Village of Hartland
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VILLAGE BOARD AGENDA *AMENDED
MONDAY, OCTOBER 27, 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 – October 13, 2025

2. Items related to vouchers
    a. Consideration of vouchers for payment in the amount of $61,668.95

3. Review and consideration of items related to Licenses and Permits
    a. Restricted species permit application by Terry Pardun for 3 dogs at 202 Glenowen Drive
    b. Special event application by Birch & Banyan Coffee for MindfulMe: Mental Health Resource Fair on Saturday, May 16, 2026.

4. **PUBLIC HEARING** on the proposed 2026 Village Budget including the General Fund, Water and Sewer Utility Funds, Debt Service and all other Revenue and Expenditure Funds with consideration of adoption of the budget at the November 10, 2025 Village Board meeting

5. Consideration of a Resolution No. 10/27/2025 Authorizing the Issuance and Sale of $5,075,000 General Obligation Promissory Notes, Series 2025A

<u>Items Referred from the October 20, 2025 Plan Commission meeting</u>

6. Village Board review and consideration of T-Lon Products addition at 1110 Richards Road

Other Items for Consideration

8. Consideration of acceptance of Westrock Apartments public infrastructure improvements

9. Discussion and possible recommendation regarding registered sex offender residency restriction

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: 813 2951 3714
Passcode: 322829 Or participate online: https://us02web.zoom.us/j/81329513714?pwd=6hO2TuPhgzRaFdONkoFRqGza6Xb1Y2.1

VILLAGE BOARD MINUTES
MONDAY, OCTOBER 13, 2025 • 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD, HARTLAND, WI

President Pfannerstill called the meeting to order at 6:32 pm.

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

Public Comments
Jake Zuehl, 306 Lawn Street, thanked various individuals and organizations for their help with the Pumpkin Party in the Park, including Village staff, Village Board, DPW, the Recreation Department, Police and Fire Departments, Hartland Library, Hartland Lakeside Education Foundation, Hartland Lake Country Rotary, Friends of the Library, and Arrowhead football players who helped move pumpkins in the morning. He noted the event had more attendees than the previous year and acknowledged sponsors including Dave Droegkamp Heating and Cooling, Hartland Family Chiropractic, Rapco Fleet Support, and others. He spoke on behalf of the Kiwanis Club of Hartland.

Michael Diliberto, 1052 Woodbridge Court, addressed concerns regarding the American Legion Post 294's manager. He stated that while police determined no criminal activity occurred, he believed the Village had responsibility to act. He inquired about what actions had been taken and expressed frustration about having to file his own civil claim. President Pfannerstill offered to meet with him along with the Village Manager and Police Chief to discuss the issue further, as this cannot be discussed during public comment.

Introduction of Business Improvement District Director Stacy Giddings and discussion of possible return of ToAD, Tour of America's Dairyland road cycling series the Wednesday prior to Hometown Celebration. Steve Osterndorf, BID President, introduced Stacy Giddings as the new BID Director. Ms. Giddings expressed her pride in representing Hartland and noted the optimism she's encountered among business owners. She stated her professional background includes marketing, fundraising, and event planning, which she looks forward to utilizing for the betterment of Hartland.

Mr. Osterndorf then discussed the Tour of America's Dairyland (ToAD) cycling event. He explained the BID has been in contact with ToAD leaders for about 10 months, and they spoke highly of Hartland's 2021 event. He noted the previous event was organized on a short three-month timeline, and he has been advocating for scheduling it during Hometown Celebration week to give visitors more reason to return to Hartland. He announced ToAD's board of directors has voted to return to Hartland next year on Wednesday, June 24, which is the Wednesday of Hometown Celebration. Mr. Osterndorf explained they want to maximize the involvement of downtown establishments and seek ways to overcome previous feedback from business owners. He noted that fundraising is already secured for the event. Village Manager Bailey added that the event requires minimal village resources, as ToAD provides barricades and manages crowd control. President Pfannerstill expressed

support for the event as a way to showcase Hartland. Mr. Osterndorf confirmed that visitors during the previous event had commented positively about discovering Hartland. The Board agreed to place this item on the next meeting agenda for formal consideration.

Mr. Osterndorf also reminded everyone about the upcoming Creepy Crawl on October 25th, featuring costumes and cocktails at participating downtown establishments from 12-4 PM on Saturday.

1. Approval of Minutes – September 22, 2025
   Motion (Conner/Wallschlager) to approve the minutes of September 22, 2025; all were in favor, **motion carried.**

2. Items related to vouchers
   a. Consideration of project closeout payment in the amount of $13,305.90 to Zignego Company Inc. for the 2025 Utilities Program
      DPW Director Jenson reported that this was the final payment for Zignego for work completed on W. Capital and portions of Four Winds. Staff recommended making the payment following inspections of the completed work.
      Motion (Pfeiffer/Hallquist) to approve the project closeout payment in the amount of $13,305.90 to Zignego for the 2025 utility program. All were in favor, **motion carried.**

   b. Consideration of contractor's application for payment no. 4 in the amount of $582,149.74 to Wolf Paving Co., Inc. for the 2025 Paving Program
      DPW Director Jenson stated that inspections had been conducted and staff was satisfied with the work Wolf Paving had completed this year. Staff recommended making the payment.
      Motion (Truttschel/Conner) to approve payment number 4 in the amount of $582,149.74 to Wolf Paving. All were in favor, **motion carried.**

   c. Consideration of contractor's application for payment no. 2 in the amount of $363,593.12 to Globe Contractors, Inc. for the Progress Drive Sanitary Relay Project
      DPW Director Jenson explained this was for the Progress Drive project, which had encountered some issues because it was not done in the typical sequence where utility projects precede paving. He noted there were additional charges on the second page due to water valves needing replacement. He added that the decision to repave the entire road rather than just do a trench patch was beneficial because the trench kept expanding due to soil conditions. Staff recommended the payment after multiple inspections.
      Motion by (Pfeiffer/Hallquist) to approve payment number 2 in the amount of $363,593.12 to Globe Contractors for the Progress Drive sanitary relay project; Seconded by Trustee Truttschel. Motion carried.

   d. Consideration of vouchers for payment in the amount of $2,188,972.67
      Trustee Wallschlager questioned an entry on page 6 regarding Palmer Steakhouse 2024 snow plowing for $1,336. Village Manager Bailey explained it was a delayed payment for the Village's third of the cost for plowing the alley shared with Palmer's, Silver Leash, and the Village.

Motion (Wallschlager/Truttschel) to approve the vouchers in the amount of $2,188,972.67. All were in favor, **motion carried.**

3. Review and consideration of items related to Licenses and Permits
   a. Consideration of bartender applications – Emelia Ann Kreblin, Brett William Phalen

   Chief Misko explained that both applications were approved by him but brought to the Board because the applicants did not have completely clean backgrounds. Amelia Kreblin had disorderly conduct charges from 2012 and 2022, while Brett Phelan had two OWI (Operating While Intoxicated) charges - one in Ohio in 2015 and another in Wisconsin in 2021. Brett also had a possession of paraphernalia and THC conviction in municipal court in 2018.
   Trustee Wallschlager asked about the criteria for denying applications based on OWIs. Chief Misko explained there is no specific rule, but decisions are made subjectively based on timing, frequency, and other relevant information. Policello noted that Brett would be working at Bristlecone, which doesn't allow employees to drink while working.
   Motion (Pfeiffer/Hallquist) to approve the bartender applications for Amelia Ann Kreblin and Brett William Phelan. All were in favor, **motion carried.**

   b. Discussion and consideration of special event application by Ice Age Trail Community Committee for Moonlight Hike on November 8, 2025
   Jake Zuehl presented the application, explaining they've been conducting similar events for 4-5 years with both fall and winter hikes. The November 8 event will run from 6:30-8:00 PM at Cottonwood Wayside, with free apple cider and a fire in the chimney. DPW will assist with the fire, and Police will provide cones to manage traffic. Dorner has offered their parking lot for extra parking. He noted they typically have over 100 attendees, with at least half coming from outside Hartland.
   Motion (Hallquist/Truttschel) to approve the special application by Ice Age Trail Community Committee for the Moonlight Hike on November 8. All were in favor, motion carried.

4. Discussion and consideration of changes in park shelter and athletic field fees and deposits

   DPW Director Jenson presented three different types of permits: one for the general public renting fields, one for user groups, and one for park facilities. He explained they were streamlining the fee structure by eliminating participant-based fees and simplifying the process in the Civic Rec system. For the general public renting fields, the restoration deposit was increased to $215 to cover the difference from eliminating the participant deposit. Field prep fees for soccer and football fields were increased from $80 to $150 to reflect the time required for painting lines. For user groups, the individual field deposits were replaced with a general $2,000 annual deposit that would be returned if no damage occurred. The same increase in prep fees for soccer and football fields was applied.
   For park facility reservations, several unused categories were removed, including "Other structures" and "Bounce Houses." The participant categories were simplified to just "100+" with a $300 deposit. New rules were added requiring special event applications for bounce houses, dunk tanks, and

climbing walls to ensure they don't interfere with electrical or other infrastructure. The cancellation fee was changed from a flat $10 to 20% of the reservation fee.

DPW Director Jenson noted the Park Board approved these changes with the condition that they would review field prep fees further. He explained he was developing a calculation based on chalk, paint, staff time, and other factors. Trustee Hallquist mentioned he had raised the question about whether the prep and reservation fees were competitive with surrounding communities. President Pfannerstill expressed support for the changes and the upcoming review of baseball field prep costs, suggesting that staff time spent coordinating with user groups should also be factored into the fees.

Motion (Pfeiffer/Hallquist) to approve the changes in the park shelter and athletic field fees and deposits. All were in favor, **motion carried.**

5. Discussion and consideration to award the 2025 Tree Planting Contract to Dan Larson Landscaping Inc. for the sum of $6,009.00
DPW Director Jenson explained this was their annual contract for street trees and some park trees. They received two proposals, with Dan Larson being the lowest qualified bidder. He noted they've used this contractor for the past three years. Staff recommended using Dan Larson Landscaping for a total of $6,009. Trustee Hallquist asked how many residents declined tree replacements, and DPW Director Jenson indicated it was quite a few, often in areas where trees aren't suitable due to power lines or small terrace areas.

Motion (Conner/Wallschlager) to award the 2025 tree planting contract to Don Larson Landscaping Inc. for the sum of $6,009. All were in favor, **motion carried.**

6. Discussion and consideration to replace the SCADA PLC and the SCADA computer for the Village's distribution and collection system
DPW Director Jenson explained they have been replacing PLCs (Programmable Logic Controllers) at lift stations and well houses for the past 3-4 years. He explained that PLCs have a 10-year lifespan, while the SCADA computer's lifespan is 3-5 years. While they had focused on replacing the external components, they hadn't addressed the main control system, which now needs to be replaced. He explained that SCADA (Supervisory Control and Data Acquisition) runs all well houses and lift stations, and is connected to the alarm system that notifies staff of problems. He emphasized that SCADA is the bloodline of any utility. The current PLC is unsupported, making replacement urgent. Ruekert & Mielke would work with Ontech to set up the computer and configure the hardware and programs. The estimated cost is $35,000. Trustee Hallquist asked if this was a bid situation, and DPW Director Jenson explained that Ruekert & Mielke is proprietary to all their programming, making it impractical and more expensive to switch providers.
Motion (Wallschlager/Conner) to approve the replacement of the SCADA PLC and SCADA computer for $35,000. All were in favor, **motion carried.**
7. Discussion and consideration to join the Intergovernmental Agreement with Waukesha County for the Municipal Recycling Dividend Program

DPW Director Jenson explained that the Village is already part of this intergovernmental agreement with Waukesha County, but the Material Recovery Facility (MRF) had burned down in 2023. After determining rebuilding would cost too much, they are now establishing a new contract defining where recyclables will go and outlining contingency plans. He explained there is a MRF balance account funded by recycling proceeds. If the fund falls below a certain threshold, municipalities could be charged a tipping fee per ton. He noted that having 25 municipalities in the agreement provides greater negotiating power for more favorable rates. The Village has been involved since 1990, and the new facility is actually closer to Hartland than the previous one.

Motion (Truttschel/Pfeiffer) to approve the intergovernmental agreement with Waukesha County for the municipal recycling dividend program. All were in favor, **motion carried.**

8. Discussion and consideration to approve a Memorandum of Understanding between Waukesha County Health and Human Services-Child Protective Services and the Hartland Police Department and authorize Chief Misko to sign on behalf of the Village
Chief Misko explained this was similar to an agreement done previously with adult protective services. The MOU formalizes networking and coordination between the Police Department and Child Protective Services, which is required by state statute. Village Attorney Trace Hummel reviewed the agreement without concerns. Chief Misko requested authorization to sign on behalf of the Village to maintain efficiency, as having the document changed by the County to include the Village President's signature would significantly delay the process.

Motion (Pfeiffer/Hallquist) to approve the memorandum of understanding between Waukesha County Health and Human Services, Child Protective Services, and the Hartland Police Department and authorize Chief Misko to sign on behalf of the Village. All were in favor, **motion carried.**

9. Discussion and consideration to approve Valuation Services Agreement with Valbridge Property Advisors regarding Tax Key HAV 0727143004 at Hartridge and Maple
Village Manager Bailey explained this was for an appraisal of the lot discussed at the previous meeting. The Board had directed staff to determine a cost for an appraisal as step one in potentially listing the property. This is the same firm that did the appraisal for the Waukesha State Bank land and comes highly recommended by von Briesen.

Motion (Pfeiffer/Conner) to approve valuation services agreement with Valbridge Property Advisors regarding Tax Key HAV 0727143004 at Hartridge and Maple. All were in favor, **motion carried.**

10. Discussion regarding registered sex offender residency restriction
President Pfannerstill explained this item was placed on the agenda in response to concerns raised during information sessions with Four Winds residents after a sex offender moved into the subdivision. He provided historical context, noting that prior to 2017-2018, the Village had no ordinance regarding sex offenders.

The Village Board implemented a moratorium to bring saturation levels down from 38 to the current 21 and later established an ordinance with residency restrictions based on child safety zones.

Chief Misko explained there is no standardized footage requirement for these restrictions. The state requires 1,500 feet for violent sex offenders on supervision, but there are no statewide regulations for other registered sex offenders. He noted that courts have ruled restrictions are too restrictive if they leave no available housing, which means each community must determine appropriate distances based on their specific layout and child safety zones. Chief mentioned that Zion Lutheran School, which was previously identified as a child safety zone, no longer operates a school, which opens up additional housing possibilities. He recalled the Village settled on 750 feet because greater distances would have been too restrictive given Hartland's geography and path system.

President Pfannerstill shared information about restrictions in neighboring communities: Brookfield (1,400 feet), Waukesha (750 feet), Menomonee Falls (1,500 feet), Village of Pewaukee (750 feet), Oconomowoc (1,000 feet), Sussex (1,000 feet), Delafield (2,000 feet), Merton (500 feet), and Lisbon (1,500 feet). He noted that Milwaukee eliminated restrictions following a lawsuit by the same individual who had sought to live in Hartland.

President Pfannerstill stated that the village attorney advised maintaining the current 750-foot restriction, noting that Hartland is smaller in square mileage than some communities with larger restrictions. He explained that in court, the legal perspective is that offenders have served their time and have rights as citizens.

Chief Misko agreed to provide maps from surrounding communities and noted that any changes would apply only to future residents, not retroactively. The Board decided to bring this topic back for possible action at the next meeting after gathering additional information. No action was taken.

11. Update regarding building needs by Keller
    a. Consideration of agreement with RaSmith for the preparation of a topographic and boundary plat of surveys for 550 Hartbrook and 150 Lawn Street

Devin Flannagan from Keller provided an update on several aspects of the municipal building project:

- Surveys: He explained the need for topographic surveys to accurately design the sites, particularly to ensure the fire station property doesn't encroach on floodplains and to address grade changes at the bowling alley site. While acknowledging some risk in surveying property not yet owned, he recommended proceeding to avoid delays.
- Floor plans: He reported the fire station plans haven't changed significantly, but the police/admin/rec building has been substantially reconfigured due to changes in entrance and parking lot locations, though the spaces remained the same size.
- Timeline: Flannagan outlined the projected timeline - working on exterior renderings over the next month, developing construction documents from

November through February, bidding in March-April, finalizing by late spring, and breaking ground in late spring/early summer.

Trustee Hallquist raised concerns about the potential cost of the bank location and whether it might push the project over budget. Flannagan acknowledged land costs would impact the budget but noted the economy is in a relatively good position for construction. He explained that while initial concerns about tariffs had worried him, prices had not increased as dramatically as feared. He characterized the current budget range of $25-30 million as realistic, with the actual cost likely falling in the middle.

President Pfannerstill emphasized his desire to keep the project under $30 million even with land acquisition, acknowledging some features might need to be scaled back. Flannagan also discussed plans for the upcoming community meeting, where he would present the site plans, room comparisons between existing and future facilities, budgets, timelines, and next steps.

Motion (Pfeiffer/Truttschel) to approve the agreement for the topographical and boundary plat of surveys for 550 Hartbrook and 150 Lawn Street. All were in favor, **motion carried.**

12. Announcements

Fire Chief Jambretz reported the Pancake Breakfast served a record 672 people, up by about 40 from the previous record. He thanked everyone who supported the event, including sponsors who donated raffle prizes.

DPW Director Jenson announced leaf pickup started today and will run until November 16, with a goal of covering the entire Village each week. Parks are closing October 15, and the recycling yard remains open until November 25. He noted Highway 83's completion date has been extended to October 27 but might be delayed until early November according to the DOT. He also mentioned the success of recent events including Pumpkin Party in the Park and the Arrowhead Parade.

Recreation Director Blonien confirmed the Pumpkin Party went well and announced the Holiday Train date as Wednesday, December 10.

Trustee Hallquist thanked everyone who participated in the Pumpkin Party, noting the high turnout.

Trustee Pfeiffer commended both the Pancake Breakfast and Pumpkin Party events, suggesting they be intentionally coordinated next year to create a full day of activities for families.

Trustee Truttschel echoed appreciation for both events, noting the Fire Department staff worked hard from early morning and the Pumpkin Party was heavily attended with families having a great time.

Village Manager Bailey mentioned the downtown artwork by Arrowhead students who painted windows around the Village for homecoming, coordinated by Steve Osterndorf of US Bank and the BID.

President Pfannerstill praised the increasing attendance at the Pancake Breakfast and the community camaraderie it creates. He shared that the Holiday Train will return to Hartland and encouraged people to begin collecting food donations. He also reported receiving a call from an Arrowhead board member expressing intent to request annexation by the Village of Hartland, though formal steps have not yet been taken. Additionally, he mentioned meeting with Mary Hill homeowners and discovering that part of the subdivision is in the Town of Merton, with some residents interested in annexation.

13. Closed session

Motion (Pfeiffer/Conner) to move into closed session pursuant to Wis. Stat. Sec. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically regarding the acquisition of 550 Hartbrook Drive pursuant to a prior resolution of necessity.

After a roll call vote (Aye – 6; Nay – 0) the Board went into closed session at 8:20 pm.

14. Return to open session for possible action regarding closed session item

Motion (Wallschlager/Pfeiffer) to return to open session. All were in favor, motion carried. The Board reconvened in open session at 8:44 pm.

Motion (Pfeiffer/Conner) to move forward with the amount agreed upon during closed session as an offer to Waukesha State Bank regarding 550 Hartbrook Drive. All were in favor, **motion carried.**

15. Adjourn

Motion (Pfeiffer/Wallschlager) to adjourn. All were in favor, motion carried.

The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Sandee Policello
Village Clerk

To: Village President & Board of Trustees
From: Tonia Smith, Fiscal Clerk
Date: October 22, 2025
RE: Voucher List

Attached is the voucher list for the
October 27, 2025 Village Board Meeting

October 22, 2025 Checks:	$	61,668.95
Total Amount of all Checks:	$	61,668.95

VILLAGE OF HARTLAND
VOUCHER LIST - OCTOBER 27, 2025

Account Descr	Search Name	Comments	Amount
G 101-21535 VISION INSURANCE	DELTA DENTAL PLAN OF WISCONSIN	VISION INSURANCE	$312.64
G 101-23000 SPECIAL DEPOSITS	WIRTZ, JENNIFER	E CAPITOL DR/ WIRTZ (FORMARLY JOSCO CONSTR)	$2,000.00
			$2,312.64
AMBULANCE			
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	AIRGAS USA LLC	OXYGEN CYLINDER	$135.15
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	AIRGAS USA LLC	OXYGEN CYLINDER	$362.41
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	BOUND TREE MEDICAL	VARIOUS MEDICAL SUPPLIES	$334.71
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	BOUND TREE MEDICAL	VARIOUS MEDICAL SUPPLIES	$142.47
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	HENRY SCHEIN INC.	VARIOUS MEDICAL SUPPLIES	$289.84
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	HENRY SCHEIN INC.	VARIOUS MEDICAL SUPPLIES	$89.83
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	$75.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	THINLINE PSYCHOLOGICAL SERVICES	NEW HIRE EVAL	$550.00
AMBULANCE			$1,979.41
ECONOMIC DEVELOPMENT			
E 804-56700-715 STREETSCAPE PROGRAM	CONNER, RICK	HARTLAND IN BLOOM GRANT (REISSUE)	$90.20
E 804-56700-744 OFFICE SUPPLIES	GIDDINGS, STACY	OFFICE SUPPLIES/ POSTAGE	$33.67
ECONOMIC DEVELOPMENT			$123.87
FINANCIAL ADMINISTRATION			
E 101-51500-530 TAX BILLING/TAX ROLL	AB DATA	ESTIMATED TAX BILLING POSTAGE	$1,984.18
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	CONLEY MEDIA LLC	PUBLIC NOTICE PROPOSED BUDGET	$297.94
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	OCTOBER FSA FEES	$94.73
E 101-51500-110 SALARIES	ONTECH SYSTEMS, INC	IT SERVICES	$314.04
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	CLOUD BACKUP	$56.67
FINANCIAL ADMINISTRATION			$2,747.56
FIRE PROTECTION			
E 101-52200-360 VEHICLE MAINT/EXPENSE	BIEBELS TRUE VALUE	TAPE/ ANTIFREEZE	$35.46
E 101-52200-255 BLDGS/GROUNDS	BIEBELS TRUE VALUE	CABLE TIES/ NUTS AND BOLTS	$37.52
E 101-52200-360 VEHICLE MAINT/EXPENSE	JEFFERSON FIRE & SAFETY INC	APPARATUS REPAIR	$605.00
E 101-52200-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	$112.50
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	THINLINE PSYCHOLOGICAL SERVICES	NEW HIRE EVAL	$550.00
FIRE PROTECTION			$1,340.48
GENERAL ADMINISTRATION			
E 101-51400-395 COMMUNITY RELATIONS	EXECU PRINT	PARADE SIGNAGE	$163.00
E 101-51400-210 LEGAL SERVICES	LAW OFFICE OF KIMBERLY KERSHEK	LEGAL SERVICES	$1,200.00
E 101-51400-210 LEGAL SERVICES	LAW OFFICE OF KIMBERLY KERSHEK	LEGAL SERVICES	$72.50

Account	Descr	Search Name	Comments	Amount
E 101-51400-290	OUTSIDE SERVICES/CONTRACTS	METRO MUNICIPAL CLERKS ASSOC	SP CLERKS MTG HARTLAND	$15.00
E 101-51400-290	OUTSIDE SERVICES/CONTRACTS	METRO MUNICIPAL CLERKS ASSOC	DB CLERKS MTG HARTLAND	$15.00
E 101-51400-290	OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	$750.00
E 101-51400-300	OPERATING SUPPLIES/EXPENSES	POLICELLO, SANDEE	MILAGE/ WI ELECTION COMM CONFERENCE	$253.40
E 101-51400-290	OUTSIDE SERVICES/CONTRACTS	RHYME BUSINESS PRODUCTS LLC	COPIER SERVICES	$1,040.88
E 101-51400-210	LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$14,206.92
E 101-51400-210	LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$2,117.00
GENERAL ADMINISTRATION				$19,833.70
LAW ENFORCEMENT				
E 101-52100-300	OPERATING SUPPLIES/EXPENSES	DASH MEDICAL GLOVES	EXAM GLOVES	$95.90
E 101-52100-300	OPERATING SUPPLIES/EXPENSES	FLEMINGS FIRE 1, INC.	EXTINGUISHER SERVICE	$71.05
E 101-52100-300	OPERATING SUPPLIES/EXPENSES	HOFFA, PAULA	SHOE REIMBURSEMENT	$168.00
E 101-52100-290	OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	$487.50
LAW ENFORCEMENT				$822.45
LIBRARY				
E 101-55110-300	OPERATING SUPPLIES/EXPENSES	CVETAN, MARY	ATTENDING A BALL WITH JANE AUSTIN	$50.00
E 101-55110-310	BOOKS & MATERIALS	GALE/CENGAGE LEARNING	VARIOUS BOOKS	$194.28
E 101-55110-310	BOOKS & MATERIALS	GALE/CENGAGE LEARNING	VARIOUS BOOKS	$59.84
E 101-55110-255	BLDGS/GROUNDS	NEBEL, KRIS	LIBRARY GARDENINGS	$76.63
E 101-55110-290	OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	$75.00
E 101-55110-290	OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	CLOUD BACKUP	$50.00
E 101-55110-310	BOOKS & MATERIALS	PLAYAWAY PRODUCTS	VARIOUS PLAYAWAYS	$24.99
E 101-55110-310	BOOKS & MATERIALS	PLAYAWAY PRODUCTS	VARIOUS PLAYAWAYS	$277.97
LIBRARY				$808.71
MISC STORM SEWER REPAIR				
E 401-74010-285	CONSTRUCTION COSTS	BLACK EARTH PAVEMENT	PAVING FOR STORM SEWER	$10,690.00
MISC STORM SEWER REPAIR				$10,690.00
PARKS				
E 101-55200-365	BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	BI HOLE SAW	$30.54
E 101-55200-370	ATHLETIC FACILITY MAINTENANCE	EXECU PRINT	GAME TONIGHT SIGNS	$350.00
E 101-55200-365	BLDGS/GROUNDS MAINT EXPENSE	KIMBALL MIDWEST	SCREWS	$251.77
E 101-55200-365	BLDGS/GROUNDS MAINT EXPENSE	PORT-A-JOHN	PORTABLE RESTROOMS PARKS	$172.00
E 101-55200-365	BLDGS/GROUNDS MAINT EXPENSE	PORT-A-JOHN	PORTABLE RESTROOMS PARKS	$291.00
PARKS				$1,095.31
PUBLIC WORKS				
E 101-53000-365	BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	KEYS	$12.00
E 101-53000-360	VEHICLE MAINT/EXPENSE	BIEBELS TRUE VALUE	TRI ALLOY	$46.79
E 101-53000-420	STORM SEWER	COUNTY MATERIALS CORP	6' CONCRETE PARKING STOPS	$590.52

