a pre-final plat as an exhibit to the development agreement, describing the configuration and importantly, surface drainage features which are a key consideration here for the Village and neighbors. This document had been submitted to the Clerk and is included in the meeting packet.

De la Mora recommended approval of the development agreement and declarations subject to compliance with requests from Village staff and himself. He strongly recommended, after lengthy discussion with Ryan Amtmann, that no pre-work (erosion control installation or tree removal) be allowed until the development agreement was finalized, signed, and recorded, mainly due to neighborhood history and to avoid speculation about what was happening.

Kalvin Klimeck with Roth Professional Solutions, representing the developer, asked about timing. He explained they had submitted the preliminary plat to the state, which forwarded it to the county where he paid fees last week. He expected county approvals very shortly. Based on conversations with Ryan Amtmann and Attorney de la Mora, they needed to complete the developer's agreement signing and recording, letter of credit, insurance paperwork, Village erosion control permit, and DNR notice of intent (expected in 10 days). He hoped to start putting in silt fence and taking down trees within 10-14 days, as October was approaching. He requested any assistance the Board could provide to salvage the remainder of the year.

President Pfannerstill clarified for Board members not on Plan Commission that the developer had requested to start work early before having a final plat map. He expressed his opinion, based on Ryan's and Attorney de la Mora's recommendations and Hartland's history of problems, that the Board should wait for final approval before allowing any work. He emphasized this wasn't about building a shed but another subdivision abutting an existing one. While understanding the desire to work quickly, he encouraged the Board to follow the recommendation not to rush to avoid enforcement issues if something changed.

Village Manager Bailey clarified his position and would be fine with Board approval contingent on Ryan Amtmann, Scott Hussinger, and Attorney de la Mora signing off on the final documents.

After further discussion clarifying that the Board would grant conditional approval tonight but work couldn't start until all approvals were finalized and documents recorded, Klimeck confirmed his understanding that once all staff gave final approval, they could begin without returning to the Board.

Motion (Pfeiffer/Hallquist) moved to approve the Eagle Pass development - the preliminary plat, developer agreement, deed restrictions, stormwater management plan, and site plans and specifications - contingent on staff, village attorney, village engineer

approval once all final documents are signed and recorded, and building inspector approval.

President Pfannerstill clarified the motion covered points A through D on the agenda and required final approval from the village attorney, village engineer, village manager, building inspector, and other staff, with final filing with the county. He further clarified that work would not be allowed to start early unless all final approvals were in place. **Motion carried unanimously.**

## 9. Announcements

Fire Chief Jambretz announced that the academy started today for six new hires going through the three-week Lakes Area Academy for fire and EMS training, followed by station training. Two potential full-timers were still completing physicals and psych evaluations, with a swearing-in ceremony planned after results were received. He noted it had been another busy weekend.

Police Chief Misko announced several items:

- The part-time administrative assistant background check was completed and pending his review
- A comic book theft/burglary case from a year ago had just been charged by the DA's office, involving tens of thousands of dollars in comics (the highest valued at \$9,000) stolen by an employee at a storage complex
- Regarding the sex offender release at 1236 Four Winds Way for Brian Ganos, he reiterated the challenges of working with federal probation versus state probation, the disjointed notification process, and the possibility of future relocation. He explained federal probation rules include check-ins and home meetings but don't specify frequency, and detailed the department's annual check-ins and Halloween compliance checks with registered offenders
- Staff members were attending the Emergency Management Institute for training, including Deputy Chief Brian DeBarge, Fire Department's Kajil Sharp, DPW Director Jenson, and Village Manager Bailey, providing valuable emergency operations experience and county networking

Village Manager Bailey, participating via Zoom from the FEMA exercise, noted about 60 participants from various Waukesha County municipalities were attending interactive exercises, ironically about a month after their real-world flood response pre-exercise.

President Pfannerstill shared statistics on registered sex offenders in Hartland:

- 2018 (when ordinance created): 35 offenders
- End of 2019: 31
- December 2020: 30
- June 2021: 29
- October 2022: 26
- 2024: 21
- Current (including newest placement): 21

Pfannerstill emphasized the Board's hard work resulted in a drop of 14 offenders while population increased by about 1,900 people. He commended the Board and Police Department for their efforts, including monitoring and Halloween compliance checks. He encouraged residents to contact board members or the Police Department with concerns, assuring they would receive responses, and noted the Board shares residents' sentiments despite legal constraints.

President Pfannerstill also announced the funeral of Charlie Kirk, CEO of Turning Point Action, noting that Arrowhead High School had the first high school chapter in the country or state, with board member Tom Truttschel serving as advisor. He extended sympathy to the group and all Hartland residents affected by the assassination.

Village Clerk Policello announced the public information meeting for the building needs analysis would be held Tuesday, October 28, as the next public update on building status.

10. Pursuant to Wis. Stat. 19.85(1)(e) upon a motion duly made, the Board may convene in a closed session for the purposes of formulating a negotiation strategy for the sale of Village property

President Pfannerstill explained this would require a roll call vote if a motion was made.

Motion (Pfeiffer/Hallquist) to go into closed session. By roll call vote, all were in favor, **motion carried.**

President Pfannerstill noted they would reconvene in open session either to adjourn or to take any necessary action. The Board went into closed session at 7:55 pm.

11. Reconvene in open session, to take any action necessary, with respect to the preceding closed session

Motion (Pfeiffer/Conner) to reconvene in open session. All were in favor, motion carried. The Board reconvened in open session at 8:36 pm.

12. Adjourn

Motion (Pfeiffer/Conner) to adjourn. All were in favor, motion carried. Meeting adjourned at 8:36 pm.

Respectfully submitted,  
Sandee Policello  
Village Clerk

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY  
\$5,075,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2025A

WHEREAS, the Village of Hartland, Waukesha County, Wisconsin (the "Village") is presently in need of approximately \$5,075,000 for public purposes, including paying the cost of capital improvement projects, including water projects and sewer projects (collectively, the "Project"); and

WHEREAS, it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to Section 67.12(12), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Issuance of the Notes. The Village shall issue its General Obligation Promissory Notes, Series 2025A (the "Notes") in the approximate amount of \$5,075,000 for the public purpose of paying the cost of the Project.

Section 2. Sale of the Notes. The Village Board hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the Village Board shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Notice of Sale. The Village Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Notes to be disseminated in such manner and at such times as the Village Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the Village Clerk may determine.

Section 4. Official Statement. The Village Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate Village officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 5. Reimbursement. The Village Board hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the Project prior to the issuance of the Notes with the proceeds of the Notes in an amount not to exceed \$5,075,000.

Adopted, approved and recorded September 22, 2025.

  
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Jeffrey Pfannerstill  
President

ATTEST:

  
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Sandee Policello  
Village Clerk