Account	Descr	Search Name	Comments	Amount
E 101-53000-420	STORM SEWER	COUNTY MATERIALS CORP	PALLET CREDIT	-$25.00
E 101-53000-360	VEHICLE MAINT/EXPENSE	EH WOLF	NO LEAD FUEL	$1,521.03
E 101-53000-410	STREETS GEN MAINT	EXECU PRINT	PAVING SIGNAGE	$136.80
E 101-53000-180	OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	$158.76
E 101-53000-180	OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	$192.77
E 101-53000-360	VEHICLE MAINT/EXPENSE	KAESTNER AUTO ELECTRIC CO	CAMERA INSTALL KIT	$420.48
E 101-53000-360	VEHICLE MAINT/EXPENSE	KAESTNER AUTO ELECTRIC CO	RAZORBACK POLY LR 30"	$68.97
E 101-53000-360	VEHICLE MAINT/EXPENSE	KAESTNER AUTO ELECTRIC CO	BACK UP CABLES	$146.72
E 101-53000-360	VEHICLE MAINT/EXPENSE	KIMBALL MIDWEST	CAP SCREW/ LOCKNUT	$153.50
E 101-53000-360	VEHICLE MAINT/EXPENSE	KIMBALL MIDWEST	ELECTRICAL ITEMS	$175.60
E 101-53000-360	VEHICLE MAINT/EXPENSE	KIMBALL MIDWEST	HOLE SAW	$116.72
E 101-53000-410	STREETS GEN MAINT	LANGE ENTERPRISES INC	RAILROAD CROSSING	$100.00
E 101-53000-410	STREETS GEN MAINT	LANGE ENTERPRISES INC	RAILROAD CROSSING	$120.60
E 101-53000-360	VEHICLE MAINT/EXPENSE	NAPA AUTO PARTS	VARIOUS FILTERS	$161.74
E 101-53000-360	VEHICLE MAINT/EXPENSE	WELDERS SUPPLY CO	CUTTING TIP	$100.84
E 101-53000-360	VEHICLE MAINT/EXPENSE	WELDERS SUPPLY CO	CUTTING TIP	$108.33
PUBLIC WORKS				$4,307.17
RECREATION PROGRAMS/EVENTS				
E 101-55300-290	OUTSIDE SERVICES/CONTRACTS	EDGEWORTH, LINDSAY	SMART SITTER - LS	$56.00
E 101-55300-290	OUTSIDE SERVICES/CONTRACTS	HOOPER HANDS BASKETBALL AC	PHYSICS OF BASKETBALL	$1,598.40
E 101-55300-290	OUTSIDE SERVICES/CONTRACTS	LAKE COUNTRY FINE ARTS SCHOOL	CLAY SCULPTING AND POTTERY	$248.00
RECREATION PROGRAMS/EVENTS				$1,902.40
SEWER SERVICE				
E 204-53610-290	OUTSIDE SERVICES/CONTRACTS	DIGGERS HOTLINE INC	DIGGERS HOTLINE LOCATES	$37.55
E 204-53610-290	OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	OCTOBER FSA FEES	$14.57
E 204-53610-360	VEHICLE MAINT/EXPENSE	MACQUEEN	DEBRIS HOSE	$1,231.80
E 204-53610-290	OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	CLOUD BACKUP	$56.66
E 204-53610-290	OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	$375.00
E 204-53610-380	MAINTENANCE-SEWAGE SYSTEM COLL	VISU-SEWER, INC.	CARLIN CT TELEVISING	$1,540.00
SEWER SERVICE				$3,255.58
SPLASHPAD UPDATES				
E 401-76180-285	CONSTRUCTION COSTS	MENARDS- PEWAUKEE	HOSE/ LUMBER/ PAINT	$679.38
E 401-76180-285	CONSTRUCTION COSTS	WERNER ELECTRIC SUPPLY	ELECTRICAL SUPPLIES	$175.16
SPLASHPAD UPDATES				$854.54
WATER UTILITY				
E 620-53700-605	MAINTENANCE-WATER SOURCE PLANT	BIEBELS TRUE VALUE	TOILET SEAT	$29.67
E 620-53700-605	MAINTENANCE-WATER SOURCE PLANT	BIEBELS TRUE VALUE	CARB HAMM BIT	$17.05
E 620-53700-605	MAINTENANCE-WATER SOURCE PLANT	BIEBELS TRUE VALUE	ASPHALT SEALANT	$50.06
E 620-53700-654	MAINTENANCE OF HYDRANTS	CORE & MAIN LP	PAVING ADAPTOR	$647.00

Account Descr	Search Name	Comments	Amount
E 620-53700-923 OUTSIDE SERVICES	DIGGERS HOTLINE INC	DIGGERS HOTLINE LOCATES	$37.55
E 620-53700-923 OUTSIDE SERVICES	DIVERSIFIED BENEFIT SERVICES	OCTOBER FSA FEES	$36.44
E 620-53700-651 MAINTENANCE OF MAINS	FERGUSON WATERWORKS	WATER VALVE SEAL	$1,287.00
E 620-53700-631 WATER TREATMENT - CHEMICALS	MARTELLE WATER TREATMENT	WELLHOUSE CHEMICALS	$7,022.97
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	WATER SAMPLE TESTING	$116.00
E 620-53700-923 OUTSIDE SERVICES	ONTECH SYSTEMS, INC	CLOUD BACKUP	$56.67
E 620-53700-923 OUTSIDE SERVICES	ONTECH SYSTEMS, INC	IT SERVICES	$262.50
E 620-53700-408 TAXES/EQUIVALENTS	PUBLIC SERVICE COMMISSION	PSC DIRECT ASSESSMENT	$32.22
WATER UTILITY			$9,595.13
			$61,668.95

Kept 4 Hens 4K

— VILLAGE OF —
HARTLAND
WISCONSIN
EST. 1892

APPLICATION FOR RESTRICTED SPECIES PERMIT

Please check all that apply: ☑ New application ☐ Renewal

Application is being made under Municipal Code Sec. 14-8, Keeping of Animals; Permit to:

☐ keep one or more of a restricted species of animal. (Application fee of $25)

☒ exceed the maximum number of animals allowed of any one permitted species.

Applicant: Terry Pardun

Address: 202 Glenaven Dr. Hartland WI 53029

Phone Number: 262-853-5501 Email: tpardun@hotmail.com

Please provide the following information as an attachment to this application:

1. Describe animal(s) to be covered by this application, listing species and number of animals.
2. Explain where the animal(s) will be kept on the property (home, barn, yard, pen, etc.).
3. Explain if animal(s) will be permitted to roam freely within the confines of your yard.
4. Explain if animal(s) are to be kept as pets, for other purposes or raised for selling purposes.
5. Explain whether it is the intention to keep animal(s) temporarily such as fostering or on a permanent basis.
6. Provide listing of all animals kept on the property in addition to those covered by this application.

I hereby apply for a Restricted Species Permit subject to Section 14-8 of the Village of Hartland Municipal Code and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the keeping of animals if a license is granted to me.

The license shall, if issued, be from the date of its issuance unless otherwise approved by the Village Board for a specific period of time or the license is revoked for cause by the Village Board.

Applicant's Signature: Terry Pardun Date: 10-14-25

Fee Paid: 10-14-25

Village Board Approval: _____ Expires: _____

From: **Alaina Pease** apease172@gmail.com
Date: **Oct 13, 2025 at 9:37:40 PM**
To: **Alaina Pease** apease172@gmail.com

1. We have three (3) German Shepherd dogs.
2. The dogs are kept indoors as household pets.
3. When outdoors, the dogs wear invisible fence collars, are monitored at all times, and remain within the property boundaries.
4. All dogs are domesticated pets, not used for breeding, commercial, or guard purposes.
5. The dogs are permanent residents of our household.
6. No other animals reside on the property.

— VILLAGE OF —
HARTLAND
WISCONSIN
EST 1882

210 Cottonwood Avenue
Hartland WI 53029
262-367-2714 FAX: 262-367-2430
www.villageofhartland.wi.gov

SPECIAL EVENT PERMIT APPLICATION

Permit approved	_____	Date _____
Permit fees paid	_____	Date _____
Deposit paid	_____	Date _____
Deposit returned	_____	Date _____

FEES ARE NON-REFUNDABLE

APPLICATION AND PERMIT FEES ARE REQUESTED 60 DAYS PRIOR TO YOUR EVENT. EVENTS WITHIN 60 DAYS ARE SUBJECT TO DENIAL BY VILLAGE STAFF OR THE VILLAGE BOARD.

ORGANIZATION INFORMATION

Name of Organization Birch & Banyan Coffee			
Street Address 150 E Capitol Drive	City Hartland	State WI	Zip 53029
Phone Number 262-563-1034	Are you a 501(c)3 Organization?	☐ Yes	☑ No
Event Contact Person (First & Last Name) Jessie Puzach			
Address N55W27202 Jessica Court	City Pewaukee	State WI	Zip 53072
Email jessie@birchandbanyancoffee.com	Phone Number 262-370-4953	Day of Event Phone Number 262-370-4953	

If applicant is a partnership, provide names, addresses and phone numbers for all partners. Provide names, addresses and phone numbers for all officers and directors if corporation or members if applicant is a limited-liability company.

EVENT INFORMATION

Name of Event MindfulMe: Mental Health Resource Fair	Date(s) of Event Saturday, May 16th 2026		
Event Start Time 11am	Event End Time 2pm		
Location of the Event* Capitol Drive in front of Birch & Banyan			
Will your event take place in a Village of Hartland Park?		☐ Yes	☑ No

You MUST attach a detailed map/diagram of your event indicating the specific location and layout for event including vendors, generators, parking, proposed road closures, structures and portable toilets.

****If you are using a Village Park, you must complete the Park Facility Reservation Application and reserve the park facility prior to getting your special event permit approved by the Village Board.***

OTHER INFORMATION				
Generally describe your event and its purpose Free resource fair for the community with a variety of booths, trade show style, showcasing therapists and related organizations in Lake Country				
Estimated Number of Participants 300+	Spectators 300+	Vendors 60-80		
Will alcohol be sold/served? ***If yes, liquor and bartender licenses are necessary under separate application.***			☐ Yes	☑ No
Will you be selling/serving food?			☑ Yes	☐ No
Will you have food trucks? ***If yes, you will need to obtain Outside Food Vendor Permits under separate application.***			☑ Yes	☐ No
If yes, how many food trucks will be at the event?				
Will you be selling merchandise? ***If yes, you will need to obtain a Solicitor's Permit under separate application.***			☐ Yes	☑ No
Does the event involve fireworks? ***If yes, you will need to obtain a Fireworks Permit under separate application.***			☐ Yes	☑ No
Does the event involve amplified music?			☑ Yes	☐ No
If yes, will the amplified music be a:			☑ Band	☐ DJ
Hours of amplified music:	Possible live music during 11-2, acoustic			
Noise is regulated within the Village of Hartland. The Village ordinance states that no person shall make loud noise such as may tend to unreasonably annoy or disturb the peace and quiet of another in the vicinity. Music for special events shall terminate at 9:00 p.m. if the event held Sunday through Thursday and at 11:00 p.m. if the event is held on a Friday, Saturday or holiday weekend.				
Is street closure requested?			☑ Yes	☐ No
Hours of street closure:	10am - 3pm			
Diagram for Street Closure Provided?			☑ Yes	☐ No
Will you need barricades provided by the Village for your event?			☑ Yes	☐ No
How many barricades needed for your event?			2	
"Road Closed" signs requested?			☑ Yes	☐ No
Will you be erecting any tents, canopies or other temporary structure(s)? ***If yes, You will need to provide a plan for their proposed locations and the Department of Public Works will need to inspect these structures prior to the start of your event. Tents over 400 sq. feet will require inspection by the Building Inspector.***			☑ Yes	☐ No
Will you be providing portable restrooms and wash stations?			☐ Yes	☑ No

OTHER INFORMATION CONTINUED

If yes, how many will you provide and where will they be located? Also how will solid waste be disposed of?

Bathrooms inside Birch have been enough in the past

Will you provide parking for participants?	☐ Yes	☑ No

If yes, where will parking be available?

General street parking and public lots

Will you provide a dumpster/clean-up services?	☐ Yes	☑ No

If yes, please describe your clean-up and refuse collection plan.

We'll use our dumpsters that we have for Birch

Will the event require additional security?	☐ Yes	☑ No
Will you have an emergency plan in the event of severe weather?	☐ Yes	☑ No
Will the event require first aid and/or emergency responders?	☐ Yes	☑ No

INSURANCE REQUIREMENTS

The Special Event Sponsor will obtain liability insurance for the event. Proof of this insurance with coverage no less than $1,000,000, must list the Village of Hartland as an additional insured party and is due no later than 20 days before the event.

Are you able to provide these insurance documents?	☑ Yes	☐ No

DEPOSIT REQUIREMENTS

For events to held in a Village Park:The applicant may be required to submit to the Village a refundable deposit based on number of attendees (see Park Facility Reservation Application). The deposit shall be refunded to applicant, if, upon inspection, all is in order, or a prorated portion thereof as may be necessary to reimburse the Village for loss or cleaning costs. The Village reserves the right to retain the entire deposit if cleanup is not completed satisfactorily in the time frame as specified in the permit. Unless otherwise stated in the permit, the applicant shall be fully responsible for all necessary cleanup associated with the permitted event to be completed within twelve (12) hours after the conclusion of the event.

TERMINATION OF AN EVENT

The Village reserves the right to shut down a special event that is in progress if it is deemed to be a public safety hazard by the Hartland Police Department and/or Fire Department and/or there is a violation of Village Ordinances, State Statutes or the terms of the Applicant's permit. The Village Administrator and/or his/her designee may revoke an approved Special Events Permit if the applicant fails to comply in good faith with the provisions of the permit prior to the event date.

By signing this form, the applicant certifies authorization to act on behalf of their organization and hereby agrees to hold the Village, its officers, employees, agents and contractors, harmless against all claims, liability, loss, damage or expense (including but not limited to actual attorney's fees) incurred by the Village for any damage or injury to person or property caused by or resulting directly or indirectly from the activities for which the permit is granted. Any change to coverage requires Village approval. The applicant is responsible for obtaining all necessary reservations, permits and licenses.

Signature of Applicant

10/17/25

Date

For staff use only

***Park/Rec. Board approval**, if necessary, on:*

_____

***Village Board approval**, if necessary, on:*

_____

Application forwarded to:

- ☐ *Administrator*
- ☐ *Building Inspector*
- ☐ *Fire Chief*
- ☐ *Police Chief*
- ☐ *Public Works Director*
- ☐ *Rec Director*

Date: _____

DEPT.	APPROVE	DENY	BY	REASON (if denied)
Bldg. Insp.				
Clerk				
Fire				
Police				
Public Works				
Rec				

Fees

_____ **Outside Food Vendors**

_____ **Park Facility Fees**

_____ **Solicitor's Permit(s)**

_____ **Special Event Permit**

_____ **Temp. Bartender's**

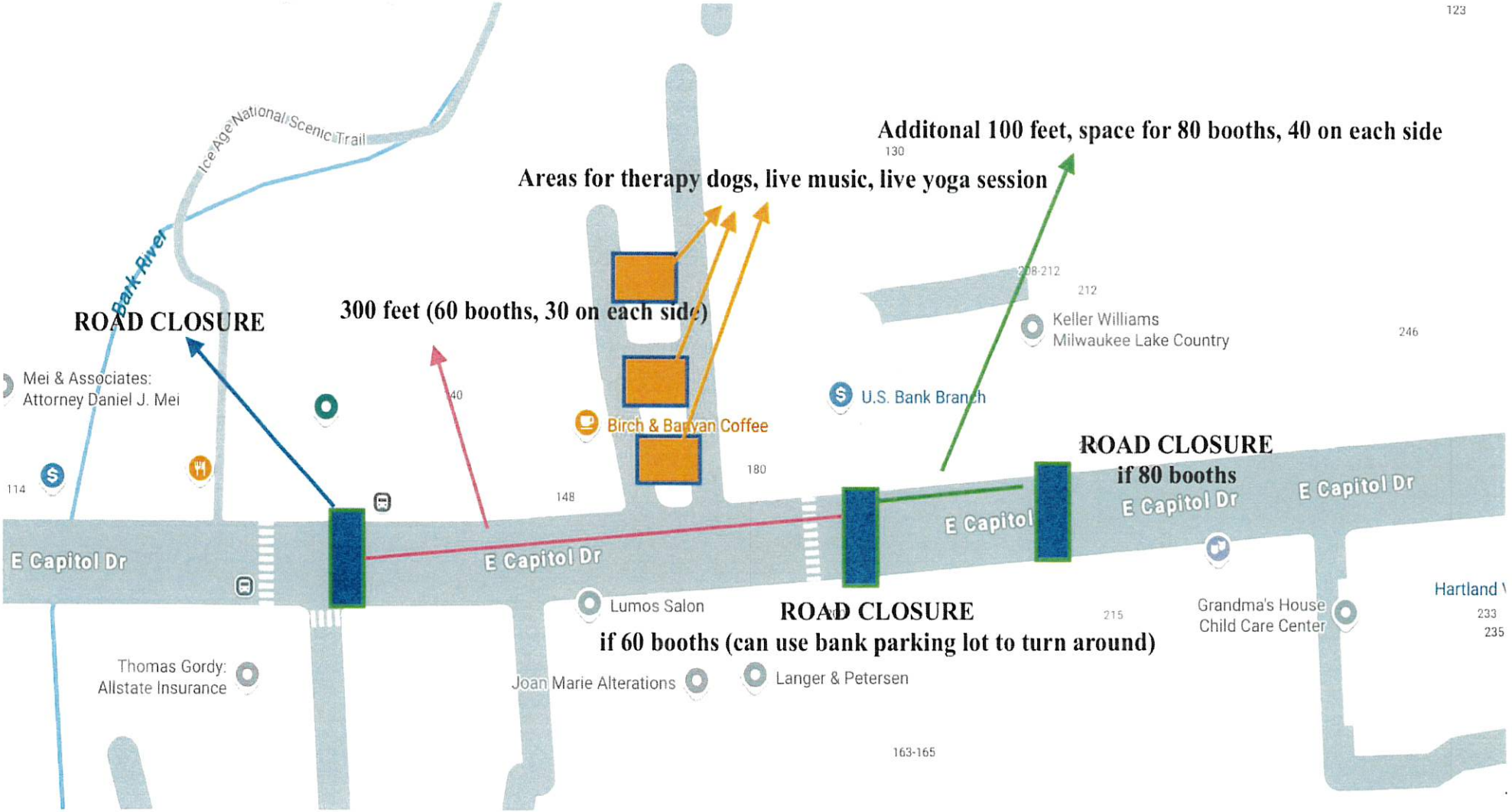
_____ **Temp. Class B**

TOTAL FEES _____

All requirements for this special event have been met.

Village Administrator approval _____

Date _____


Additonal 100 feet, space for 80 booths, 40 on each side
Areas for therapy dogs, live music, live yoga session
ROAD CLOSURE
300 feet (60 booths, 30 on each side)
ROAD CLOSURE
if 80 booths
ROAD CLOSURE
if 60 booths (can use bank parking lot to turn around)
Ice Age National Scenic Trail
Bark River
Mei & Associates:
Attorney Daniel J. Mei
Birch & Banyan Coffee
U.S. Bank Branch
Keller Williams
Milwaukee Lake Country
E Capitol Dr
Lumos Salon
Thomas Gordy:
Allstate Insurance
Joan Marie Alterations
Langer & Petersen
Grandma's House
Child Care Center
Hartland
123
130
208-212
212
246
114
140
148
180
215
233
235
163-165

VILLAGE OF HARTLAND PUBLISHED 2026 BUDGET SUMMARY

GENERAL, TIF, DEBT SERVICE, CAPITAL IMPROVEMENTS, IMPACT FEES, WATER AND SEWER UTILITIES AND OTHER FUNDS

		ADOPTED 2025 BUDG	PROPOSED 2026 BUDG	PERCENT CHANGE
REVENUES	PROPERTY TAXES	5,166,312	5,237,006	1.37%
	OTHER TAXES	170,000	170,000	0.00%
	INTERGOVERNMENTAL REVENUE	2,048,974	2,097,677	2.38%
	LICENSES & PERMITS	393,000	332,000	-15.52%
	FINES & FORFEITURES	104,500	106,000	1.44%
	PUBLIC CHARGES FOR SERVICES	817,850	822,700	0.59%
	INTERGOVERNMENTAL CHARGES FOR SERVICES	300,000	309,000	3.00%
	MISCELLANEOUS	725,000	893,500	23.24%
	OTHER FINANCING SOURCES	54,401	-	-100.00%
TOTAL GENERAL FUND REVENUE		**9,780,037**	**9,967,883**	**1.92%**

		ADOPTED 2025 BUDG	PROPOSED 2026 BUDG	PERCENT CHANGE
EXPENDITURES	GENERAL GOVERNMENT	1,074,168	1,006,814	-6.27%
	PUBLIC SAFETY	5,214,246	5,353,199	2.66%
	PUBLIC WORKS	1,879,218	1,961,017	4.35%
	CULTURE & RECREATION	1,612,405	1,646,853	2.14%
TOTAL GENERAL FUND EXPENDITURES		**9,780,037**	**9,967,883**	**1.92%**

SUMMARY ALL FUNDS

	GENERAL FUND	TIF #4 SPECIAL REV FUND	TIF #6 SPECIAL REV FUND	TIF #7 SPECIAL REV FUND	DEBT SERVICE	CAPITAL IMPROVEMENTS	IMPACT FEE FUND	SPECIAL REV AND OTHER	WATER UTILITY	SEWER UTILITY	TOTAL
REVENUES	9,967,883	18,440	142,000	20,000	2,045,822	804,136	40,200	865,450	2,096,000	2,435,000	18,434,931
EXPENDITURES	9,967,883	328	128,128	18,000	2,017,322	3,164,559	-	865,111	2,204,126	2,197,600	20,563,057
EXCESS REVENUES OVER/(UNDER) EXPEND	-	18,112	13,872	2,000	28,500	(2,360,423)	40,200	339	(108,126)	237,400	(2,128,126)
FUND BAL/CASH BEG BAL (CASH FOR (WATER AND SEWER)	7,306,277	(27,944)	(1,304,183)	(46,397)	211,218	5,800,721	646,021	499,694	2,231,670	6,970,772	22,287,849
FUND BAL/CASH ENDING BAL	7,306,277	(9,832)	(1,290,311)	(44,397)	239,718	3,440,298	686,221	500,033	2,123,544	7,208,172	20,159,723
TAX LEVY	**5,237,006**	**-**	**-**	**-**	**2,166,701**	**-**	**-**	**-**	**-**	**-**	**7,403,707**

A Public Hearing on the proposed 2026 Budget will be held Monday, October 27, 2025 during the regularly scheduled meeting of the Hartland Village Board. The meeting is at 6:30 PM in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland, WI 53029. Copies of the budget are available for review at the Administrative offices in the Municipal Building.

October 27, 2025

SALE DAY REPORT FOR:

Village of Hartland, Wisconsin

$5,005,000 General Obligation Promissory Notes, Series 2025A

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Greg Johnson,
Senior Municipal Advisor

Joe Murray,
Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Competitive Sale Results

PURPOSE: For public purposes, including financing capital improvement projects including water projects and sewer projects.

RATING: Moody's Investor's Service "Aa2"

NUMBER OF BIDS: 8

LOW BIDDER: Baird, Milwaukee, Wisconsin

COMPARISON FROM LOWEST TO HIGHEST BID:
(TIC as bid)

LOW BID: 3.5854%

HIGH BID: 3.6643%

Summary of Sale Results:	
Principal Amount:	$5,005,000
Underwriter's Discount:	$44,718
Reoffering Premium:	$317,599
True Interest Cost:	3.5625%
Costs of Issuance:	$90,525
Yield:	2.55%-3.85%
Total Net P&I	$6,797,304

NOTES: The Net Principal and Interest for the Notes is $632,304 less than the pre-sale estimate.

Bond Trust Services Corporation, Minneapolis, Minnesota will serve as Paying Agent on the Notes.

The Notes maturing April 1, 2034 and thereafter are callable April 1, 2033 or any date thereafter.

CLOSING DATE: November 13, 2025

VILLAGE BOARD ACTION: Adopt a resolution awarding the sale of $5,005,000 General Obligation Promissory Notes, Series 2025A.

SUPPLEMENTARY ATTACHMENTS

- Bid Tabulation
- Summary of Existing Debt
- CIP Summary
- Sources and Uses of Funds
- Updated Debt Service Schedules
- Tax Impact Schedule
- G.O. Debt Summary
- Utilities debt coverage
- Rating Report

BID TABULATION

$5,075,000* General Obligation Promissory Notes, Series 2025A

Village of Hartland, Wisconsin

SALE: October 27, 2025

AWARD: BAIRD

Rating: Moody's Investor's Service "Aa2"

Tax Exempt - Bank Qualified

NAME OF INSTITUTION	MATURITY (April 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
BAIRD				$5,351,839.10	3.5854%
Milwaukee, Wisconsin	2026	5.000%	2.780%		
C.L. King & Associates	2027	5.000%	2.660%		
Colliers Securities LLC	2028	5.000%	2.600%		
Edward Jones	2029	5.000%	2.580%		
Fidelity Capital Markets	2030	5.000%	2.550%		
Crews & Associates, Inc	2031	5.000%	2.570%		
Isaak Bond Investments, Inc	2032	5.000%	2.620%		
Carty, Harding & Hearn, Inc	2033	5.000%	2.750%		
Celadon Financial Group, LLC	2034	5.000%	2.850%		
CADZ Securities Inc	2035[1]	4.000%	3.100%		
Oppenheimer & Co.	2036[1]	4.000%	3.100%		
Alliance Global Partners	2037[2]	4.000%	3.300%		
Middlegate Securities	2038[2]	4.000%	3.300%		
Midland Securities	2039[3]	4.000%	3.500%		
FMS Bonds Inc	2040[3]	4.000%	3.500%		
StoneX Financial Inc	2041[4]	4.000%	3.750%		
First Kentucky Securities Corp	2042[4]	4.000%	3.750%		
First Southern LLC	2043[5]	4.000%	3.800%		
The Baker Group	2044[5]	4.000%	3.800%		
Dinosaur Financial Group	2045	4.000%	3.850%		
First Bankers' Banc Securities, Inc					
Blaylock Van, LLC					
Mountainside Securities LLC					
Falcon Square Capital					
Caldwell Sutter Capital, Inc					
ZIONS BANK, division of ZB, N.A.					

* Subsequent to bid opening the issue size was decreased to $5,005,000.
Adjusted Price: $5,277,881.13 Adjusted Net Interest Cost: $1,792,303.87 Adjusted TIC: 3.5625%

NAME OF INSTITUTION	TRUE INTEREST RATE
[1] $500,000 Term Bond due 2036 with mandatory redemption in 2035. [2] $385,000 Term Bond due 2038 with mandatory redemption in 2037. [3] $425,000 Term Bond due 2040 with mandatory redemption in 2039. [4] $440,000 Term Bond due 2042 with mandatory redemption in 2041. [5] $505,000 Term Bond due 2044 with mandatory redemption in 2043.	
RAYMOND JAMES & ASSOCIATES, INC. St. Petersburg, Florida	3.5979%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota	3.6098%
PIPER SANDLER & CO. Minneapolis, Minnesota	3.6143%
FHN FINANCIAL CAPITAL MARKETS Memphis, Tennessee	3.6363%
BERNARDI SECURITIES, INC. Northfield, Illinois	3.6424%
HILLTOPSECURITIES Dallas, Texas	3.6619%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin	3.6643%

Table 1
Existing G.O. Debt Base Case
Village of Hartland, WI

Year Ending	Existing Debt										Year Ending
	Total G.O. Debt Payments	Other Expense	Less: Sewer	Less: Water	Less: Investment Income	Less: Impact Fees	Net Tax Levy	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $300,000 Home	
2025	2,625,751	5,700	(68,250)	(266,500)	(22,000)	(158,000)	2,116,701	2,090,401,300	$1.01	$303.77	2025
2026	2,227,022	5,700	(66,300)	(149,900)	(20,000)		1,996,522	2,320,843,300	$0.86	$258.08	2026
2027	2,180,130	5,700	(69,250)	(145,850)	(20,000)		1,950,730	2,455,671,678	$0.79	$238.31	2027
2028	2,107,138	5,700	(67,100)	(141,800)	(20,000)		1,883,938	2,598,332,851	$0.73	$217.52	2028
2029	2,026,688	5,700	(65,450)	(147,900)	(20,000)		1,799,038	2,749,281,863	$0.65	$196.31	2029
2030	1,817,038	5,700	(59,375)	(154,575)	(20,000)		1,588,788	2,909,000,192	$0.55	$163.85	2030
2031	1,424,875	5,700	(58,375)	(146,725)	(20,000)		1,205,475	3,077,997,288	$0.39	$117.49	2031
2032	1,299,000	5,700	(52,425)	(35,025)	(20,000)		1,197,250	3,256,812,196	$0.37	$110.28	2032
2033	1,145,028	5,700	(51,497)	(34,406)	(20,000)		1,044,825	3,446,015,278	$0.30	$90.96	2033
2034	1,093,259	5,700	(50,541)	(33,769)	(20,000)		994,650	3,646,210,030	$0.27	$81.84	2034
2035	1,077,569	5,700	(49,556)	(33,113)	(20,000)		980,600	3,858,035,009	$0.25	$76.25	2035
2036	855,931	5,700	(48,544)	(32,438)	(20,000)		760,650	4,082,165,868	$0.19	$55.90	2036
2037	835,150	5,700	(42,588)	(31,763)	(20,000)		746,500	4,319,317,511	$0.17	$51.85	2037
2038	653,822	5,700	(46,603)	(31,069)	(20,000)		561,850	4,570,246,375	$0.12	$36.88	2038
2039	642,503	5,700	(45,534)	(30,356)	(20,000)		552,313	4,835,752,842	$0.11	$34.26	2039
2040	418,225	5,700	0	0	(20,000)		403,925	5,116,683,791	$0.08	$23.68	2040
2041	411,269	5,700			(20,000)		396,969	5,413,935,301	$0.07	$22.00	2041
2042	196,447	5,700			(20,000)		182,147	5,728,455,508	$0.03	$9.54	2042
2043	188,816	5,700			(20,000)		174,516	6,061,247,628	$0.03	$8.64	2043
Total	23,225,659	108,300	(841,388)	(1,415,188)	(382,000)	(158,000)	20,537,384				Total

Notes:

Legend:

Represents +/- 25% Change over previous year

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Table 2
Capital Improvement Plan & Funding Uses

Village of Cottage Grove, WI

Projects	2025	2026	2027	2028	2029	Totals
Levy Supported CIP Projects	3,861,663		3,028,536		3,001,649	*9,891,848*
Water Supported CIP Projects	800,000					*800,000*
Sewer Supported CIP Projects	430,000					*430,000*
Actual CIP Costs	**5,091,663**	**0**	**3,028,536**	**0**	**3,001,649**	**11,121,848**

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Table 3
Sources and Uses
Village of Hartland, WI

		2025 G.O. Notes	Levy Portion	Water Portion	Sewer Portion
CIP Projects					
Levy		3,861,663	3,861,663		
Water		800,000		800,000	
Sewer		430,000			430,000
Subtotal Project Costs		**5,091,663**	**3,861,663**	**800,000**	**430,000**
CIP Projects		**5,091,663**	**3,861,663**	**800,000**	**430,000**
Premium					
Underwriter's Premium (built into rates)		(317,599)	(212,750)	(68,180)	(36,670)
Premium Deposit To Debt Service		272,881	178,843	61,166	32,873
Issuance Expenses					
Municipal Advisor (Ehlers)		36,500	27,676	5,725	3,099
Bond Counsel		19,500	14,786	3,058	1,656
Disclosure Counsel		12,675	9,611	1,988	1,076
Rating Fee		21,000	15,923	3,294	1,783
Underwriter's Discount	8.93	44,718	33,907	7,014	3,797
Paying Agent		850	645	133	72
Subtotal Issuance Expenses		135,243	102,547	21,212	11,484
TOTAL TO BE FINANCED		**5,182,188**	**3,930,303**	**814,198**	**437,687**
Estimated Interest Earnings		(180,000)	(136,484)	(28,232)	(15,285)
Rounding		2,812	1,181	(966)	2,598
NET ISSUE SIZE		**5,005,000**	**3,795,000**	**785,000**	**425,000**

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Table 4
Allocation of Debt Service - 2025 G.O. Notes
Village of Hartland, WI

Year	Levy Portion					Water Portion				Sewer Portion			
Ending	Principal	Rate	Interest	Premium	Net Total	Principal	Interest	Premium	Net Total	Principal	Interest	Premium	Net Total
2025					0				0				0
2026	145,000	5.00%	142,655	(142,655)	145,000	90,000	31,626	(31,626)	90,000	50,000	17,079	(17,079)	50,000
2027	95,000	5.00%	155,975	(36,188)	214,787	90,000	31,600	(29,540)	92,060	50,000	17,000	(15,794)	51,206
2028	20,000	5.00%	153,100		173,100	65,000	27,725		92,725	35,000	14,875		49,875
2029	120,000	5.00%	149,600		269,600	65,000	24,475		89,475	35,000	13,125		48,125
2030	155,000	5.00%	142,725		297,725	70,000	21,100		91,100	35,000	11,375		46,375
2031	340,000	5.00%	130,350		470,350	75,000	17,475		92,475	40,000	9,500		49,500
2032	175,000	5.00%	117,475		292,475	75,000	13,725		88,725	40,000	7,500		47,500
2033	160,000	5.00%	109,100		269,100	80,000	9,850		89,850	45,000	5,375		50,375
2034	170,000	5.00%	100,850		270,850	85,000	5,725		90,725	45,000	3,125		48,125
2035	175,000	4.00%	93,100		268,100	90,000	1,800		91,800	50,000	1,000		51,000
2036	185,000	4.00%	85,900		270,900								
2037	185,000	4.00%	78,500		263,500								
2038	200,000	4.00%	70,800		270,800								
2039	205,000	4.00%	62,700		267,700								
2040	220,000	4.00%	54,200		274,200								
2041	205,000	4.00%	45,700		250,700								
2042	235,000	4.00%	36,900		271,900								
2043	245,000	4.00%	27,300		272,300								
2044	260,000	4.00%	17,200		277,200								
2045	300,000	4.00%	6,000		306,000								
Total	3,795,000		1,780,130	(178,843)	5,396,287	785,000	185,101	(61,166)	908,935	425,000	99,954	(32,873)	492,081

Year	Totals			
Ending	Principal (4/1)	Interest	Premium	Net Total
2025	0	0	0	0
2026	285,000	191,360	(191,360)	285,000
2027	235,000	204,575	(81,521)	358,054
2028	120,000	195,700		315,700
2029	220,000	187,200		407,200
2030	260,000	175,200		435,200
2031	455,000	157,325		612,325
2032	290,000	138,700		428,700
2033	285,000	124,325		409,325
2034	300,000	109,700		409,700
2035	315,000	95,900		410,900
2036	185,000	85,900		270,900
2037	185,000	78,500		263,500
2038	200,000	70,800		270,800
2039	205,000	62,700		267,700
2040	220,000	54,200		274,200
2041	205,000	45,700		250,700
2042	235,000	36,900		271,900
2043	245,000	27,300		272,300
2044	260,000	17,200		277,200
2045	300,000	6,000		306,000
Total	5,005,000	2,065,185	(272,881)	6,797,304

Notes:

PRE-SALE ESTIMATE	**7,429,608**
DIFFERENCE	**(632,304)**

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Table 5
Financing Plan Tax Impact
Village of Hartland, WI

Year Ending	Existing Debt: Net Debt Service Levy	Existing Debt: Equalized Value (TID OUT)	Proposed Debt: 2025 G.O. Notes 5,005,000 Dated: 11/13/2025 Total Net P&I	Proposed Debt: 2027 G.O. Notes 3,040,000 Dated: 11/1/2027 Total P&I	Proposed Debt: 2029 G.O. Notes 3,030,000 Dated: 11/1/2029 Total P&I	Abatements: Less: Water	Abatements: Less: Sewer	Debt Service Levy: Total Net Debt Service Levy	Debt Service Levy: Levy Change from Prior Year	Taxes: Total Tax Rate for Debt Service	Taxes: Annual Taxes $300,000 Home All Debt	Year Ending
				4.75%	5.00%							
2025	2,116,701	2,090,401,300	0	0	0	0	0	2,116,701		$1.01	$304	2025
2026	1,996,522	2,320,843,300	285,000	0	0	(90,000)	(50,000)	2,141,522	24,820	$0.92	$277	2026
2027	1,950,730	2,455,671,678	358,054	0	0	(92,060)	(51,206)	2,165,517	23,995	$0.88	$265	2027
2028	1,883,938	2,598,332,851	315,700	132,367	0	(92,725)	(49,875)	2,189,404	23,887	$0.84	$253	2028
2029	1,799,038	2,749,281,863	407,200	144,400	0	(89,475)	(48,125)	2,213,038	23,633	$0.80	$241	2029
2030	1,588,788	2,909,000,192	435,200	212,738	138,875	(91,100)	(46,375)	2,238,125	25,088	$0.77	$231	2030
2031	1,205,475	3,077,997,288	612,325	243,581	341,625	(92,475)	(49,500)	2,261,031	22,906	$0.73	$220	2031
2032	1,197,250	3,256,812,196	428,700	248,356	239,250	(88,725)	(47,500)	1,977,331	(283,700)	$0.61	$182	2032
2033	1,044,825	3,446,015,278	409,325	247,775	239,125	(89,850)	(50,375)	1,800,825	(176,506)	$0.52	$157	2033
2034	994,650	3,646,210,030	409,700	246,956	238,750	(90,725)	(48,125)	1,751,206	(49,619)	$0.48	$144	2034
2035	980,600	3,858,035,009	410,900	245,900	238,125	(91,800)	(51,000)	1,732,725	(18,481)	$0.45	$135	2035
2036	760,650	4,082,165,868	270,900	244,606	237,250	0	0	1,513,406	(219,319)	$0.37	$111	2036
2037	746,500	4,319,317,511	263,500	247,956	241,000	0	0	1,498,956	(14,450)	$0.35	$104	2037
2038	561,850	4,570,246,375	270,800	245,950	239,375	0	0	1,317,975	(180,981)	$0.29	$87	2038
2039	552,313	4,835,752,842	267,700	243,706	237,500	0	0	1,301,219	(16,756)	$0.27	$81	2039
2040	403,925	5,116,683,791	274,200	280,275	240,250	0	0	1,198,650	(102,569)	$0.23	$70	2040
2041	396,969	5,413,935,301	250,700	295,181	237,625	0	0	1,180,475	(18,175)	$0.22	$65	2041
2042	182,147	5,728,455,508	271,900	289,375	239,625	0	0	983,047	(197,428)	$0.17	$51	2042
2043	174,516	6,061,247,628	272,300	278,450	241,125	0	0	966,391	(16,656)	$0.16	$48	2043
2044	0	6,413,373,162	277,200	272,406	237,250	0	0	786,856	(179,534)	$0.12	$37	2044
2045	0	6,785,955,274	306,000	236,838	238,000	0	0	780,838	(6,019)	$0.12	$35	2045
2046	0	7,180,182,382	0	246,388	238,250	0	0	484,638	(296,200)	$0.07	$20	2046
2047	0	7,597,311,941	0	235,463	238,000	0	0	473,463	(11,175)	$0.06	$19	2047
2048	0	8,038,674,460	0	0	237,250	0	0	237,250	(236,213)	$0.03	$9	2048
2049	0	8,505,677,741	0	0	240,875	0	0	240,875	3,625	$0.03	$8	2049
Total	20,537,384		6,797,304	4,838,667	4,779,125	(908,935)	(492,081)	35,551,463			3,154	Total

Notes:

1. EV Growth 5.81% annualy.

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Table 6
General Obligation Debt Capacity Analysis - Impact of Financing Plan
Village of Hartland, WI

Existing Debt					Proposed Debt						
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	2025 G.O. Notes	2027 G.O. Notes	2029 G.O. Notes	Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
2025	2,342,784,500	117,139,225	17,345,000	**14.81%**	5,005,000			$22,350,000	**19.08%**	$94,789,225	2025
2026	2,478,583,732	123,929,187	15,620,000	**12.60%**	4,720,000			$20,340,000	**16.41%**	$103,589,187	2026
2027	2,622,254,551	131,112,728	13,885,000	**10.59%**	4,485,000	3,040,000		$21,410,000	**16.33%**	$109,702,728	2027
2028	2,774,253,232	138,712,662	12,165,000	**8.77%**	4,365,000	3,040,000		$19,570,000	**14.11%**	$119,142,662	2028
2029	2,935,062,499	146,753,125	10,470,000	**7.13%**	4,145,000	3,040,000	3,030,000	$20,685,000	**14.10%**	$126,068,125	2029
2030	3,105,193,057	155,259,653	8,935,000	**5.75%**	3,885,000	2,970,000	3,030,000	$18,820,000	**12.12%**	$136,439,653	2030
2031	3,285,185,212	164,259,261	7,755,000	**4.72%**	3,430,000	2,865,000	2,835,000	$16,885,000	**10.28%**	$147,374,261	2031
2032	3,475,610,592	173,780,530	6,670,000	**3.84%**	3,140,000	2,750,000	2,735,000	$15,295,000	**8.80%**	$158,485,530	2032
2033	3,677,073,958	183,853,698	5,710,000	**3.11%**	2,855,000	2,630,000	2,630,000	$13,825,000	**7.52%**	$170,028,698	2033
2034	3,890,215,123	194,510,756	4,775,000	**2.45%**	2,555,000	2,505,000	2,520,000	$12,355,000	**6.35%**	$182,155,756	2034
2035	4,115,710,992	205,785,550	3,830,000	**1.86%**	2,240,000	2,375,000	2,405,000	$10,850,000	**5.27%**	$194,935,550	2035
2036	4,354,277,703	217,713,885	3,080,000	**1.41%**	2,055,000	2,240,000	2,285,000	$9,660,000	**4.44%**	$208,053,885	2036
2037	4,606,672,905	230,333,645	2,330,000	**1.01%**	1,870,000	2,095,000	2,155,000	$8,450,000	**3.67%**	$221,883,645	2037
2038	4,873,698,166	243,684,908	1,740,000	**0.71%**	1,670,000	1,945,000	2,020,000	$7,375,000	**3.03%**	$236,309,908	2038
2039	5,156,201,516	257,810,076	1,145,000	**0.44%**	1,465,000	1,790,000	1,880,000	$6,280,000	**2.44%**	$251,530,076	2039
2040	5,455,080,139	272,754,007	760,000	**0.28%**	1,245,000	1,590,000	1,730,000	$5,325,000	**1.95%**	$267,429,007	2040
2041	5,771,283,227	288,564,161	370,000	**0.13%**	1,040,000	1,365,000	1,575,000	$4,350,000	**1.51%**	$284,214,161	2041
2042	6,105,814,990	305,290,750	185,000	**0.06%**	805,000	1,135,000	1,410,000	$3,535,000	**1.16%**	$301,755,750	2042
2043	6,459,737,849	322,986,892	0	**0.00%**	560,000	905,000	1,235,000	$2,700,000	**0.84%**	$320,286,892	2043
2044	6,834,175,804	341,708,790	0	**0.00%**	300,000	670,000	1,055,000	$2,025,000	**0.59%**	$339,683,790	2044
2045	7,230,318,013	361,515,901	0	**0.00%**	0	460,000	865,000	$1,325,000	**0.37%**	$360,190,901	2045
2046	7,649,422,559	382,471,128	0	**0.00%**	0	230,000	665,000	$895,000	**0.23%**	$381,576,128	2046
2047	8,092,820,451	404,641,023	0	**0.00%**	0	0	455,000	$455,000	**0%**	$404,186,023	2047
2048	8,561,919,850	428,095,993	0	**0.00%**	0	0	235,000	$235,000	**0%**	$427,860,993	2048
2049	9,058,210,542	452,910,527		**0.00%**	0	0	0	$0	**0%**	$452,910,527	2049

Notes:

1. TID IN EV growth is 5.80% annually.

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Table 7
Utility Debt Coverage - Impact of Financing Plan
Village of Hartland, WI

Year	Water Debt Service				Sewer Debt Service				Year
	Existing Debt	Proposed Debt	Total	Debt Coverage	Existing Debt	Proposed Debt	Total	Debt Coverage	
				794,827.00				$803,602	
				2024 Net Revenues				2024 Net Revenues	
2025	266,500	0	266,500	2.98	68,250	0	68,250	11.77	2025
2026	149,900	90,000	239,900	3.31	66,300	50,000	116,300	6.91	2026
2027	145,850	92,060	237,910	3.34	69,250	51,206	120,456	6.67	2027
2028	141,800	92,725	234,525	3.39	67,100	49,875	116,975	6.87	2028
2029	147,900	89,475	237,375	3.35	65,450	48,125	113,575	7.08	2029
2030	154,575	91,100	245,675	3.24	59,375	46,375	105,750	7.60	2030
2031	146,725	92,475	239,200	3.32	58,375	49,500	107,875	7.45	2031
2032	35,025	88,725	123,750	6.42	52,425	47,500	99,925	8.04	2032
2033	34,406	89,850	124,256	6.40	51,497	50,375	101,872	7.89	2033
2034	33,769	90,725	124,494	6.38	50,541	48,125	98,666	8.14	2034
2035	33,113	91,800	124,913	6.36	49,556	51,000	100,556	7.99	2035
2036	32,438	0	32,438	24.50	48,544	0	48,544	16.55	2036
2037	31,763	0	31,763	25.02	42,588	0	42,588	18.87	2037
2038	31,069	0	31,069	25.58	46,603	0	46,603	17.24	2038
2039	30,356	0	30,356	26.18	45,534	0	45,534	17.65	2039
Total	1,415,188	908,935	2,324,123		841,388	492,081	1,333,469		Total

Notes:

1. Net Revenues for the water utility are reduced by the PILOT.

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PUBLIC FINANCE ADVISORS

CREDIT OPINION
22 October 2025

Send Your Feedback

Contacts

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CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

Village of Hartland, WI

Update to credit analysis

Summary

Hartland, WI (Aa2) benefits from a robust financial position and solid economy near Milwaukee. These strengths balanced against its limited revenue-raising flexibility and overall leverage that will remain moderate because of regular borrowing for capital improvements.

Credit strengths

» Robust financial position with well-managed operations

» Healthy economic base near Milwaukee

Credit challenges

» Regional economic growth slightly trails similarly-rated peers

» Limited revenue raising flexibility due to state-imposed levy limits

Rating outlook

We do not assign outlooks to local governments with this amount of debt.

Factors that could lead to an upgrade

» Strong growth in the regional economy

» Sustained maintenance of long-term liabilities ratio around or below 150%

Factors that could lead to a downgrade

» Reserves approaching 45% of revenue

» Growth in leverage to more than 350% of revenue, a level notably beyond peer medians

Key indicators

Exhibit 1
Hartland (Village of) WI

	2021	2022	2023	2024	Aa Medians
Economy					
Resident income ratio (%)	134.0%	115.0%	116.3%	N/A	114.1%
Full Value ($000)	$1,535,907	$1,744,361	$1,995,168	$2,107,999	$2,888,367
Population	9,457	9,599	9,716	N/A	22,430
Full value per capita ($)	$162,409	$181,723	$205,349	N/A	$125,640
Annual Growth in Real GDP	4.3%	2.7%	1.4%	N/A	2.0%
Financial Performance					
Revenue ($000)	$15,948	$14,941	$16,330	$18,926	$52,335
Available fund balance ($000)	$13,209	$14,086	$16,190	$18,306	$29,526
Net unrestricted cash ($000)	$21,036	$20,646	$22,965	$22,635	$41,432
Available fund balance ratio (%)	82.8%	94.3%	99.1%	96.7%	57.1%
Liquidity ratio (%)	131.9%	138.2%	140.6%	119.6%	79.6%
Leverage					
Debt ($000)	$23,072	$21,048	$22,278	$20,311	$37,305
Adjusted net pension liabilities ($000)	$17,272	$16,563	$8,288	$8,348	$45,496
Adjusted net OPEB liabilities ($000)	$586	$616	$396	$404	$4,376
Other long-term liabilities ($000)	$570	$547	$562	$653	$1,726
Long-term liabilities ratio (%)	260.2%	259.5%	193.0%	157.0%	210.2%
Fixed costs					
Implied debt service ($000)	$1,544	$1,618	$1,470	$1,548	$2,477
Pension tread water contribution ($000)	$144	$159	$416	$0	$1,199
OPEB contributions ($000)	$52	$75	$35	$25	$179
Implied cost of other long-term liabilities ($000)	$44	$40	$38	$39	$115
Fixed-costs ratio (%)	11.2%	12.7%	12.0%	8.5%	9.6%

For definitions of the metrics in the table above please refer to the US Cities and Counties Methodology or see the Glossary in the Appendix below. Metrics represented as N/A indicate the data were not available at the time of publication. The medians come from our most recently published US Cities and Counties Median Report.
The real GDP annual growth metric cited above is for the Milwaukee-Waukesha, WI Metropolitan Statistical Area.
Sources: US Census Bureau, Hartland (Village of) WI's financial statements and Moody's Ratings, US Bureau of Economic Analysis

Profile

The Village of Hartland is situated in Waukesha County (Aaa), 20 miles west of Milwaukee (A3 stable). The village is governed by a seven-member board and provides municipal services to about 9,700 residents.

Detailed credit considerations

Hartland's credit profile is expected to remain strong, underpinned by ongoing development and a solid financial foundation. A consistent pattern of residential and commercial construction—alongside rising residential property values—has nearly doubled the village's tax base over the past decade, boosting full value per capita to a robust $217,000. Management continues to report active development across both sectors, which is especially advantageous given Wisconsin's statutory limits on property tax levy increases. Under current law, municipalities may only raise levies by the greater of zero or the percentage increase in equalized value resulting from net new construction. Additionally, residents benefit from Hartland's proximity to employment hubs in Milwaukee and neighboring communities.

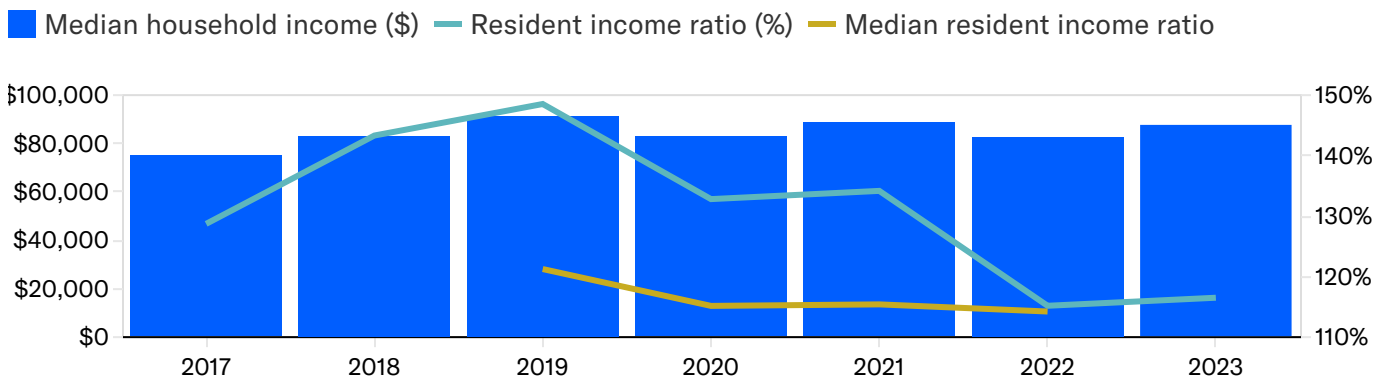
The fiscal 2025 budget indicates stable operations, and no major spend down of reserves planned. General fund activities comprise 68% of total governmental revenue. The village's sewer and water utility accounts for 25% of its total revenue base. Fiscal 2024 closed with an available fund balance of $18.3 million, or 97% of total revenue. Unrestricted liquidity across all funds was an even stronger 120% of revenue. Liquidity is stronger than available fund balance because of funds restricted for debt service and capital projects. The village is currently in the process of issuing $5.1 million in GO notes to finance water and sewer projects, which will raise leverage to

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about 184% of revenue. The village intends to issue approximately $30 million in debt in the near term to finance the construction of a new police and administration building, as well as a facility for the Fire Department.

Economy

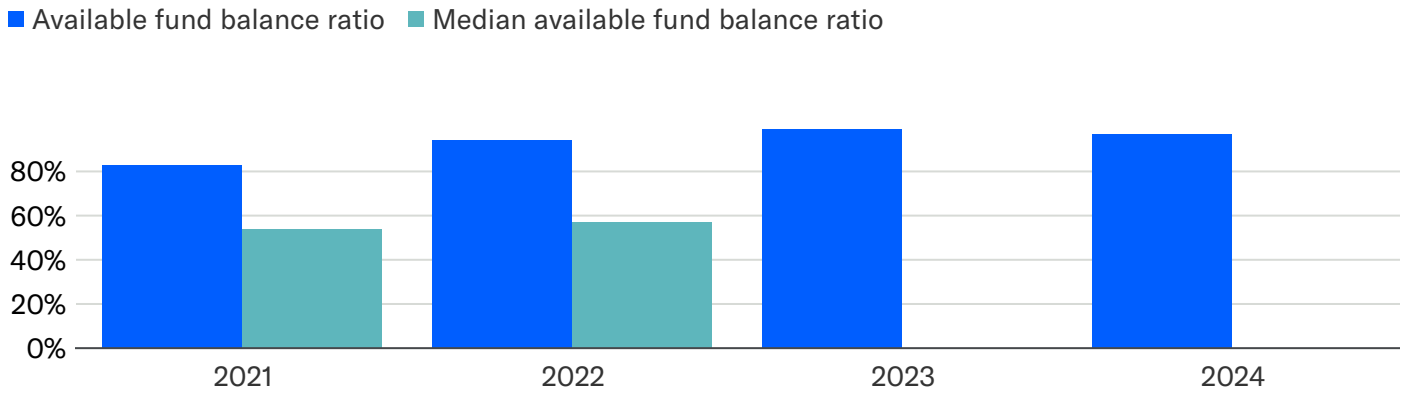
Exhibit 2
Resident Income



Source: US Census Bureau - American Community Survey 5-Year Estimates; US Bureau of Economic Analysis; Moody's Ratings

Financial operations

Exhibit 3
Fund Balance Ratio

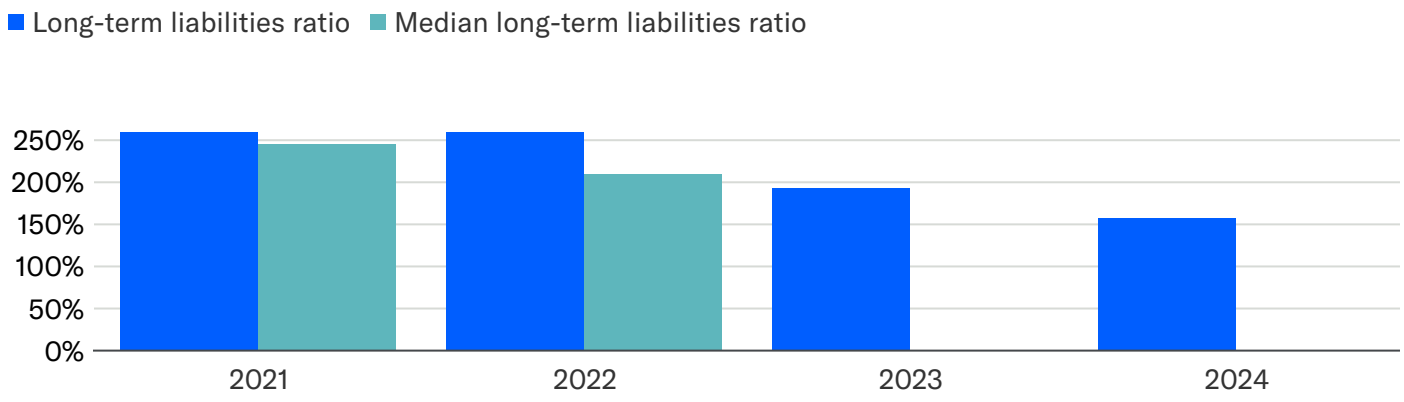


Source: Audited financial statements; Moody's Ratings

Liquidity

Leverage

Exhibit 4
Total Primary Government - Long Term Liabilities



Source: Audited financial statements; Moody's Ratings

ESG considerations

Environmental

The village's credit profile is not materially affected by environmental considerations. According to Moody's Climate on Demand, the village has high risk of water stress, medium risk of heat stress and wildfire exposure, and low risk of extreme rainfall compared to other villages nationally. Additionally, the village has relatively low exposure to carbon transition, natural capital, and waste and pollution. We do not anticipate environmental, climate, or weather-related events to materially impact the village's operations in the near-term.

Social

Social considerations such as demographics, labor force, income and education are material considerations that influence the village's credit profile. Situated near Milwaukee, the village maintains strong resident incomes and low poverty, while its educational attainment exceeds the nation. Favorably, the village maintains excellent access to basic services and benefits from very low crime rates.

Governance

Hartland benefits from its solid budgetary management and sound policy credibility and effectiveness, balanced against a relatively restrictive institutional structure. The village's largest revenue is property taxes, which are subject to a cap that limits increases to growth in net new construction. Expenditures are somewhat flexible, as collective bargaining is allowed for public safety employees but is curbed for non-public safety employees. The village has a formal fund balance policy of maintaining at least 25% of general fund revenues as reserves, which the village has continued to exceed. Transparency and disclosure practices are in line with peers with timely audit and budget releases.

Rating methodology and scorecard factors

The US Cities and Counties Methodology includes a scorecard, which summarizes the rating factors generally most important to city and county credit profiles. Because the scorecard is a summary, and may not include every consideration in the credit analysis for a specific issuer, a scorecard-indicated outcome may or may not map closely to the actual rating assigned.

Exhibit 5

Hartland (Village of) WI

	Measure	Weight	Score
Economy			
Resident income ratio	116.3%	10.0%	Aa
Full value per capita	241,126	10.0%	Aaa
Economic growth metric	-1.3%	10.0%	A
Financial Performance			
Available fund balance ratio	96.7%	20.0%	Aaa
Liquidity ratio	119.6%	10.0%	Aaa
Institutional Framework			
Institutional Framework	A	10.0%	A
Leverage			
Long-term liabilities ratio	157.0%	20.0%	Aa
Fixed-costs ratio	8.5%	10.0%	Aaa
Notching factors			
No notchings applied			
Scorecard-Indicated Outcome			Aa1
Assigned Rating			**Aa2**

The Economic Growth metric cited above compares the five-year CAGR of real GDP for Milwaukee-Waukesha, WI Metropolitan Statistical Area Metropolitan Statistical Area to the five-year CAGR of real GDP for the US.

Sources: US Census Bureau, Hartland (Village of) WI's financial statements and Moody's Ratings

Appendix

Exhibit 6
Key Indicators Glossary

	Definition	Typical Source*
Economy		
Resident income ratio	Median Household Income (MHI) for the city or county, adjusted for Regional Price Parity (RPP), as a % of the US MHI	MHI: US Census Bureau - American Community Survey 5-Year Estimates RPP: US Bureau of Economic Analysis
Full value	Estimated market value of taxable property in the city or county	State repositories; audited financial statements; continuing disclosures
Population	Population of the city or county	US Census Bureau - American Community Survey 5-Year Estimates
Full value per capita	Full value / population	
Economic growth metric	Five year CAGR of real GDP for Metropolitan Statistical Area or county minus the five-year CAGR of real GDP for the US	Real GDP: US Bureau of Economic Analysis
Financial performance		
Revenue	Sum of revenue from total governmental funds, operating and non-operating revenue from total business-type activities, and non-operating revenue from internal services funds, excluding transfers and one-time revenue, e.g., bond proceeds or capital contributions	Audited financial statements
Available fund balance	Sum of all fund balances that are classified as unassigned, assigned or committed in the total governmental funds, plus unrestricted current assets minus current liabilities from the city's or county's business-type activities and internal services funds	Audited financial statements
Net unrestricted cash	Sum of unrestricted cash in governmental activities, business type activities and internal services fund, net of short-term debt	Audited financial statements
Available fund balance ratio	Available fund balance (including net current assets from business-type activities and internal services funds) / Revenue	
Liquidity ratio	Net unrestricted cash / Revenue	
Leverage		
Debt	Outstanding long-term bonds and all other forms of long-term debt across the governmental and business-type activities, including debt of another entity for which it has provided a guarantee disclosed in its financial statements	Audited financial statements; official statements
Adjusted net pension liabilities (ANPL)	Total primary government's pension liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Ratings
Adjusted net OPEB liabilities (ANOL)	Total primary government's net other post-employment benefit (OPEB) liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Ratings
Other long-term liabilities (OLTL)	Miscellaneous long-term liabilities reported under the governmental and business-type activities entries	Audited financial statements
Long-term liabilities ratio	Debt + ANPL + ANOL + OLTL / Revenue	
Fixed costs		
Implied debt service	Annual cost to amortize city or county's long-term debt over 20 years with level payments	Audited financial statements; official statements; Moody's Ratings
Pension tread water contribution	Pension contribution necessary to prevent reported unfunded pension liabilities from growing, year over year, in nominal dollars, if all actuarial assumptions are met	Audited financial statements; Moody's Ratings
OPEB contribution	City or county's actual contribution in a given period	Audited financial statements
Implied cost of OLTL	Annual cost to amortize city or county's other long-term liabilities over 20 years with level payments	Audited financial statements; Moody's Ratings
Fixed-costs ratio	Implied debt service + Pension tread water + OPEB contributions + Implied cost of OLTL / Revenue	

*Note: If typical data source is not available then alternative sources or proxy data may be considered. For more detailed definitions of the metrics listed above please refer to the US Cities and Counties Methodology .
Source: Moody's Ratings

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RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF $5,005,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2025A

WHEREAS, on September 22, 2025, the Village Board of the Village of Hartland, Waukesha County, Wisconsin (the "Village") adopted a resolution (the "Set Sale Resolution"), providing for the sale of General Obligation Promissory Notes, Series 2025A (the "Notes") for public purposes, including paying the cost of capital improvement projects, including water projects and sewer projects (collectively, the "Project");

WHEREAS, the Village Board hereby finds and determines that the Project is within the Village's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Village is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, pursuant to the Set Sale Resolution, the Village has directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the Notes to pay the cost of the Project;

WHEREAS, Ehlers, in consultation with the officials of the Village, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Notes and indicating that the Notes would be offered for public sale on October 27, 2025;

WHEREAS, the Village Clerk (in consultation with Ehlers) caused a form of notice of the sale to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Notes for public sale on October 27, 2025;

WHEREAS, the Village has duly received bids for the Notes as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the Village. Ehlers has recommended that the Village accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

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

Section 1. Ratification of the Notice of Sale and Offering Materials. The Village Board hereby ratifies and approves the details of the Notes set forth in Exhibit A attached hereto as and for the details of the Notes. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the Village and Ehlers in connection with the preparation and distribution of the Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Authorization and Award of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of FIVE MILLION FIVE THOUSAND DOLLARS ($5,005,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Notes for the sum set forth on the Proposal, plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted. The President and Village Clerk or other appropriate officers of the Village are authorized and directed to execute an acceptance of the Proposal on behalf of the Village. The good faith deposit of the Purchaser shall be applied in accordance with the Notice of Sale and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Notes shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2025A"; shall be issued in the aggregate principal amount of $5,005,000; shall be dated November 13, 2025; shall be in the denomination of $5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on April 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on April 1, 2034 and thereafter shall be subject to redemption prior to maturity, at the option of the Village, on April 1, 2033 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

The Proposal specifies that some of the Notes shall be subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Notes in such manner as the Village shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in the years 2025 through 2044 for the payments due in the years 2026 through 2045 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2025A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the Village above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed

Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the Village and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Village, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section

141 of the Code. The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Notes are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 12. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Bond Trust Services Corporation, which is hereby appointed as the Village's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin

Statutes (the "Fiscal Agent"). The Village hereby authorizes the President and Village Clerk or other appropriate officers of the Village to enter into a Fiscal Agency Agreement between the Village and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 13. Persons Treated as Owners; Transfer of Notes. The Village shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Village at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Village Clerk or other authorized representative of the Village is authorized and directed to execute and deliver to DTC on behalf of the Village to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Village Clerk's office.

Section 16. Payment of Issuance Expenses. The Village authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 17. Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and

Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The Village Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the President and Village Clerk, or other officer of the Village charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 19. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the Village are authorized to take all actions necessary to obtain such municipal bond insurance. The President and Village Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the President and Village Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded October 27, 2025.

_____
Jeffrey Pfannerstill
President

ATTEST:

_____
Sandee Policello
Village Clerk

(SEAL)

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

NOTICE OF SALE

$5,075,000* GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2025A
VILLAGE OF HARTLAND, WISCONSIN

Bids for the purchase of $5,075,000* General Obligation Promissory Notes, Series 2025A (the "Notes") of the Village of Hartland, Wisconsin (the "Village") will be received at the offices of Ehlers and Associates, Inc. ("Ehlers"), 3001 Broadway Street, Suite 320, Minneapolis, Minnesota 55413, municipal advisors to the Village, until 10:00 A.M., Central Time, and **ELECTRONIC PROPOSALS** will be received via **PARITY**, in the manner described below, until 10:00 A.M., Central Time, on October 27, 2025, at which time they will be opened, read and tabulated. The bids will be presented to the Village Board for consideration for award by resolution at a meeting to be held at 6:30 P.M., Central Time, on the same date. The bid offering to purchase the Notes upon the terms specified herein and most favorable to the Village will be accepted unless all bids are rejected.

AUTHORITY; PURPOSE; SECURITY

The Notes are being issued pursuant to Section 67.12(12), Wisconsin Statutes, by the Village for public purposes, including financing capital improvement projects including water projects and sewer projects. The Notes are general obligations of the Village, and all the taxable property in the Village is subject to the levy of a tax to pay the principal of and interest on the Notes as they become due which tax may, under current law, be levied without limitation as to rate or amount.

DATES AND MATURITIES

The Notes will be dated November 13, 2025, will be issued as fully registered Notes in the denomination of $5,000 each, or any integral multiple thereof, and will mature on April 1 as follows:

Year	Amount*	Year	Amount*	Year	Amount
2026	$110,000	2033	$295,000	2040	$250,000
2027	165,000	2034	305,000	2041	265,000
2028	130,000	2035	320,000	2042	275,000
2029	230,000	2036	185,000	2043	285,000
2030	270,000	2037	195,000	2044	295,000
2031	430,000	2038	230,000	2045	315,000
2032	290,000	2039	235,000		

ADJUSTMENT OPTION

The Village reserves the right to increase or decrease the principal amount of the Notes on the day of sale, in increments of $5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per $1,000.

TERM BOND OPTION

Bids for the Notes may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above. All dates are inclusive.

INTEREST PAYMENT DATES AND RATES

Interest will be payable on April 1 and October 1 of each year, commencing April 1, 2026, to the registered owners of the Notes appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board. All Notes of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

BOOK-ENTRY-ONLY FORMAT

Unless otherwise specified by the purchaser, the Notes will be designated in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Notes, and will be responsible for maintaining a book-entry system for recording the interests of its participants and the transfers of interests between its participants. The participants will be responsible for maintaining records regarding the beneficial interests of the individual purchasers of the Notes. So long as Cede & Co. is the registered owner of the Notes, all payments of principal and interest will be made to the depository which, in turn, will be obligated to remit such payments to its participants for subsequent disbursement to the beneficial owners of the Notes.

PAYING AGENT

The Village has selected Bond Trust Services Corporation, Minneapolis, Minnesota ("BTSC"), to act as paying agent (the "Paying Agent"). BTSC and Ehlers are affiliate companies. The Village will pay the charges for Paying Agent services. The Village reserves the right to remove the Paying Agent and to appoint a successor.

OPTIONAL REDEMPTION

At the option of the Village, the Notes maturing on or after April 1, 2034 shall be subject to optional redemption prior to maturity on April 1, 2033 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

Redemption may be in whole or in part of the Notes subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Notes to be redeemed shall be at the discretion of the Village. If only part of the Notes having a common maturity date are called for redemption, then the Village or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of such call shall be given by sending a notice by registered or certified mail, facsimile or electronic transmission, overnight delivery service or in any other manner required by DTC, not less than 30 days nor more than 60 days prior to the date fixed for redemption to the registered owner of each Note to be redeemed at the address shown on the registration books.

DELIVERY

On or about November 13, 2025, the Notes will be delivered without cost to the winning bidder at DTC. On the day of closing, the Village will furnish to the winning bidder the opinion of bond counsel hereinafter described, an arbitrage certification, and certificates verifying that no litigation in any manner questioning the validity of the Notes is then pending or, to the best knowledge of officers of the Village, threatened. Payment for the Notes must be received by the Village at its designated depository on the date of closing in immediately available funds.

LEGAL MATTERS

An opinion as to the validity of the Notes and the exemption from federal taxation of the interest thereon will be furnished by Quarles & Brady LLP, Bond Counsel to the Village ("Bond Counsel"), and will be available at the time of delivery of the Notes. The legal opinion will be issued on the basis of existing law and will state that the Notes are valid and binding general obligations of the Village; provided that the rights of the owners of the Notes and the enforceability of the Notes may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding). (See "FORM OF LEGAL OPINION" found in Appendix B of the Preliminary Official Statement).

Quarles & Brady LLP has also been retained by the Village to serve as Disclosure Counsel to the Village with respect to the Notes. Although, as Disclosure Counsel to the Village, Quarles & Brady LLP has assisted the Village with certain disclosure matters, Quarles & Brady LLP has not undertaken to independently verify the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Notes and assumes no responsibility whatsoever nor shall have any liability to any other party for the statements or information contained or incorporated by reference in the Official Statement. Further, Quarles & Brady LLP makes no representation as to the suitability of the Notes for any investor.

SUBMISSION OF BIDS

Bids must not be for less than $5,011,562.50, nor more than $5,531,750, plus accrued interest on the principal sum of $5,075,000 from date of original issue of the Notes to date of delivery. Prior to the time established above for the opening of bids, interested parties may submit a bid as follows:

1) Electronically to bondsale@ehlers-inc.com; or

2) Electronically via **PARITY** in accordance with this Notice of Sale until 10:00 A.M., Central Time, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in **PARITY** conflict with this Notice of Sale, the terms of this Notice of Sale shall control. For further information about **PARITY**, potential bidders may contact IHS Markit (now part of S&P Global) at https://ihsmarkit.com/products/municipal-issuance.html or via telephone (844) 301-7334.

Bids must be submitted to Ehlers via one of the methods described above and must be received prior to the time established above for the opening of bids. Each bid must be unconditional except as to legality. Neither the Village nor Ehlers shall be responsible for any failure to receive a submission.

A good faith deposit ("Deposit") in the amount of $101,500 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids. The Village reserves the right to award the Notes to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the Village may award the Notes to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the Village as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith.

The Village and the winning bidder who chooses to so wire the Deposit hereby agree irrevocably that Ehlers shall be the escrow holder of the Deposit wired to such account subject only to these conditions and duties: 1) All income earned thereon shall be retained by the escrow holder as payment for its expenses; 2) If the bid is not accepted, Ehlers shall, at its expense, promptly return the Deposit amount to the winning bidder; 3) If the bid is accepted, the Deposit shall be returned to the winning bidder at the closing; 4) Ehlers shall bear all costs of maintaining the escrow account and returning the funds to the winning bidder; 5) Ehlers shall not be an insurer of the Deposit amount and shall have no liability hereunder except if it willfully fails to perform or recklessly disregards, its duties specified herein; and 6) FDIC insurance on deposits within the escrow account shall be limited to $250,000 per bidder.

No bid can be withdrawn after the time set for receiving bids unless the meeting of the Village scheduled for award of the Notes is adjourned, recessed, or continued to another date without award of the Notes having been made.

AWARD

The Notes will be awarded to the bidder offering the lowest interest rate to be determined on a True Interest Cost (TIC) basis. The Village's computation of the interest rate of each bid, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Notes will be awarded by lot. The Village reserves the right to reject any and all bids and to waive any informality in any bid.

BOND INSURANCE

If the Notes are qualified for any bond insurance policy, the purchase of such policy shall be at the sole option and expense of the winning bidder. Any cost for such insurance policy is to be paid by the winning bidder, except that, if the Village requested and received a rating on the Notes from a rating agency, the Village will pay that rating fee. Any rating agency fees not requested by the Village are the responsibility of the winning bidder.

Failure of the municipal bond insurer to issue the policy after the Notes are awarded to the winning bidder shall not constitute cause for failure or refusal by the winning bidder to accept delivery of the Notes.

CUSIP NUMBERS

The Village will assume no obligation for the assignment or printing of CUSIP numbers on the Notes or for the correctness of any numbers printed thereon, but will permit such numbers to be printed at the expense of the winning bidder, if the winning bidder waives any delay in delivery occasioned thereby.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The Notes shall be designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

CONTINUING DISCLOSURE

In order to assist the Underwriter (Syndicate Manager) in complying with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 the Village will enter into an undertaking for the benefit of the holders of the Notes. A description of the details and terms of the undertaking is set forth in Appendix D of the Official Statement.

NEW ISSUE PRICING

The winning bidder will be required to provide, in a timely manner, certain information necessary to compute the yield on the Notes pursuant to the provisions of the Internal Revenue Code of 1986, as amended, and to provide a certificate which will be provided by Bond Counsel upon request.

(a) The winning bidder shall assist the Village in establishing the issue price of the Notes and shall execute and deliver to the Village at closing an "issue price" or similar certificate satisfactory to Bond Counsel setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Notes, together with the supporting pricing wires or equivalent communications. All actions to be taken by the Village under this Notice of Sale to establish the issue price of the Notes may be taken on behalf of the Village by the Village's municipal advisor identified herein and any notice or report to be provided to the Village may be provided to the Village's municipal advisor.

(b) The Village intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Notes) will apply to the initial sale of the Notes (the "competitive sale requirements") because:

(1) The Village shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential investors;

(2) all bidders shall have an equal opportunity to bid;

(3) the Village may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and

(4) the Village anticipates awarding the sale of the Notes to the bidder who submits a firm offer to purchase the Notes at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Notes, as specified in this bid.

(c) If all of the requirements of a "competitive sale" are not satisfied, the Village shall advise the winning bidder of such fact prior to the time of award of the sale of the Notes to the winning bidder. In such event, any bid submitted will not be subject to cancellation or withdrawal and the Village agrees to use the rule selected by the winning bidder on its bid form to determine the issue price for the Notes. On its bid form, each bidder must select one of the following two rules for determining the issue price of the Notes: (1) the first price at which 10% of a maturity of the Notes (the "10% test") is sold to the public as the issue price of that maturity or (2) the initial offering price to the public as of the sale date as the issue price of each maturity of the Notes (the "hold-the-offering-price rule").

(d) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the hold-the-offering-price rule, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Notes to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Notes, that the underwriters will neither offer nor sell unsold Notes of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5^{th}) business day after the sale date; or

(2) the date on which the underwriters have sold at least 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public.

The winning bidder will advise the Village promptly after the close of the fifth (5^{th}) business day after the sale whether it has sold 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public.

The Village acknowledges that in making the representation set forth above, the winning bidder will rely on:

(i) the agreement of each underwriter to comply with requirements for establishing issue price of the Notes, including, but not limited to, its agreement to comply with the hold-the-price rule, if applicable to the Notes, as set forth in an agreement among underwriters and the related pricing wires,

(ii) in the event a selling group has been created in connection with the initial sale of the Notes to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Notes, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Notes, as set forth in a selling group agreement and the related pricing wires, and

(iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Notes to the public, the agreement of each broker-dealer that is party to such agreement to comply with the requirements for establishing issue price of the Notes, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Notes, as set forth in the third-party distribution agreement and the related pricing wires. The Village further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price rule of the Notes, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Notes, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Notes, including, but not limited to, its agreement to comply with the hold-the-offering-price rule as applicable to the Notes.

(e) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the 10% test, the winning bidder agrees to promptly report to the Village, Bond Counsel and Ehlers the prices at which the Notes have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until either (i) all Notes of that maturity have been sold or (ii) the 10% test has been satisfied as to each maturity of the Notes, provided that, the winning bidder's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Village or bond counsel.

(f) By submitting a bid, each bidder confirms that:

(i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is party to such third-party distribution agreement, as applicable, to:

(A) report the prices at which it sells to the public the unsold Notes of each maturity allocated to it, whether or not the Closing Date has occurred until either all securities of that maturity allocated to it have been sold or it is notified by the winning bidder that either the 10% test has been satisfied as to the Notes of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Village or bond counsel.

(B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and

(ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group and each broker dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Notes to the public to require each broker-dealer that is a party to such third-party distribution agreement to:

(A) to promptly notify the winning bidder of any sales of Notes that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Notes to the public (each such term being used as defined below), and

(B) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(g) Sales of any Notes to any person that is a related party to an underwriter participating in the initial sale of the Notes to the public (each term being used as defined below) shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the Village (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Notes to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Notes to the public),

(iii) a purchaser of any of the Notes is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date that the Notes are awarded by the Village to the winning bidder.

PRELIMINARY OFFICIAL STATEMENT

Bidders may obtain a copy of the Official Statement relating to the Notes prior to the bid opening by request from Ehlers at www.ehlers-inc.com by connecting to the Bond Sales link. The Underwriter (Syndicate Manager) will be provided with an electronic copy of the Final Official Statement within seven business days of the bid acceptance. Up to 10 printed copies of the Final Official Statement will be provided upon request. Additional copies of the Final Official Statement will be available at a cost of $10.00 per copy.

Information for bidders and bid forms may be obtained from Ehlers at 3001 Broadway Street, Suite 320, Minneapolis, Minnesota 55413, Telephone (651) 697-8500.

By Order of the Village Board

Sandee Policello, Village Clerk
Village of Hartland, Wisconsin

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

EHLERS
PUBLIC FINANCE ADVISORS

BID TABULATION

$5,075,000* General Obligation Promissory Notes, Series 2025A

Village of Hartland, Wisconsin

SALE: October 27, 2025

AWARD: BAIRD

Rating: Moody's Investor's Service "Aa2"

Tax Exempt - Bank Qualified

NAME OF INSTITUTION	MATURITY (April 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
BAIRD				$5,351,839.10	3.5854%
Milwaukee, Wisconsin	2026	5.000%	2.780%		
C.L. King & Associates	2027	5.000%	2.660%		
Colliers Securities LLC	2028	5.000%	2.600%		
Edward Jones	2029	5.000%	2.580%		
Fidelity Capital Markets	2030	5.000%	2.550%		
Crews & Associates, Inc	2031	5.000%	2.570%		
Isaak Bond Investments, Inc	2032	5.000%	2.620%		
Carty, Harding & Hearn, Inc	2033	5.000%	2.750%		
Celadon Financial Group, LLC	2034	5.000%	2.850%		
CADZ Securities Inc	2035[1]	4.000%	3.100%		
Oppenheimer & Co.	2036[1]	4.000%	3.100%		
Alliance Global Partners	2037[2]	4.000%	3.300%		
Middlegate Securities	2038[2]	4.000%	3.300%		
Midland Securities	2039[3]	4.000%	3.500%		
FMS Bonds Inc	2040[3]	4.000%	3.500%		
StoneX Financial Inc	2041[4]	4.000%	3.750%		
First Kentucky Securities Corp	2042[4]	4.000%	3.750%		
First Southern LLC	2043[5]	4.000%	3.800%		
The Baker Group	2044[5]	4.000%	3.800%		
Dinosaur Financial Group	2045	4.000%	3.850%		
First Bankers' Banc Securities, Inc					
Blaylock Van, LLC					
Mountainside Securities LLC					
Falcon Square Capital					
Caldwell Sutter Capital, Inc					
ZIONS BANK, division of ZB, N.A.					

* Subsequent to bid opening the issue size was decreased to $5,005,000.
Adjusted Price: $5,277,881.13 Adjusted Net Interest Cost: $1,792,303.87 Adjusted TIC: 3.5625%

NAME OF INSTITUTION	TRUE INTEREST RATE
[1] $500,000 Term Bond due 2036 with mandatory redemption in 2035. [2] $385,000 Term Bond due 2038 with mandatory redemption in 2037. [3] $425,000 Term Bond due 2040 with mandatory redemption in 2039. [4] $440,000 Term Bond due 2042 with mandatory redemption in 2041. [5] $505,000 Term Bond due 2044 with mandatory redemption in 2043.	
RAYMOND JAMES & ASSOCIATES, INC. St. Petersburg, Florida	3.5979%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota	3.6098%
PIPER SANDLER & CO. Minneapolis, Minnesota	3.6143%
FHN FINANCIAL CAPITAL MARKETS Memphis, Tennessee	3.6363%
BERNARDI SECURITIES, INC. Northfield, Illinois	3.6424%
HILLTOPSECURITIES Dallas, Texas	3.6619%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin	3.6643%

EXHIBIT C

Winning Bid

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

BID FORM

The Village Board
Village of Hartland, Wisconsin (the "Village")

October 27, 2025

RE: $5,075,000* General Obligation Promissory Notes, Series 2025A (the "Notes")
DATED: November 13, 2025

For all or none of the above Notes, in accordance with the Notice of Sale and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you $ 5,351,839.10 (not less than $5,011,562.50 nor more than $5,531,750) plus accrued interest to date of delivery for fully registered Notes bearing interest rates and maturing in the stated years as follows:

5.00	% due	2026	5.00	% due	2033	4.00 T3	% due	2040
5.00	% due	2027	5.00	% due	2034	4.00 T4	% due	2041
5.00	% due	2028	4.00 T1	% due	2035	4.00 T4	% due	2042
5.00	% due	2029	4.00 T1	% due	2036	4.00 T5	% due	2043
5.00	% due	2030	4.00 T2	% due	2037	4.00 T5	% due	2044
5.00	% due	2031	4.00 T2	% due	2038	4.00	% due	2045
5.00	% due	2032	4.00 T3	% due	2039			

The Village reserves the right to increase or decrease the principal amount of the Notes on the day of sale, in increments of $5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per $1,000.

All Notes of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of $101,500 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids. The Village reserves the right to award the Notes to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the Village may award the Notes to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the Village as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Notice of Sale. This bid is for prompt acceptance and is conditional upon delivery of said Notes to The Depository Trust Company, New York, New York, in accordance with the Notice of Sale. Delivery is anticipated to be on or about November 13, 2025.

This bid is subject to the Village's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Official Statement for the Notes.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Underwriter (Syndicate Manager), we agree to provide the Village with the reoffering price of the Notes within 24 hours of the bid acceptance.

This bid is a firm offer for the purchase of the Notes identified in the Notice of Sale, on the terms set forth in this bid form and the Notice of Sale, and is not subject to any conditions, except as permitted by the Notice of Sale.

By submitting this bid, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: X NO: ____.

If the competitive sale requirements are not met, we elect to use either the: _____10% test, or the _____hold-the-offering-price rule to determine the issue price of the Notes.

Account Manager: Robert W. Baird & Co By: Thomas Dickinson

Account Members: Syndicate Members

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from November 13, 2025 of the above bid is $ 1,967,206.73 and the true interest cost (TIC) is 3.585455 %.

The foregoing offer is hereby accepted by and on behalf of the Village Board of the Village of Hartland, Wisconsin, on October 27, 2025.

By: _____ By: _____

Title: _____ Title: _____

* Subsequent to bid opening the issue size was decreased to $5,005,000.
Adjusted Price: $5,277,881.13 Adjusted Net Interest Cost: $1,792,303.87 Adjusted TIC: 3.5625%

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

Village of Hartland

$5,005,000 General Obligation Promissory Notes, Series 2025A
Issue Summary

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price		YTM	Call Date	Call Price	Dollar Price
04/01/2026	Serial Coupon	5.000%	2.780%	285,000.00	100.835%		-	-	-	287,379.75
04/01/2027	Serial Coupon	5.000%	2.660%	235,000.00	103.154%		-	-	-	242,411.90
04/01/2028	Serial Coupon	5.000%	2.600%	120,000.00	105.508%		-	-	-	126,609.60
04/01/2029	Serial Coupon	5.000%	2.580%	220,000.00	107.789%		-	-	-	237,135.80
04/01/2030	Serial Coupon	5.000%	2.550%	260,000.00	110.097%		-	-	-	286,252.20
04/01/2031	Serial Coupon	5.000%	2.570%	455,000.00	112.141%		-	-	-	510,241.55
04/01/2032	Serial Coupon	5.000%	2.620%	290,000.00	113.903%		-	-	-	330,318.70
04/01/2033	Serial Coupon	5.000%	2.750%	285,000.00	114.939%		-	-	-	327,576.15
04/01/2034	Serial Coupon	5.000%	2.850%	300,000.00	114.221%	c	3.063%	04/01/2033	100.000%	342,663.00
04/01/2036	Term 1 Coupon	4.000%	3.100%	500,000.00	105.896%	c	3.324%	04/01/2033	100.000%	529,480.00
04/01/2038	Term 2 Coupon	4.000%	3.300%	385,000.00	104.550%	c	3.543%	04/01/2033	100.000%	402,517.50
04/01/2040	Term 3 Coupon	4.000%	3.500%	425,000.00	103.225%	c	3.708%	04/01/2033	100.000%	438,706.25
04/01/2042	Term 4 Coupon	4.000%	3.750%	440,000.00	101.596%	c	3.867%	04/01/2033	100.000%	447,022.40
04/01/2044	Term 5 Coupon	4.000%	3.800%	505,000.00	101.273%	c	3.902%	04/01/2033	100.000%	511,428.65
04/01/2045	Serial Coupon	4.000%	3.850%	300,000.00	100.952%	c	3.929%	04/01/2033	100.000%	302,856.00
Total		-	-	$5,005,000.00	-	-	-	-	-	$5,322,599.45

Bid Information

Par Amount of Bonds	$5,005,000.00
Reoffering Premium or (Discount)	317,599.45
Gross Production	$5,322,599.45
Total Underwriter's Discount (0.893%)	$(44,718.32)
Bid (105.452%)	5,277,881.13
Total Purchase Price	$5,277,881.13
Bond Year Dollars	$48,748.58
Average Life	9.740 Years
Average Coupon	4.2364000%
Net Interest Cost (NIC)	3.6766276%
True Interest Cost (TIC)	3.5625032%

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

Village of Hartland

$5,005,000 General Obligation Promissory Notes, Series 2025A
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/13/2025	-	-	-	-	-
04/01/2026	285,000.00	5.000%	86,135.00	371,135.00	-
10/01/2026	-	-	105,225.00	105,225.00	-
12/31/2026	-	-	-	-	476,360.00
04/01/2027	235,000.00	5.000%	105,225.00	340,225.00	-
10/01/2027	-	-	99,350.00	99,350.00	-
12/31/2027	-	-	-	-	439,575.00
04/01/2028	120,000.00	5.000%	99,350.00	219,350.00	-
10/01/2028	-	-	96,350.00	96,350.00	-
12/31/2028	-	-	-	-	315,700.00
04/01/2029	220,000.00	5.000%	96,350.00	316,350.00	-
10/01/2029	-	-	90,850.00	90,850.00	-
12/31/2029	-	-	-	-	407,200.00
04/01/2030	260,000.00	5.000%	90,850.00	350,850.00	-
10/01/2030	-	-	84,350.00	84,350.00	-
12/31/2030	-	-	-	-	435,200.00
04/01/2031	455,000.00	5.000%	84,350.00	539,350.00	-
10/01/2031	-	-	72,975.00	72,975.00	-
12/31/2031	-	-	-	-	612,325.00
04/01/2032	290,000.00	5.000%	72,975.00	362,975.00	-
10/01/2032	-	-	65,725.00	65,725.00	-
12/31/2032	-	-	-	-	428,700.00
04/01/2033	285,000.00	5.000%	65,725.00	350,725.00	-
10/01/2033	-	-	58,600.00	58,600.00	-
12/31/2033	-	-	-	-	409,325.00
04/01/2034	300,000.00	5.000%	58,600.00	358,600.00	-
10/01/2034	-	-	51,100.00	51,100.00	-
12/31/2034	-	-	-	-	409,700.00
04/01/2035	315,000.00	4.000%	51,100.00	366,100.00	-
10/01/2035	-	-	44,800.00	44,800.00	-
12/31/2035	-	-	-	-	410,900.00
04/01/2036	185,000.00	4.000%	44,800.00	229,800.00	-
10/01/2036	-	-	41,100.00	41,100.00	-
12/31/2036	-	-	-	-	270,900.00
04/01/2037	185,000.00	4.000%	41,100.00	226,100.00	-
10/01/2037	-	-	37,400.00	37,400.00	-
12/31/2037	-	-	-	-	263,500.00
04/01/2038	200,000.00	4.000%	37,400.00	237,400.00	-
10/01/2038	-	-	33,400.00	33,400.00	-
12/31/2038	-	-	-	-	270,800.00
04/01/2039	205,000.00	4.000%	33,400.00	238,400.00	-
10/01/2039	-	-	29,300.00	29,300.00	-
12/31/2039	-	-	-	-	267,700.00
04/01/2040	220,000.00	4.000%	29,300.00	249,300.00	-
10/01/2040	-	-	24,900.00	24,900.00	-
12/31/2040	-	-	-	-	274,200.00
04/01/2041	205,000.00	4.000%	24,900.00	229,900.00	-
10/01/2041	-	-	20,800.00	20,800.00	-
12/31/2041	-	-	-	-	250,700.00
04/01/2042	235,000.00	4.000%	20,800.00	255,800.00	-
10/01/2042	-	-	16,100.00	16,100.00	-
12/31/2042	-	-	-	-	271,900.00
04/01/2043	245,000.00	4.000%	16,100.00	261,100.00	-
10/01/2043	-	-	11,200.00	11,200.00	-
12/31/2043	-	-	-	-	272,300.00
04/01/2044	260,000.00	4.000%	11,200.00	271,200.00	-
10/01/2044	-	-	6,000.00	6,000.00	-
12/31/2044	-	-	-	-	277,200.00
04/01/2045	300,000.00	4.000%	6,000.00	306,000.00	-
12/31/2045	-	-	-	-	306,000.00
Total	**$5,005,000.00**	**-**	**$2,065,185.00**	**$7,070,185.00**	**-**

Yield Statistics

Bond Year Dollars	$48,748.58
Average Life	9.740 Years
Average Coupon	4.2364000%
Net Interest Cost (NIC)	3.6766276%
True Interest Cost (TIC)	3.5625032%
Bond Yield for Arbitrage Purposes	3.3814345%
All Inclusive Cost (AIC)	3.7909918%

IRS Form 8038

Net Interest Cost	3.4169852%
Weighted Average Maturity	9.609 Years

EXHIBIT MRP

Mandatory Redemption Provision

The Notes due on April 1, 2036, 2038, 2040, 2042 and 2044 (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, 2036

Redemption Date	Amount
2035	$315,000
2036	185,000 (maturity)

For the Term Bonds Maturing on April 1, 2038

Redemption Date	Amount
2037	$185,000
2038	200,000 (maturity)

For the Term Bonds Maturing on April 1, 2040

Redemption Date	Amount
2039	$205,000
2040	220,000 (maturity)

For the Term Bonds Maturing on April 1, 2042

Redemption Date	Amount
2041	$205,000
2042	235,000 (maturity)

For the Term Bonds Maturing on April 1, 2044

Redemption Date	Amount
2043	$245,000
2044	260,000 (maturity)

EXHIBIT E

(Form of Note)

UNITED STATES OF AMERICA
STATE OF WISCONSIN
WAUKESHA COUNTY
VILLAGE OF HARTLAND

REGISTERED DOLLARS

NO. R-___ $_____

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2025A

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
April 1, _____	November 13, 2025	____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
($_____)

FOR VALUE RECEIVED, the Village of Hartland, Waukesha County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Bond Trust Services Corporation (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of $5,005,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of capital improvement projects, including water projects and sewer projects, as authorized by a resolution adopted on October 27, 2025. Said resolution is recorded in the official minutes of the Village Board for said date.

DRAFT

The Notes maturing on April 1, 2034 and thereafter are subject to redemption prior to maturity, at the option of the Village, on April 1, 2033 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

The Notes maturing in the years 2036, 2038, 2040, 2042 and 2044 are subject to mandatory redemption by lot as provided in the resolution referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note has been designated by the Village Board as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Note is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the Village appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the

Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and Village may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of $5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Village of Hartland, Waukesha County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF HARTLAND
WAUKESHA COUNTY, WISCONSIN

By: _____
Jeffrey Pfannerstill
President

(SEAL)

By: _____
Sandee Policello
Village Clerk

COPY

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned resolution of the Village of Hartland, Waukesha County, Wisconsin.

BOND TRUST SERVICES CORPORATION

By_____
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

(e.g. Bank, Trust Company or Securities Firm) (Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

_____

(Authorized Officer)

COPY

—VILLAGE OF—
HARTLAND
WISCONSIN
EST. 1892

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	412 Cottonwood Avenue				
Lot 3	Block 4	Subdivision Stephen Warren's Addition		Key No. HAV 0729187	
Owner	Jake Ackerman			Phone 262-993-0034	
Address	S63W34835 Piper Rd.	City	Eagle	State WI	Zip 53119
Contractor	Phone	FAX		E-Mail Address	jake@highmarkwi.com
Address	City			State	Zip

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is TEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

One & Two Family

- [x] One (1) bound set of construction plans, 1 set of 11 x 17 plans, application material and one (1) electronic copy of all submittals. Plans must be stamped "approved by the developer" if required.
- [ ] These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- [x] Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- [x] One (1) site plan. The site plan must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).
- [ ] One (1) plat of survey is required for new dwellings at the time of building permit application.

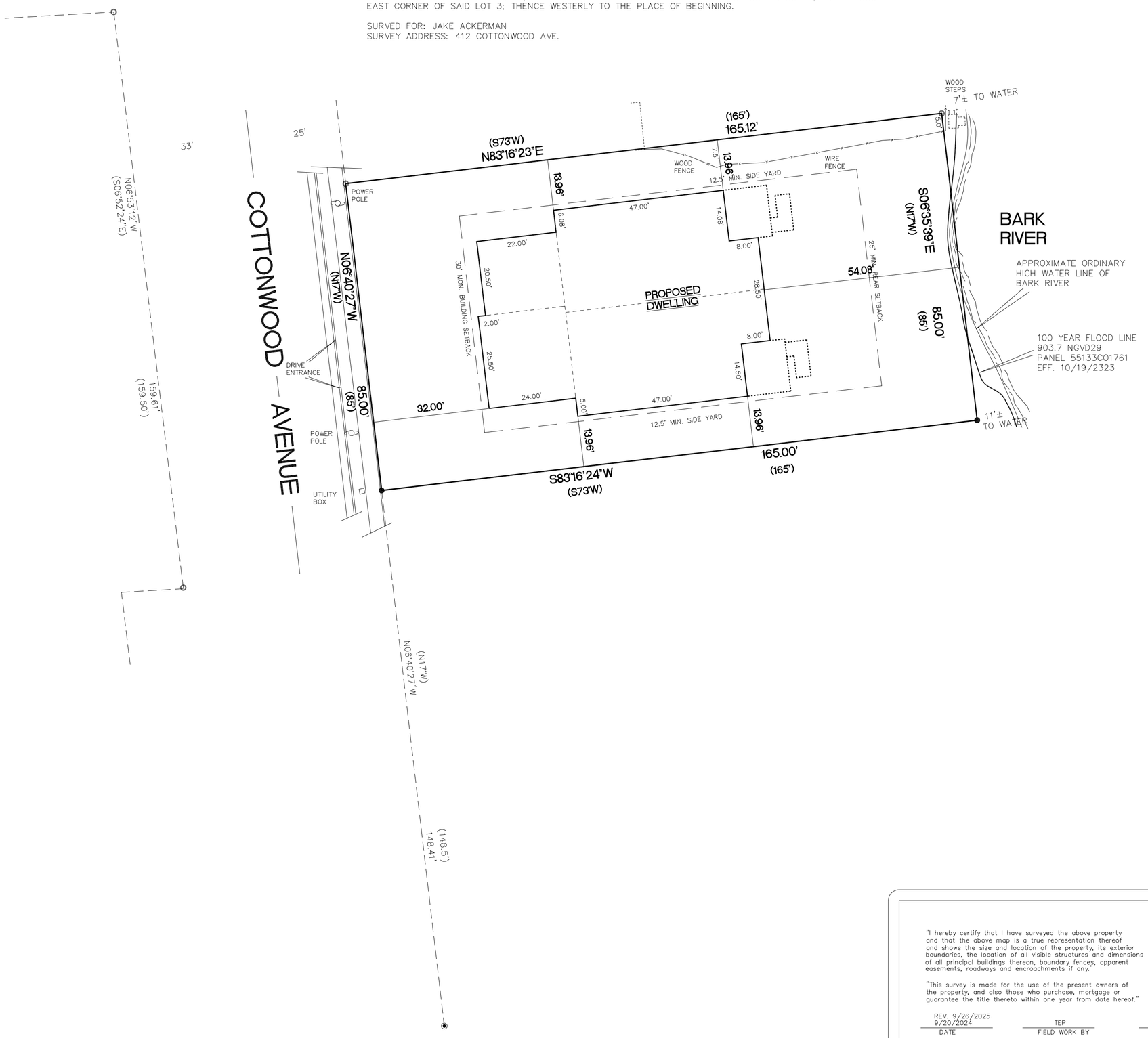
NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: Sept 26 2025 Date of Meeting: October 20, 2025 Item No. _____

PLAT OF SURVEY

LOT 3 AND A PART OF LOT 2, IN THE PLAT OF BLOCK 4 OF STEPHEN WARREN'S ADDITION TO THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN. BEING A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE NORTH ALONG THE HIGHWAY, 85 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 3, TO THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 4, TO THE SOUTH-EAST CORNER OF SAID LOT 3; THENCE WESTERLY TO THE PLACE OF BEGINNING.

SURVED FOR: JAKE ACKERMAN
SURVEY ADDRESS: 412 COTTONWOOD AVE.



SCALE 1"=20'

10' 0' 10' 20' 40'

BEARINGS ARE REFERENCED TOI THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 3-7-18 AND IS ASSUMED TO BEAR N00°23'47"E, (NAD83).

14030 SQ. FT.

- ◉ FOUND 2" O.D. IRON PIPE
- ○ FOUND 1 1/4" O.D. IRON PIPE
- ● SET 1 1/4" O.D. IRON PIPE
- ( ) RECORDED AS DIMENSIONS

NOTE: MIN. SIDE YARD IS 10', WITH A MINIMUM SUM OF 25'

CHECK WITH VILLAGE BUILDING INSPECTOR TO SEE IF THER IS A MINIMUM SETBACK OFF THE 100 YEAR FLOOD LINE OR THE RIVER.

"I hereby certify that I have surveyed the above property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments if any."

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."

Kettle Moraine Surveying Inc.
P.O. Box 357
Eagle WI. 53119
(262)594-3484
kettlemorainesurvey.com

WISCONSIN TERRANCE E. PISAREK S-1930 EAGLE, WISCONSIN LAND SURVEYOR

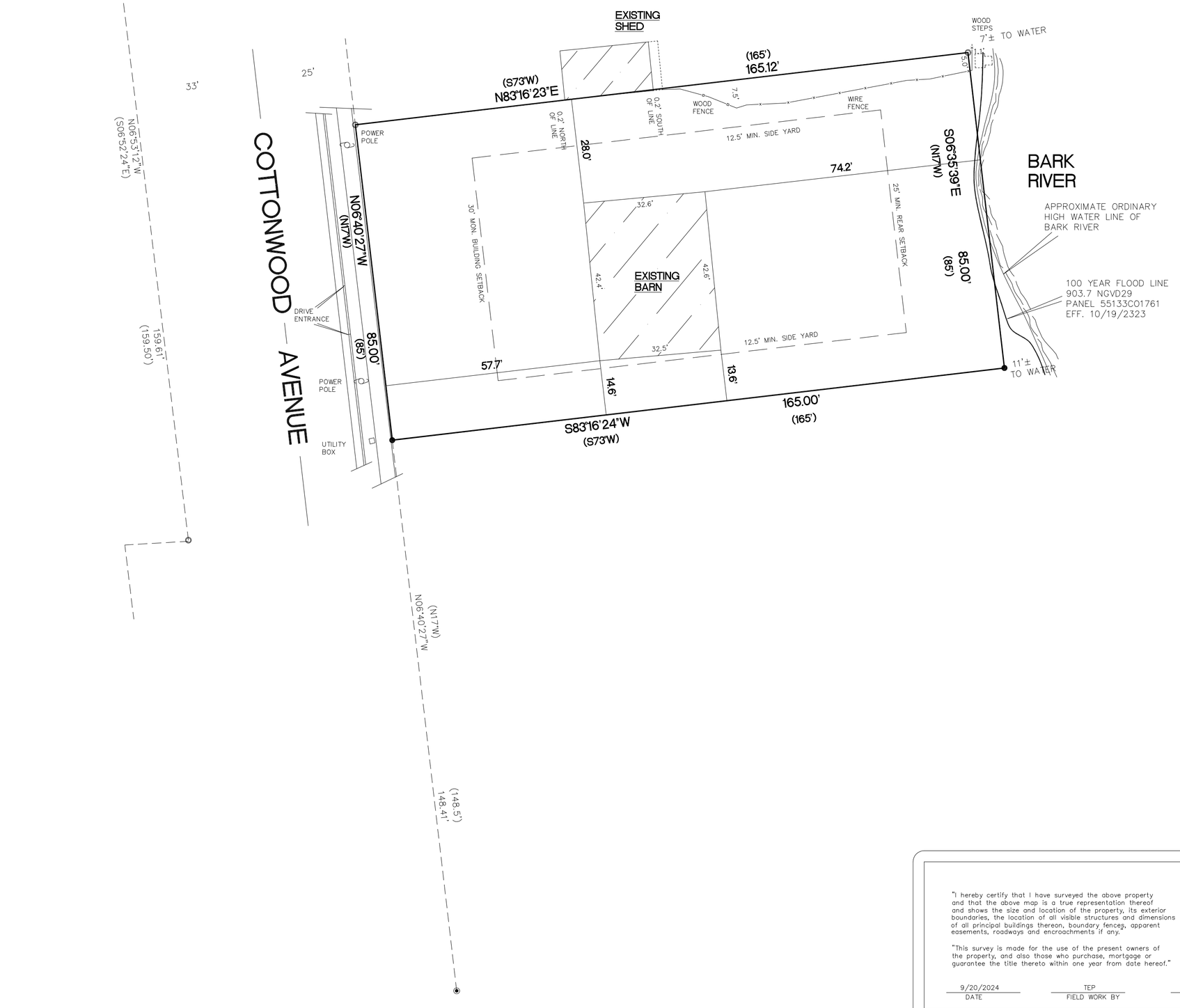
THIS IS NOT AN ORIGINAL SURVEY UNLESS IT HAS AN ORIGINAL SIGNATURE

REV. 9/26/2025 9/20/2024	TEP	TEP	24090
DATE	FIELD WORK BY	DRAWN BY	JOB NUMBER

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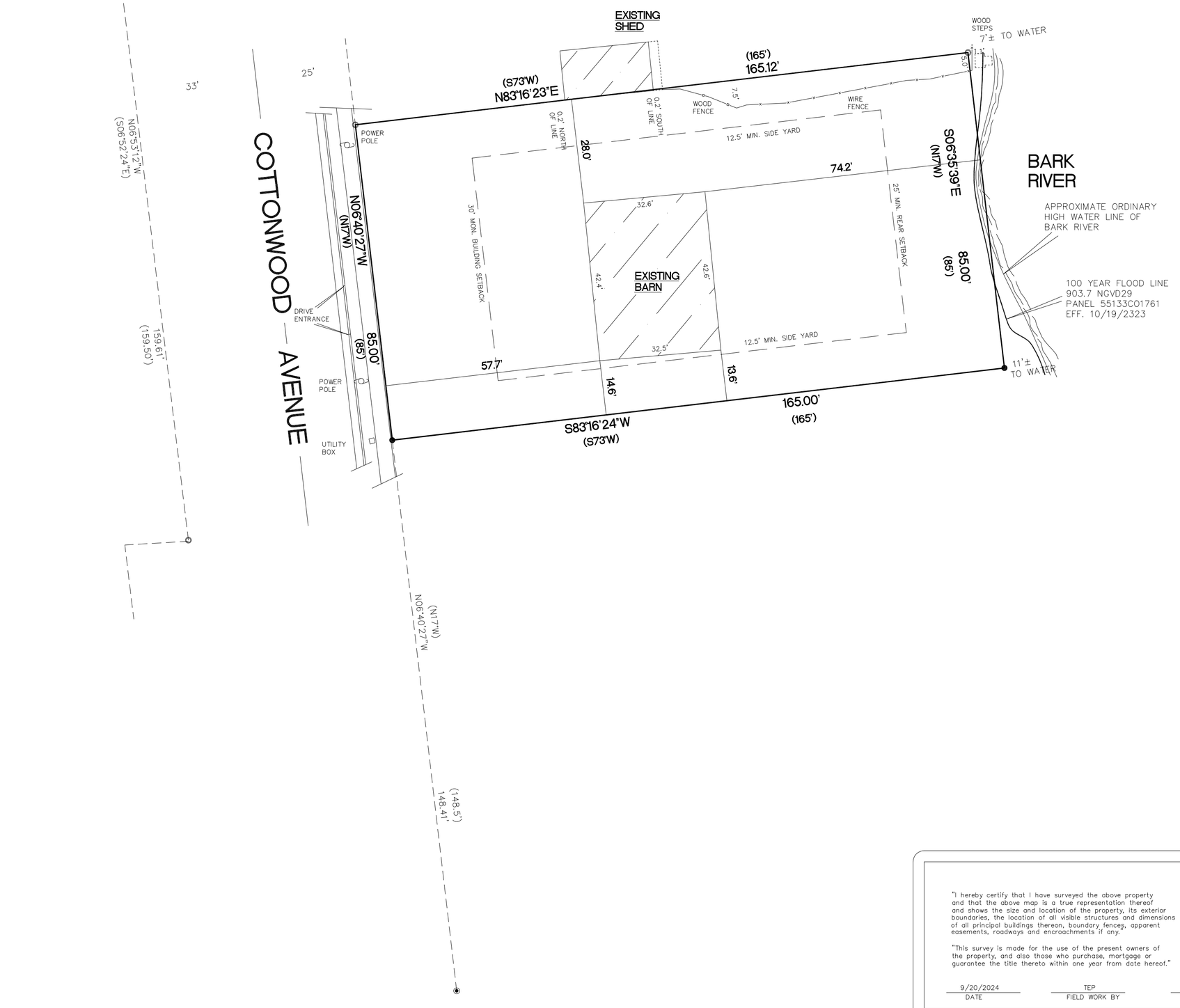
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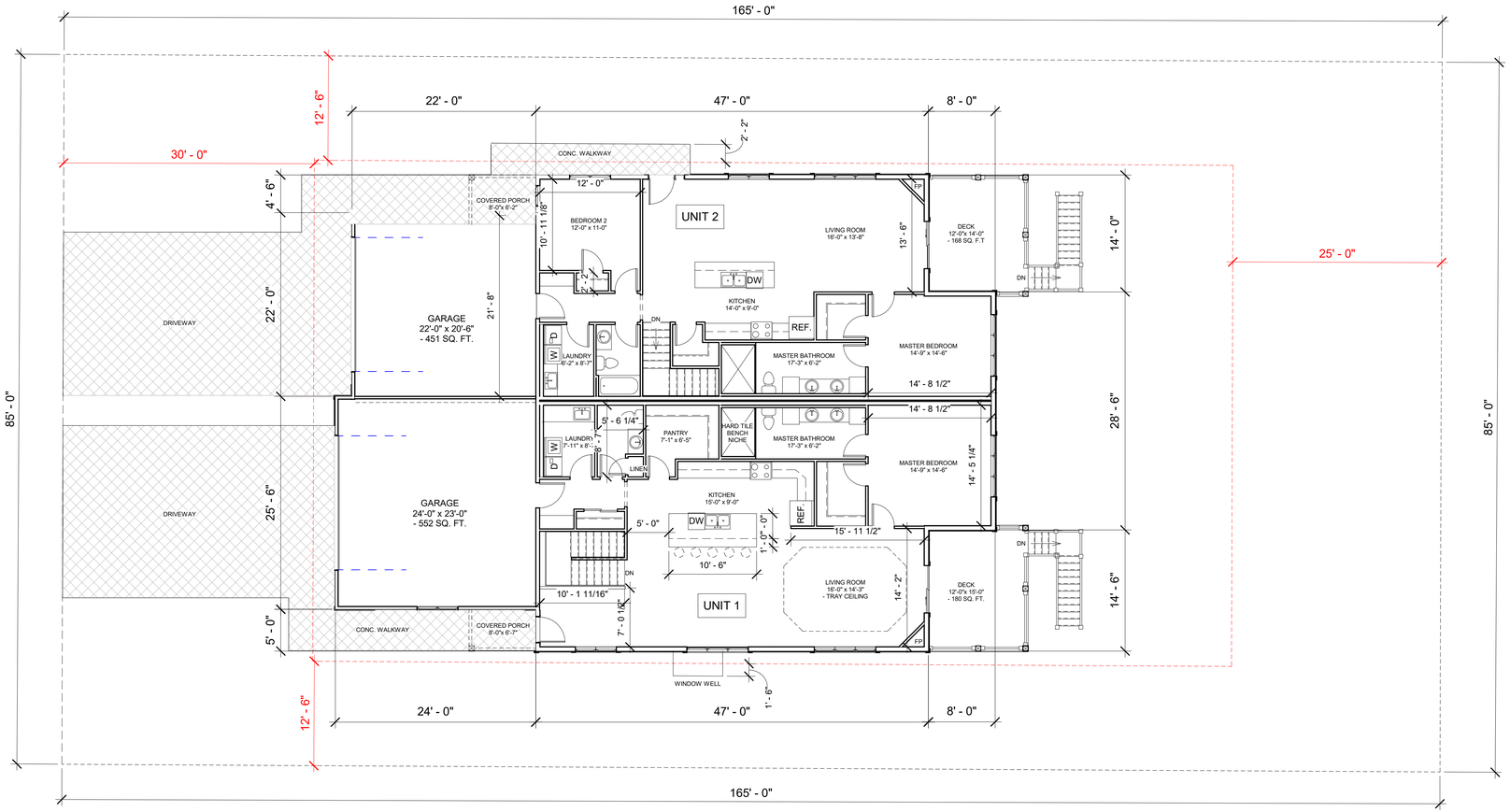
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9/20/2024	TEP	TEP	24090
DATE	FIELD WORK BY	DRAWN BY	JOB NUMBER



1 SITE PLAN
1/8" = 1'-0"

GEHL HOMES LLC

130 E MOREY RD.
NORTH PRAIRIE, WI
53153

262-719-4195

WWW.GEHLHOMES.COM

JAKE@GEHLHOMES.COM

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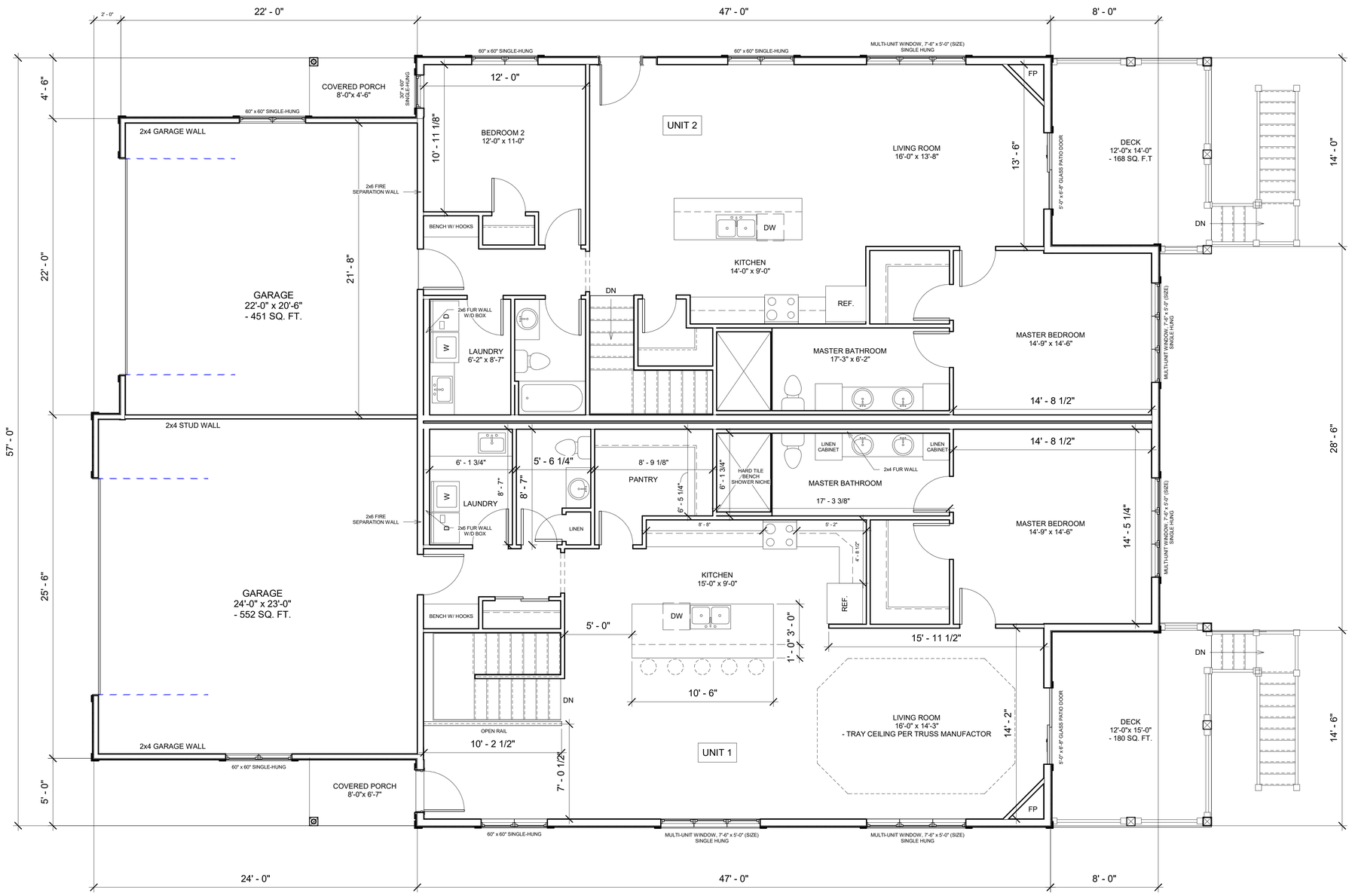
GEHL HOMES
DESIGN

Ackerman

412 COTTONWOOD AVE

100

Site Plan



1 FIRST FLOOR
1/4" = 1'-0"

UNIT 1 - 1,526 SQ. FT.
UNIT 2 - 1,372 SQ. FT.
TOTAL - 2,898 SQ. FT.

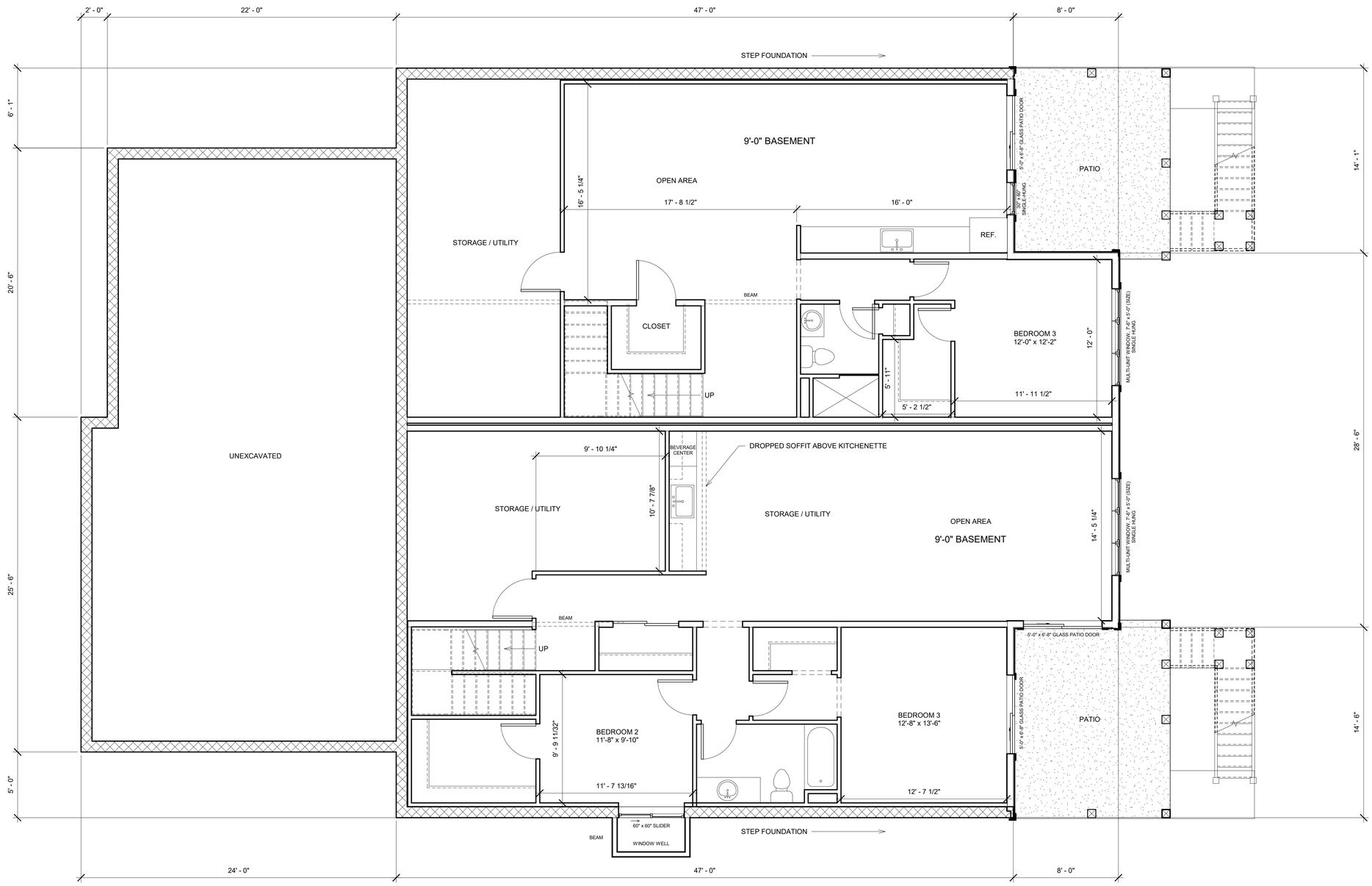
GEHL HOMES LLC
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NORTH PRAIRIE, WI
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262-719-4195
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GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

A100
First Floor Plan



1 BASEMENT
1/4" = 1'-0"

UNIT 1 - 1,288 SQ. FT.
UNIT 2 - 1,135 SQ. FT.
TOTAL - 2,423 SQ. FT.

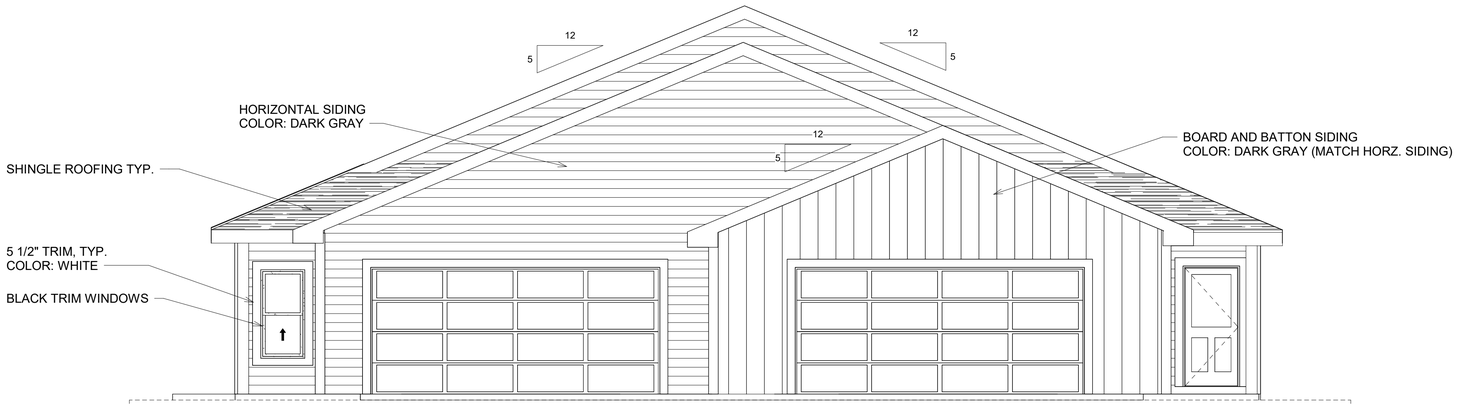
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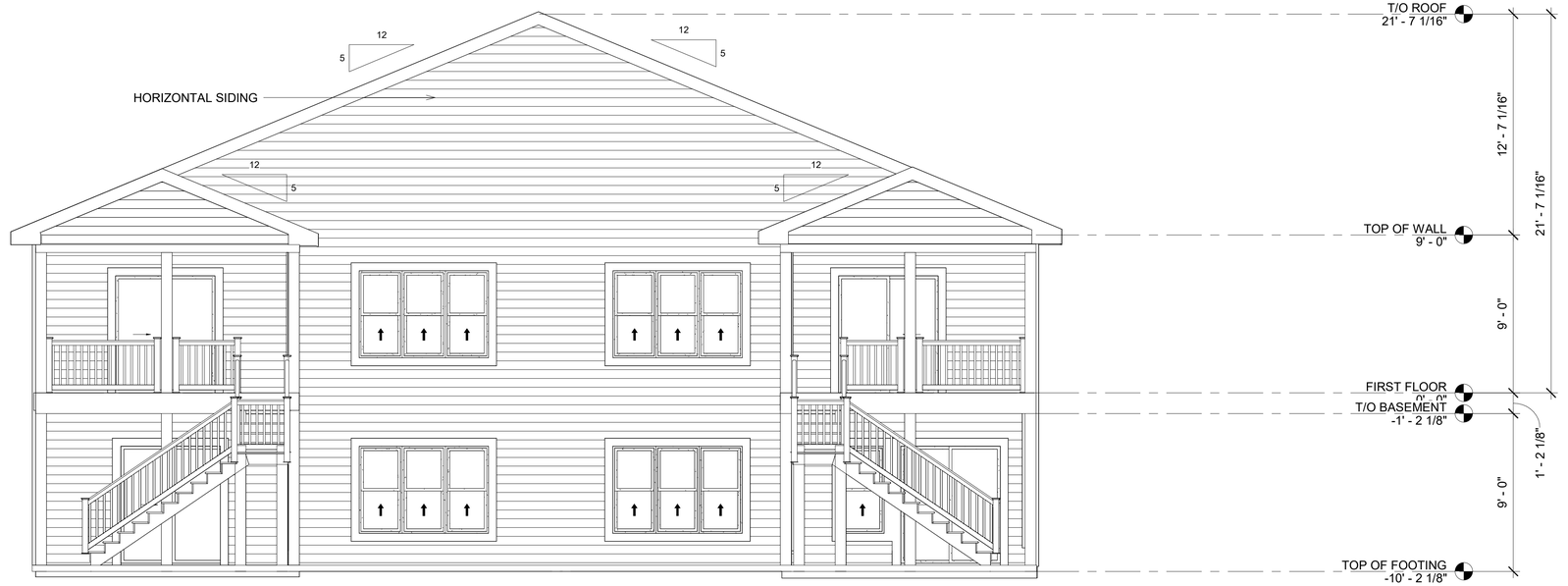
GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

A101
Basement Plan



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

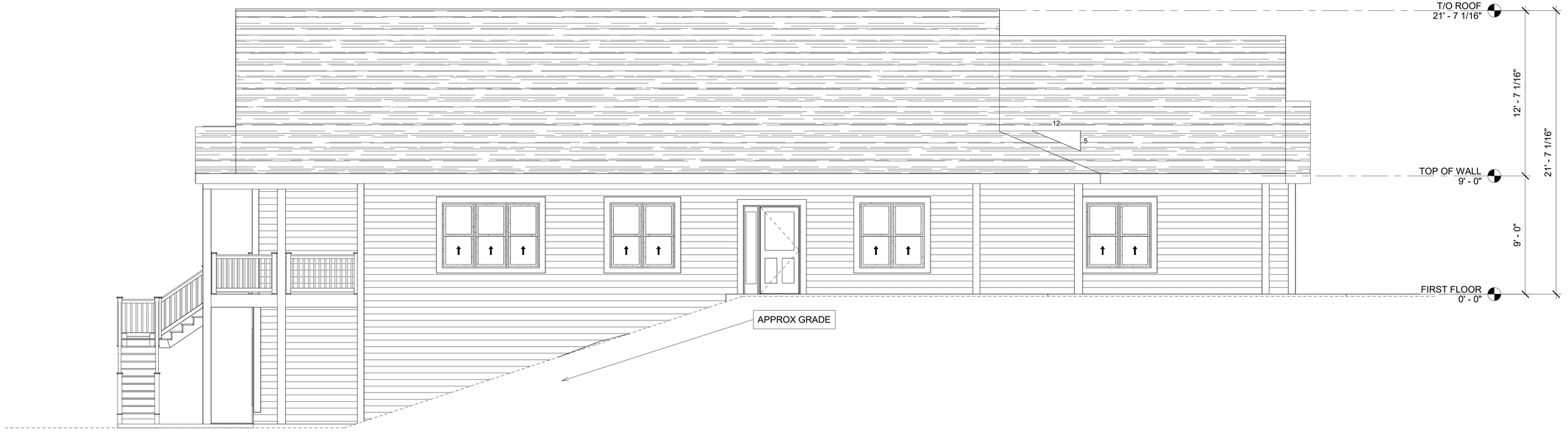
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GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

A102
ELEVATION 1



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

GEHL HOMES LLC
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GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

A103
ELEVATION 2

GEHL HOMES LLC

130 E MOREY RD.
NORTH PRAIRIE, WI
53153

262-719-4195

WWW.GEHLHOMES.COM

JAKE@GEHLHOMES.COM

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GEHL HOMES
DESIGN

Ackerman

412 COTTONWOOD AVE

R1

RENDERING 1

APPLICATION FOR PLAN COMMISSION

☑ **REVIEW FEE DUE AT TIME OF APPLICATION - $300**

☐ **INITIAL CONCEPTUAL REVIEW - (NO FEE)**

Project Description and Narrative: (attach additional sheet if necessary)

Storage/Shipping and receiving addition to an existing light manufacturing and office facility.

Proposed Use Storage/Shipping and receiving			
Project Location 1110 Richards Rd, Hartland, WI 53029			
Project Name T-Lon Products Addition			
Owner Olson Realty Group, LLC (Bob Olson)	Phone 262-367-2333		
Address 1110 Richards Rd	City Hartland	State WI	Zip 53029
Engineer/Architect Daniel Ayala	Phone 262-567-6677	FAX	
Address 1770 EXECUTIVE DRIVE	City Oconomowoc	State WI	Zip 53066
Contact Person Daniel Ayala	Phone 414-567-6677	FAX	E-mail daniela@oliverconstruction.com

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting. ☐

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted.

Applications that include site plans must depict the following existing and proposed information:

- Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- Scale and north arrow
- All structures (include building elevations and height)
- Drainage and grades (include design calculations for drainage)
- Storm Water Management Plan
- Utilities and easements (sewer, water, storm etc.)
- Calculation of lot coverage
- Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- Grading and erosion control
- Landscaping, including a Tree Protection Plan
- Exterior lighting details
- Exterior HVAC equipment location
- Dumpster location (screening required)
- Street right-of-way
- Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

All applications for consideration by the Plan Commission are subject to the policies described in this document.

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address 1110 Richards Rd, Hartland, WI 53029				
Lot 2	Block 8275	Subdivision	Key No. HAV 0758999028	
Owner Olson Realty Group, LLC (Bob Olson)		EMAIL bolson@t-lon.com	Phone 262-367-2333	
Address 1110 Richards Rd		City Hartland	State WI	Zip 53029
Contractor Oliver Construction Co.	Phone 262-567-6677	FAX	EMAIL daniela@oliverconstruction.com	
Address 1770 EXECUTIVE DRIVE		City Oconomowoc	State WI	Zip 53066

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- ☑ One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- ☐ Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- ☑ One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- ☐ Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- ☐ One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
  One (1) set of lighting details. Include type, location, number and photometric plan.
- ☐ Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied:_____ Date of Meeting: _____ Item No. _____

TLON Products Addition
Table of Contents
DATE: 09/26/2025
OWNER: Olson Realty LLC
PROJECT ADDRESS: 1110 Richards Rd, Hartland, WI 53029
ADDRESSED TO: Village of Hartland

SUBMISSION SCOPE

1) PLAN COMMISSION
2) ARCHITECTURAL REVIEW

DOCUMENTS

1) D1029.25 TLON Products Addition – TOC
2) Plan Commission Application
3) Architectural Board Application
4) T-Lon Products Addition Business Operations Summary
5) T-Lon SWM Memo 09-26-2025
6) Milestone Schedule - T-Lon - Schedule - 8.4.25

DRAWINGS

G000 - TITLE SHEET
G003 - LIFE SAFETY
C100 – EXISTING CONDITIONS AND REMOVALS
C1.10 – SITE PLAN
C2.00 – GRADING AND EROSION CONTROL PLAN
C3.00 – DETAILS
L1.10 – LANDSCAPE PLAN
L1.20 – LANDSCAPE DETAILS
A010 - ARCHITECTURAL SITE PLAN
A200 - OVERALL FLOOR PLAN
A210 - PARTIAL PLAN
A240 - ROOF PLAN
A301 - EXTERIOR ELEVATIONS - OVERALL
A302 - EXTERIOR ELEVATIONS - ENLARGED
A400 - BUILDING SECTIONS
A850 - RENDERINGS

Daniel Ayala, D.Arch, AIA, NCARB
Architect
daniela@oliverconstruction.com
1770 Executive Drive | Oconomowoc, WI 53066
(262) 567-6677 | www.oliverconstruction.com

1110 Richards Rd • Hartland, WI 53029
Telephone 262 / 367-2333 • FAX 262 / 367-8159

TLON Products – New Storage-Shipping and Receiving Addition

DATE: 09/17/2025

PURPOSE: Business Operations Plan

PROJECT ADDRESS: Hartland, WI

Business Operations Narrative

TLON Products (Olson Reality LLC), residing at 1110 Richards Rd, Hartland, WI 53029 is a family-owned American manufacturer of ptfe (Teflon) sealing systems, specializing in compression molding and machining finished parts. TLON Products employs 71 personnel, inclusive of office and manufacturing employees. The existing building is 48,172 sqft, 40,603 sqft being production space. A light volume shipping and receiving area on the south side of the building. The proposed addition is situated in existing impervious pavement.

TLON Products proposes to add 7,691 sqft of storage/shipping and receiving program on the south side of the existing building to improve flow and efficiency of shipping and receiving functions. Volume of shipping and receiving is not anticipated to increase with the addition. Parking space will be reduced to accommodate the new addition, but there is currently a surplus of parking spaces relative to personnel counts. Remaining parking area will accommodate current parking needs. A marginal area of pavement will be added in the south east corner of the parking lot to accommodate tractor trailer maneuvering. Incidental modifications including an sidewalk addition and additional parking space striping are proposed to the north of the existing building for improved access to the adjacent parcel, 1010 Richards Rd, Hartland, WI 53029. The adjacent parcel is owned by the same entity.

Business Operations

Hours of Operation

- Monday-Friday, 8:00am to 5:00pm

Personnel

- 15 office personnel
- 56 warehouse personnel

Existing Building Use

41,000 square feet manufacturing floor

10,000 square feet office space

New Addition Building Use

7,691 square feet warehouse/shipping floor

Building a Better World for All of Us®

MEMORANDUM

TO: Village of Hartland

FROM: Logan Ketelhut, EIT
Mark Mickelson, PE (Lic.WI))

DATE: September 26, 2025

RE: T-Lon Products Expansion Stormwater Management Compliance
SEH No. 187190

T-Lon Products is looking to expand upon its current facility at 1110 Richards Road in the Village of Hartland. The plan consists of a 7,690 ft^2 building expansion off the south side of the existing facility.

The proposed building will be in an area that is an existing asphalt parking lot. The plan includes minor utility adjustments, landscaping areas, and sidewalk. T-Lon Products owns 1110 Richards Rd and the adjacent North lot 1010 Richards Road. The proposed sidewalk will connect the two property's parking lots to allow for usage by both.

The property has an existing stormwater management report that was approved in 2006 when the original building was constructed and the plan accounted for expansion of the building to the north along with an adjacent parking lot. This expansion was completed in 2015 and complied with the existing stormwater management reports proposed design. The existing site has an infiltration basin and wet pond on site for stormwater management. The stormwater management plan shows these BMPs reduce the 100-yr post development flow rate to the predevelopment 10-yr flow rate and the post development 10-year flow rate to the predevelopment 2-yr flow rate. These BMPs also improve water quality by removing 99.85% of suspended solids. No infiltration requirement was imposed on the site due to it being considered an in-fill, but infiltration was still used to take advantage of the well-draining soils. An analysis was done on the two properties land use and impervious surfaces to ensure the project does not increase any impervious surface, runoff, or curve numbers.

The proposed conditions do not increase the impervious surface area on the site. There is a slight decrease due to the added landscape area. The plans reduce the amount of pavement by 7,696 ft^2 while increasing roof area by a similar amount. The proposed plans would increase total green space/pervious surface area by 20 SF. See tables below. This also applies to the composite curve number of the overall site. The curve number would remain the same at 86.1. There is also a reduction in pollutant loading to the basins since asphalt parking lot is removed and roof area is added.

Existing Conditions	1110		1010	
	SF	Acres	SF	Acres
Lot Area	174,209	4.00	102,363	2.35
Pavement/Sidewalk	41,421	0.95	35,745	0.82
Roof	49,965	1.15	12,287	0.28
Pervious	82,823	1.90	54,331	1.25
Impervious	91,386	2.10	48,032	1.10
Total Existing Impervious Area	**139,418**			

Proposed Conditions	1110		1010	
	SF	Acres	SF	Acres
Lot Area	174,209	4.00	102,363	2.35
Pavement/Sidewalk	33,163	0.76	36,307	0.83
Roof	57,641	1.32	12,287	0.28
Pervious	83,405	1.91	53,769	1.23
Impervious	90,804	2.08	48,594	1.12
Total Proposed Impervious Area	**139,398**			

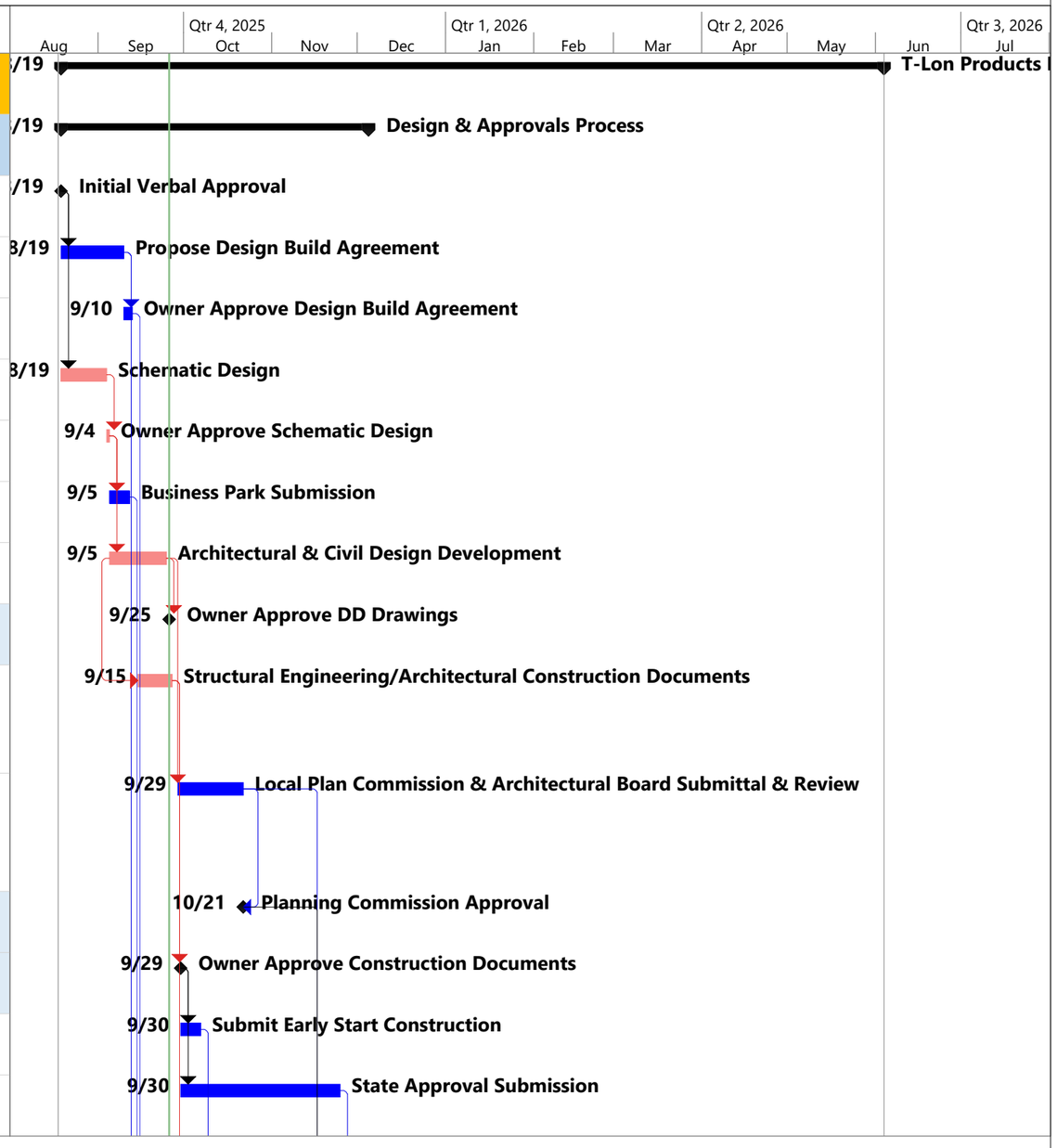
Conditions (CN)	Existing (SF)	Proposed (SF)
Pavement(98)	77,166	69,470
Roofs(98)	62,252	69,928
Open Space(74)	137,154	137,174
Composite CN	**86.10**	**86.10**
Total Impervious Surface	**139,418**	**139,398**

The proposed plans are not increasing any impervious surface, runoff, or curve numbers. Based on this information, the proposed development's anticipated runoff, along with the management facilities already in-place, will be suitably managed and fall within the limits established by the original storm water management plan. We recommend no further storm water management measures should be needed to meet the Village's requirements for storm water management.

x:\ko\o\olico\187190\5-final-dsgn\50-final-dsgn\10-civil\t-lon swm memo 09-23-2025.docx

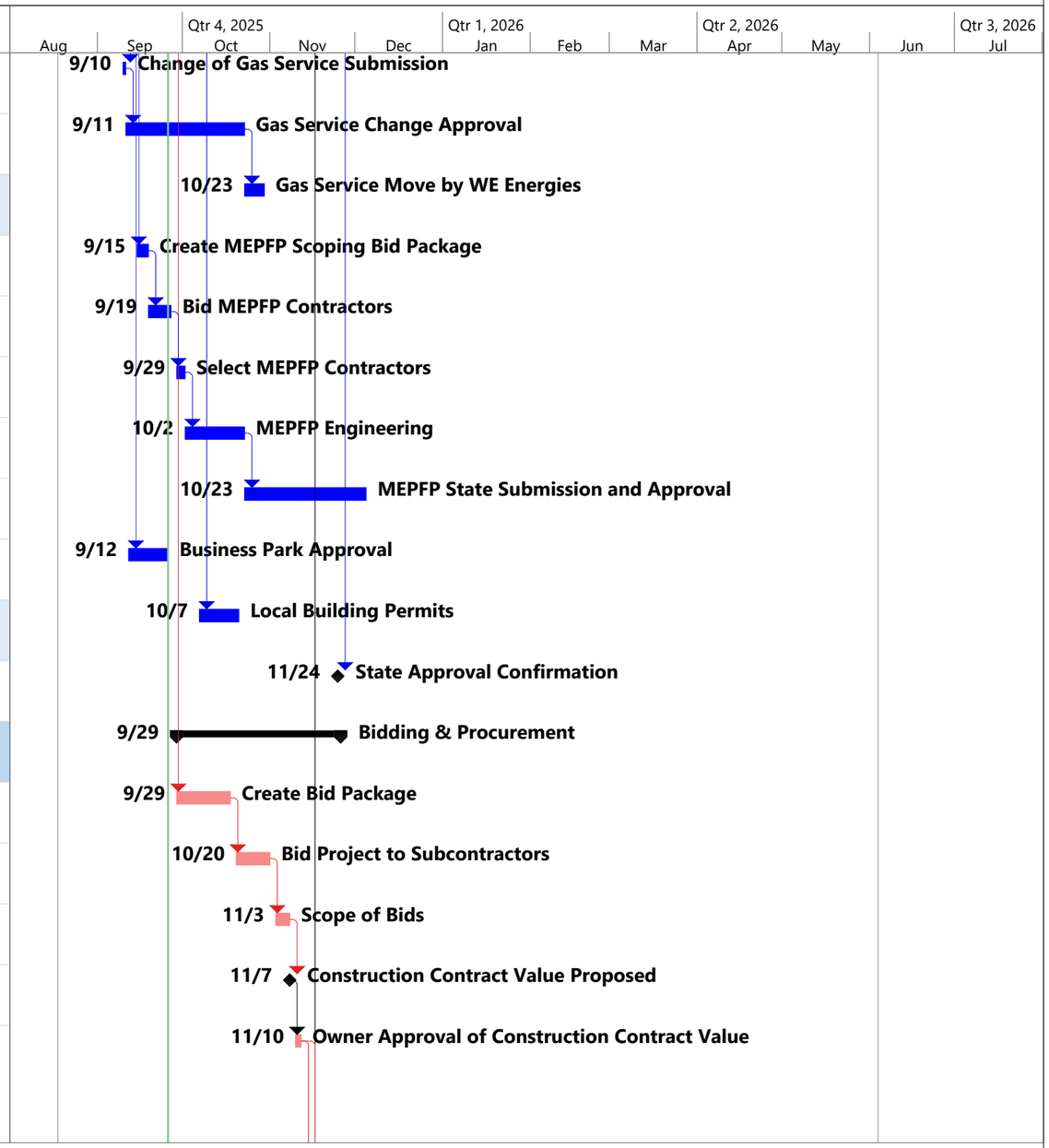
T-Lon Products
Warehouse Addition
Project Schedule
Fri 9/26/25

ID	Task Name	Duration	Start	Finish	% Complete	Predecessors
1	**T-Lon Products Project Schedule**	**201 days**	**Tue 8/19/25**	**Wed 6/3/26**	**0%**	
2	**Design & Approvals Process**	**76 days**	**Tue 8/19/25**	**Thu 12/4/25**	**0%**	
3	Initial Verbal Approval	0 days	Tue 8/19/25	Tue 8/19/25	0%	
4	Propose Design Build Agreement	15 days	Tue 8/19/25	Tue 9/9/25	0%	3
5	Owner Approve Design Build Agreement	3 days	Wed 9/10/25	Fri 9/12/25	0%	4
6	Schematic Design	11 days	Tue 8/19/25	Wed 9/3/25	0%	3
7	Owner Approve Schematic Design	1 day	Thu 9/4/25	Thu 9/4/25	0%	6
8	Business Park Submission	5 days	Fri 9/5/25	Thu 9/11/25	0%	7
9	Architectural & Civil Design Development	14 days	Fri 9/5/25	Wed 9/24/25	0%	7
10	Owner Approve DD Drawings	0 days	Thu 9/25/25	Thu 9/25/25	0%	9FS+1 day
11	Structural Engineering/Architectural Construction Documents	10 days	Mon 9/15/25	Fri 9/26/25	0%	9SS+6 days
12	Local Plan Commission & Architectural Board Submittal & Review	17 days	Mon 9/29/25	Tue 10/21/25	0%	9FS+2 days
13	Planning Commission Approval	0 days	Tue 10/21/25	Tue 10/21/25	0%	12FF
14	Owner Approve Construction Documents	0 days	Mon 9/29/25	Mon 9/29/25	0%	11FS+1 day
15	Submit Early Start Construction	5 days	Tue 9/30/25	Mon 10/6/25	0%	14
16	State Approval Submission	40 days	Tue 9/30/25	Mon 11/24/25	0%	14



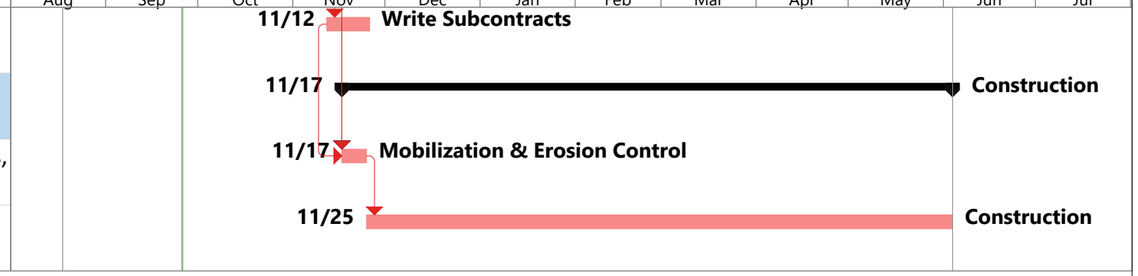
T-Lon Products
Warehouse Addition
Project Schedule
Fri 9/26/25

ID	Task Name	Duration	Start	Finish	% Complete	Predecessors
17	Change of Gas Service Submission	1 day	Wed 9/10/25	Wed 9/10/25	0%	4
18	Gas Service Change Approval	30 days	Thu 9/11/25	Wed 10/22/25	0%	17
19	Gas Service Move by WE Energies	5 days	Thu 10/23/25	Wed 10/29/25	0%	18
20	Create MEPFP Scoping Bid Package	4 days	Mon 9/15/25	Thu 9/18/25	0%	5
21	Bid MEPFP Contractors	6 days	Fri 9/19/25	Fri 9/26/25	0%	20
22	Select MEPFP Contractors	3 days	Mon 9/29/25	Wed 10/1/25	0%	21
23	MEPFP Engineering	15 days	Thu 10/2/25	Wed 10/22/25	0%	22
24	MEPFP State Submission and Approval	30 days	Thu 10/23/25	Thu 12/4/25	0%	23
25	Business Park Approval	10 days	Fri 9/12/25	Thu 9/25/25	0%	8
26	Local Building Permits	10 days	Tue 10/7/25	Mon 10/20/25	0%	15
27	State Approval Confirmation	0 days	Mon 11/24/25	Mon 11/24/25	0%	16
28	**Bidding & Procurement**	**42 days**	**Mon 9/29/25**	**Tue 11/25/25**	**0%**	
29	Create Bid Package	15 days	Mon 9/29/25	Fri 10/17/25	0%	11
30	Bid Project to Subcontractors	10 days	Mon 10/20/25	Fri 10/31/25	0%	29
31	Scope of Bids	5 days	Mon 11/3/25	Fri 11/7/25	0%	30
32	Construction Contract Value Proposed	0 days	Fri 11/7/25	Fri 11/7/25	0%	31
33	Owner Approval of Construction Contract Value	2 days	Mon 11/10/25	Tue 11/11/25	0%	32



T-Lon Products
Warehouse Addition
Project Schedule
Fri 9/26/25

ID	Task Name	Duration	Start	Finish	% Complete	Predecessors
34	Write Subcontracts	10 days	Wed 11/12/25	Tue 11/25/25	0%	33
35	**Construction**	**138 days**	**Mon 11/17/25**	**Wed 6/3/26**	**0%**	
36	Mobilization & Erosion Control	6 days	Mon 11/17/25	Mon 11/24/25	0%	33,13FS+5 days,
37	Construction	132 days	Tue 11/25/25	Wed 6/3/26	0%	36



PROJECT TEAM

OWNER:
T-LON PRODUCTS
1110 RICHARDS RD,
HARTLAND, WI 53029
PHONE: (262) 367-2333
CONTACT: DREW OLSON

CIVIL ENGINEER
SHORT ELLIOTT HENDRICKSON INC
501 MAPLE AVE, DELAFIELD, WI 53018
PHONE: (414) 949-8947
CONTACT: MARK MICKELSON

ARCHITECT:
OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
CONTACT: DANIEL AYALA

WISCONSIN
DANIEL C. AYALA
12283-5
OCONOMOWOC, WI
ARCHITECT
9/29/25

ELECTRICAL ENGINEER:
TBD: DESIGN BUILD

STRUCTURAL ENGINEER:
OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
CONTACT: TODD WEBER, PE

MECHANICAL ENGINEER:
TBD: DESIGN BUILD

GENERAL CONTRACTOR:
OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
CONTACT: CONOR FARLEY

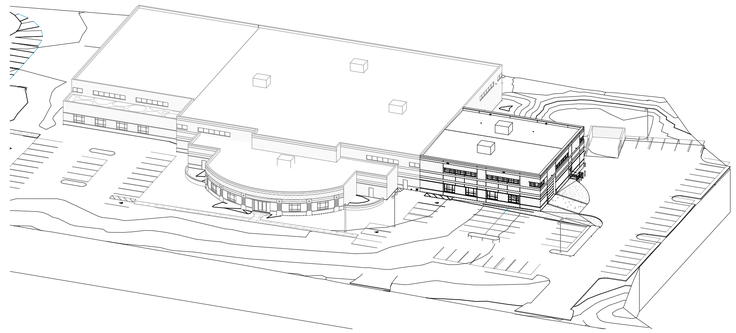
PLUMBING ENGINEER:
TBD: DESIGN BUILD

T-LON PRODUCTS (OLSON REALTY LLC)

ADDITION

1110 RICHARDS RD, HARTLAND, WI 53029

PROJECT CONCEPT



VICINITY MAP



VICINITY MAP
NO SCALE

GENERAL

GENERAL

SHEET NO.	SHEET NAME	CURRENT REVISION NUMBER	CURRENT REVISION ISSUE DATE
G000	TITLE SHEET		
G003	LIFE SAFETY		

CIVIL

CIVIL

SHEET NO.	SHEET NAME	CURRENT REVISION NUMBER	CURRENT REVISION ISSUE DATE
C1.00	EXISTING CONDITIONS AND REMOVALS		
C1.10	SITE PLAN		
C2.00	GRADING & EROSION CONTROL PLAN		
C3.00	DETAILS		

LANDSCAPE

LANDSCAPE

SHEET NO.	SHEET NAME	CURRENT REVISION NUMBER	CURRENT REVISION ISSUE DATE
L1.10	LANDSCAPE PLAN		
L1.20	LANDSCAPE DETAILS		

STRUCTURAL

ARCHITECTURAL

ARCHITECTURAL

SHEET NO.	SHEET NAME	CURRENT REVISION NUMBER	CURRENT REVISION ISSUE DATE
A010	ARCHITECTURAL SITE PLAN		
A015	TRASH ENCLOSURE PLAN, ELEVATIONS, SECTIONS		
A200	OVERALL FLOOR PLAN		
A210	PARTIAL PLAN -		
A240	ROOF PLAN		
A301	EXTERIOR ELEVATIONS - OVERALL		
A302	EXTERIOR ELEVATIONS - ENLARGED		
A400	BUILDING SECTIONS		
A850	RENDERINGS		

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

REVISIONS

SHEET INFO

PROJECT NO. : D1029.25
DATE : 09/26/2025
DRAWN BY : Author
SHEET TITLE : TITLE SHEET

SHEET NO.
G000

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LIFE SAFETY SYMBOLS / LEGEND

- EP — ACCESSIBLE MEANS OF EGRESS TRAVEL WAY - FURTHEST TRAVEL DISTANCES SHOWN ONLY
- FE — FIRE EXTINGUISHER - MOUNTED WITH BRACKET
- FEC — FIRE EXTINGUISHER - W/ CABINET
- EXIT SIGNAGE - SEE ELECTRICAL FOR FIXTURE TYPE
- 1 1 — 1 HOUR RATED ASSEMBLY
- 2 2 — 2 HOUR RATED ASSEMBLY

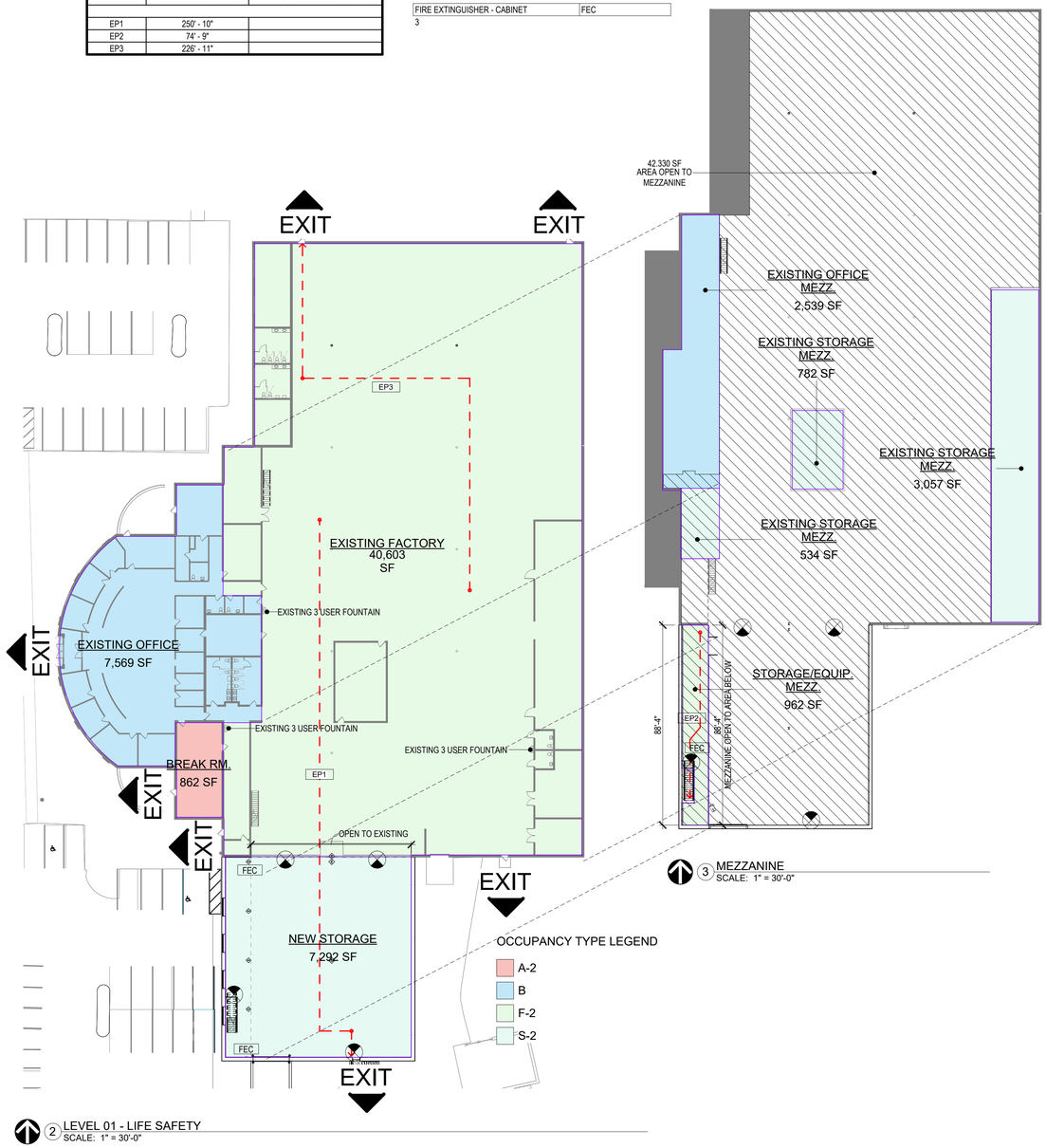
GENERAL NOTES

1. SEE ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE AND EMERGENCY LIGHTING.
2. ALL FIRE EXTINGUISHERS TO HAVE UL RATING OF 4A-80B:C (10LB) - SEE FLOOR PLANS FOR LOCATIONS. COORDINATE LOCATION WITH OWNER, RACK SUPPLIER, AND LOCAL FIRE DEPARTMENT.

EXIT TRAVEL DISTANCE

PATH ID	TRAVEL DIST.	COMMENTS
EP1	250' - 10"	
EP2	74' - 9"	
EP3	226' - 11"	

FIRE EXTINGUISHERS	
TYPE	MARK
FIRE EXTINGUISHER - CABINET	FEC
3	



2 LEVEL 01 - LIFE SAFETY
SCALE: 1" = 30'-0"

3 MEZZANINE
SCALE: 1" = 30'-0"

SECTION 00 - PROJECT DESCRIPTION

STORAGE/SHIPPING AND RECEIVING ADDITION TO AND EXISTING LIGHT MANUFACTURING FACILITY. BOTH THE EXISTING BUILDING AND NEW ADDITION ARE TYPE IIB CONSTRUCTION TYPE AND FULLY SPRINKLED. MASONRY EXTERIOR WALLS WITH UNPROTECTED STEEL COLUMNS AND BAR JOISTS. ADDITION INCLUDES A MODEST EQUIPMENT MEZZANINE, OPEN TO THE PLANT AND WAREHOUSE AREA (GUARD RAILS ONLY).

SECTION 1 - GOVERNING CODES

BUILDING PROJECTS IN THE CITY MUST MEET STATE BUILDING CODE AND LOCAL ADOPTED AMENDMENTS INCLUDED IN THE LOCAL MUNICIPAL CODE.

BUILDING :	2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
GAS:	2015 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS
MECHANICAL:	2015 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
PLUMBING:	2015 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS
ELECTRICAL:	2017 NATIONAL ELECTRICAL CODE
ENERGY:	ANSI/ASHRAE/IESNA STANDARD 90.1-2013
FIRE:	SPS 314
ACCESSIBILITY:	ANSI ICC A117.1-2009

SECTION 2 - DEFERRED SUBMITTALS

1. FIRE PROTECTION DRAWINGS

SECTION 3 - BUILDING OCCUPANCY DATA

1. **BUILDING OCCUPANCY CLASSIFICATIONS:** B, A-2, F-2, S-2
2. **OCCUPANCY LOAD BY GROUP:**

AREA NAME	OCC. GROUP	AREA S.F.	LOAD FACTOR	GROSS / NET	OCC. LOAD	EXITS REQ.
LEVEL 01						
BREAK RM.	A-2	862 SF	15 SF		57	2
		862 SF			**57**	**2**
EXISTING OFFICE	B	7,569 SF	100 SF		76	2
		7,569 SF			**76**	**2**
EXISTING FACTORY	F-2	40,603 SF	100 SF		406	2
		40,603 SF			**406**	**2**
NEW STORAGE	S-2	7,292 SF	100 SF		73	2
		7,292 SF			**73**	**2**
MEZZANINE						
EXISTING OFFICE MEZZ.	B	2,539 SF	100 SF		25	1
		2,539 SF			**25**	**1**
STORAGE/EQUIP. MEZZ.	F-2	962 SF	100 SF		10	1
		962 SF			**10**	**1**
EXISTING STORAGE MEZZ.	S-2	782 SF	100 SF		8	1
EXISTING STORAGE MEZZ.	S-2	3,057 SF	100 SF		31	1
EXISTING STORAGE MEZZ.	S-2	534 SF	100 SF		5	1
		4,373 SF			**44**	**3**
		64,200 SF			**691**	**13**

SECTION 4 - SPECIAL USE & OCCUPANCY REQUIREMENTS

1. _____

SECTION 5 - SPECIAL USE & OCCUPANCY REQUIREMENTS

1. MAXIMUM BUILDING HEIGHT: 75'-0"
   PROPOSED BUILDING HEIGHT = 27'-4"
2. PROPOSED NUMBER OF STORIES: 1 STORY W/ MEZZANINES
3. MAXIMUM BUILDING AREA: 92,000 SF
   PROPOSED BUILDING AREA (INCLUDING ADDITION) = 64,200 SF
   TOTAL MEZZANINE AREA (INCLUDING NEW EQUIPMENT/STORAGE MEZZANINE OF 962 SQFT) = 7,874 SQFT
   : 7,874 SQFT / 42,330 SQFT = 18%
4. PROPOSED YARD DIMENSIONS:
   FRONT (SOUTH): ~ 135'-9"
   REAR (NORTH): ~ 22'-4"
   SIDE (EAST): ~ 44'-3"
   SIDE (WEST): ~ 54'-9"
5. ACCESSORY OCCUPANCIES:
   PER IBC 508.2 ACCESSORY OCCUPANCIES WILL NOT BE SEPARATED FROM THE MAIN OCCUPANCY
   NO SEPARATION WILL BE PROVIDED AT B, F-2, A-2, U OCCUPANCIES
6. SEPARATION OF OCCUPANCIES: NON-SEPARATED USES PER IBC 508.3
   NO SEPARATION IS REQUIRED BETWEEN OCCUPANCIES PER IBC 508.3.3
7. 505.2.1 AREA LIMITATION EXCEPTIONS
   THE AGGREGATE AREA OF MEZZANINES IN BUILDINGS AND STRUCTURES OF TYPE I AND II CONSTRUCTION SHALL BE NOT GREATER THAN ONE-HALF OF THE FLOOR AREA OF THE ROOM IN BUILDINGS AND STRUCTURES EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. AND APPROVED EMERGENCY VOICE/ALARM COMM SYSTEM.
8. 1009.4 AREAS OF REFUGE ARE NOT REQUIRED IN BUILDINGS AND FACILITIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.1

SECTION 6 - BUILDING CONSTRUCTION DATA

1. TYPE OF CONSTRUCTION: II-B, SPRINKLED(IBC TABLE 601)
2. FIRE RESISTANCE RATING REQUIREMENTS: (PER IBC TABLES 601 AND 602)

BUILDING ELEMENT	REQUIRED RATING	PROPOSED RATING
PRIMARY STRUCTURAL FRAME	0-HR	0-HR
BEARING WALLS - EXTERIOR	0-HR	0-HR
BEARING WALLS - INTERIOR	0-HR	0-HR
NON-BEARING WALLS - EXTERIOR	0-HR	0-HR
NON-BEARING WALLS - INTERIOR	0-HR	0-HR
ROOF CONSTRUCTION	0-HR	0-HR

SECTION 7 - FIRE WALL/BARRIER ELEMENTS

1. FIRE RESISTANCE RATING REQUIREMENTS FOR FIRE WALLS (IBC 705):
   1.1 FIRE RESISTANCE RATING OF FIRE WALLS: NOT APPLICABLE
   1.2 AREA OF OPENINGS IN FIRE WALLS: NOT APPLICABLE
   1.3 ALLOWABLE AREA OF OPENINGS: NOT APPLICABLE
   1.4 FIRE RESISTIVE RATING OF OPENING PROTECTION: NOT APPLICABLE
2. FIRE RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIERS (IBC 706):
   2.1 FIRE RESISTANCE RATINGS OF FIRE BARRIERS: NOT APPLICABLE
   2.2 AREA OF OPENINGS IN FIRE BARRIERS: NOT APPLICABLE
   2.3 ALLOWABLE AREA OF OPENINGS: NOT APPLICABLE
   2.4 FIRE RESISTIVE RATING OF OPENING PROTECTION: NOT APPLICABLE

SECTION 8 - INTERIOR FINISHES

1 INTERIOR WALL AND CEILING REQUIREMENTS: (PER IBC TABLE 803.11)

GROUP	EXIT PASSAGEWAY	CORRIDOR	ROOMS AND ENCLOSED SPACES
A-3	B	B	C
B	B	C	C
F	C	C	C
S	C	C	C

SECTION 9 - BUILDING FIRE DETECTION & SUPPRESSION

1. THE ENTIRE FACILITY WILL BE PROTECTED BY A FULLY AUTOMATIC SPRINKLER SYSTEM (STANDARD WET SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND NFPA 13. DEFER TO FIRE PROTECTION DRAWING SUBMISSION.

SECTION 10 - BUILDING EXITING DATA

2. EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2)
   2.1 A OCCUPANCY: 250' W/ SPRINKLER SYSTEM
   2.2 B OCCUPANCY: 300' W/ SPRINKLER SYSTEM
   2.3 S-2 OCCUPANCY: 400' W/ SPRINKLER SYSTEM
   2.4 F-2 OCCUPANCY: 400' W/ SPRINKLER SYSTEM AND 1017.2.2 EXCEPTION
3. COMMON PATH OF EGRESS TRAVEL (IBC 1006.2.1)
   3.1 A OCCUPANCY: 75' W/ SPRINKLER SYSTEM
   3.2 B OCCUPANCY: 100' W/ SPRINKLER SYSTEM
   3.3 S OCCUPANCY: 100' W/ SPRINKLER SYSTEM
4. EMERGENCY EXIT ILLUMINATION PLAN (DEFER TO ELECTRICAL DRAWING SUBMISSION)
5. EXIT SIGN LAYOUT PLAN (DEFER TO ELECTRICAL DRAWING SUBMISSION)
6. 1005.3.1, MINIMUM REQUIRED EGRESS:
   STAIR WIDTH = 0.2 INCHES PER OCCUPANT WHEN EQUIPPED WITH AUTOMATIC SPRINKLER (MINIMUM 44 INCHES)
   OTHER EGRESS COMPONENTS = 0.15 INCHES PER OCCUPANT WHEN EQUIPPED WITH AUTOMATIC SPRINKLER (1018.2 MINIMUM 44 INCHES)

OTHER EGRESS COMPONENTS	ACTUAL PROVIDED
LEVEL 01 691 X .15 = 103.65"	6 DOORS X 32"(MIN.) = 192" (TOTAL EXIT WIDTH ACROSS 6 EXIT DOORS)

SECTION 11 - ACCESSIBILITY

1. SEE PLANS

SECTION 12 - PLUMBING FIXTURE COUNT REQUIREMENTS

(IBC 2015) TABLE 2902.1, MINIMUM SANITARY FIXTURES:
INTERNATIONAL PLUMBING CODE 410.1 DRINKING FOUNTAIN APPROVAL - WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER COOLERS OR BOTTLED WATER DISPENSER SHALL BE PERMITTED BY SUBSTITUTION.

	COUNTS PER CODE DEFINED OCC. LOAD	COUNTS PROVIDED
OCCUPANCY (A-2) 1 W.C./URINAL PER 125 MALE OCC. 1 W.C. PER 65 FEMALE OCC. 1 LAVATORY PER 200 OCC. 1 DRINKING FOUNTAIN PER 500 OCC.	***FIXTURES REQUIRED (A-2)*** 57 OCCUPANTS (29 MALE /29FEMALE) W.C. - 1 MALE AND 1 FEMALE REQUIRED LAVATORIES - 1 MALE AND 1 FEMALE REQUIRED	***FIXTURES REQUIRED (A-2) - ADJUSTED* (PER POSTED OCC.) LOAD*** W.C. - 1 MALE AND 1 FEMALE LAVATORIES - 1 MALE AND 1 FEMALE
OCCUPANCY (B) 1 W.C./URINAL PER 25 FOR THE FIRST 50 & 1 ADDITIONAL PER 50 FOR REMAINDER 1 LAVATORY PER 40 FOR FIRST 80 & 1 ADDITIONAL PER 80 FOR REMAINDER 1 DRINKING FOUNTAIN PER 100 OCC.	***FIXTURES REQUIRED - (B)*** 101 OCCUPANTS (50 MALE / 50 FEMALE) W.C. - 2 MALE AND 2 FEMALE REQUIRED LAVATORIES - 1 MALE AND 1 FEMALE REQUIRED	***SANITARY FIXTURES REQUIRED - (B)*** W.C. - 2 MALE AND 2 FEMALE LAVATORIES - 1 MALE AND 1 FEMALE
OCCUPANCY (S2 & F-2) 1 W.C./URINAL PER 100 MALE OCC. 1 W.C. PER 100 FEMALE OCC. 1 LAVATORY PER 100 OCC. 1 DRINKING FOUNTAIN PER 400 OCC.	***FIXTURES REQUIRED - (S2)*** 533 OCCUPANTS (266 MALE / 266 FEMALE) W.C. - 3 MALE AND 3 FEMALE REQUIRED LAVATORIES - 3 MALE AND 3 FEMALE REQUIRED	***SANITARY FIXTURES - (S2 & F2)*** W.C. - 7 MALE AND 7 FEMALE LAVATORIES - 4 MALE AND 4 FEMALE

NOTES:
SERVICE SINKS PROVIDED = 2
DRINKING FOUNTAINS* = * 1 ALTERNATE TO DRINKING FOUNTAIN

ABBREVIATIONS:
OCC. - OCCUPANT(S)
W.C. - WATER CLOSET(S)

SECTION 13 - BUILDING VENTILATION REQUIREMENTS

1. DEFER TO MECHANICAL SUBMISSION

SECTION 14 - ENERGY CODE REQUIREMENTS

1. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/ CITY AMENDMENTS
   ANSI/ASHRAE/IESNA STANDARD 90.1-2013
   1.1 BUILDING ENVELOPE REQUIREMENTS (FORMS TO BE SUBMITTED SEPARATELY)
   1.2 MECHANICAL SYSTEMS REQUIREMENTS (DEFER TO MECHANICAL DRAWING SUBMISSION)
   1.3 ELECTRICAL POWER AND LIGHTING SYSTEMS REQUIREMENTS (DEFER TO ELECTRICAL DRAWING SUBMISSION)

OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)

TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD,
HARTLAND, WI 53029

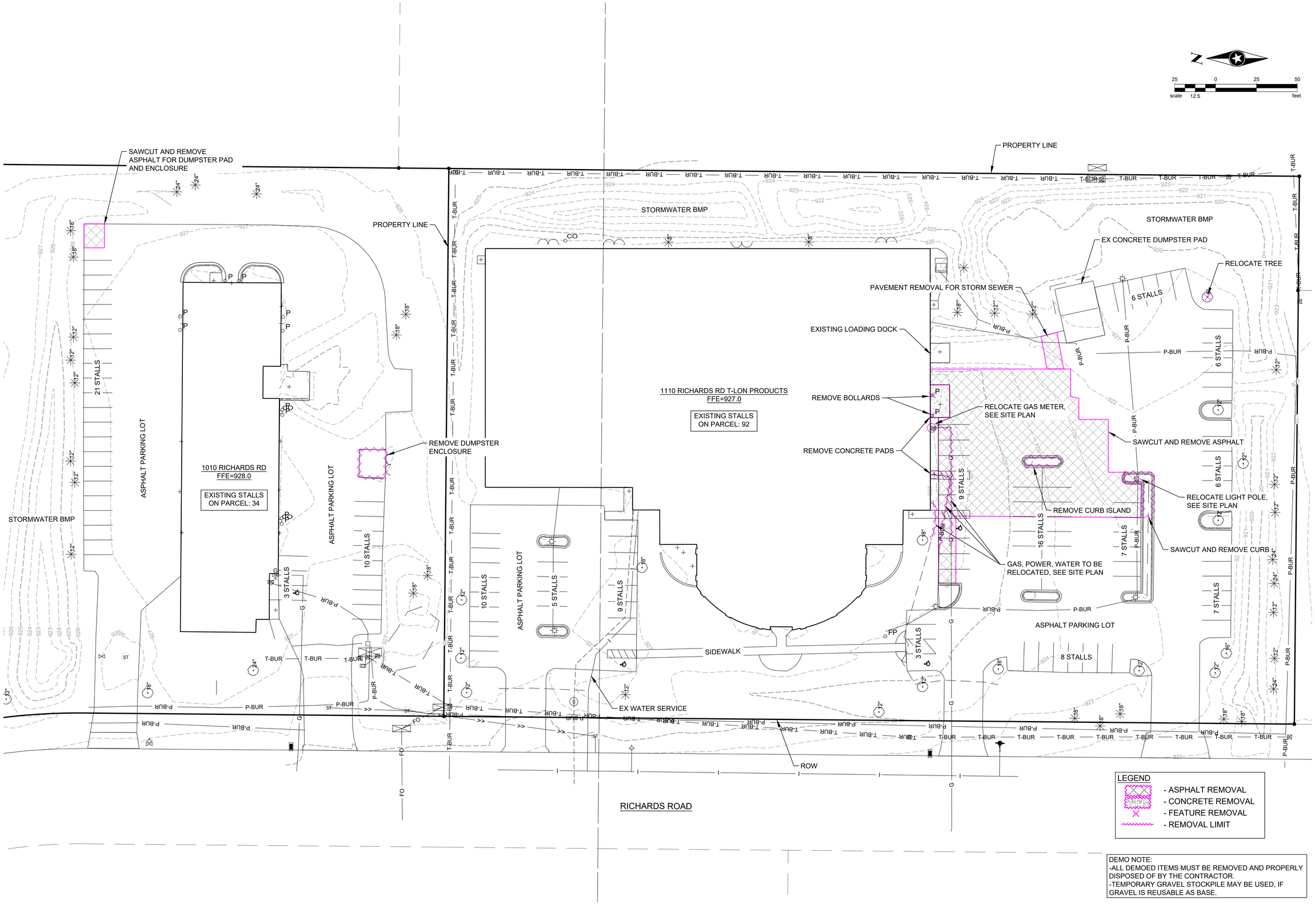
REVISIONS

SHEET INFO

PROJECT NO. :	D1029.25
DATE :	09/26/2025
DRAWN BY :	Author
SHEET TITLE :	LIFE SAFETY

SHEET NO.
G003

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LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- FEATURE REMOVAL
- REMOVAL LIMIT

DEMO NOTE:
-ALL DEMOED ITEMS MUST BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
-TEMPORARY GRAVEL STOCKPILE MAY BE USED, IF GRAVEL IS REUSABLE AS BASE.

OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)

TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

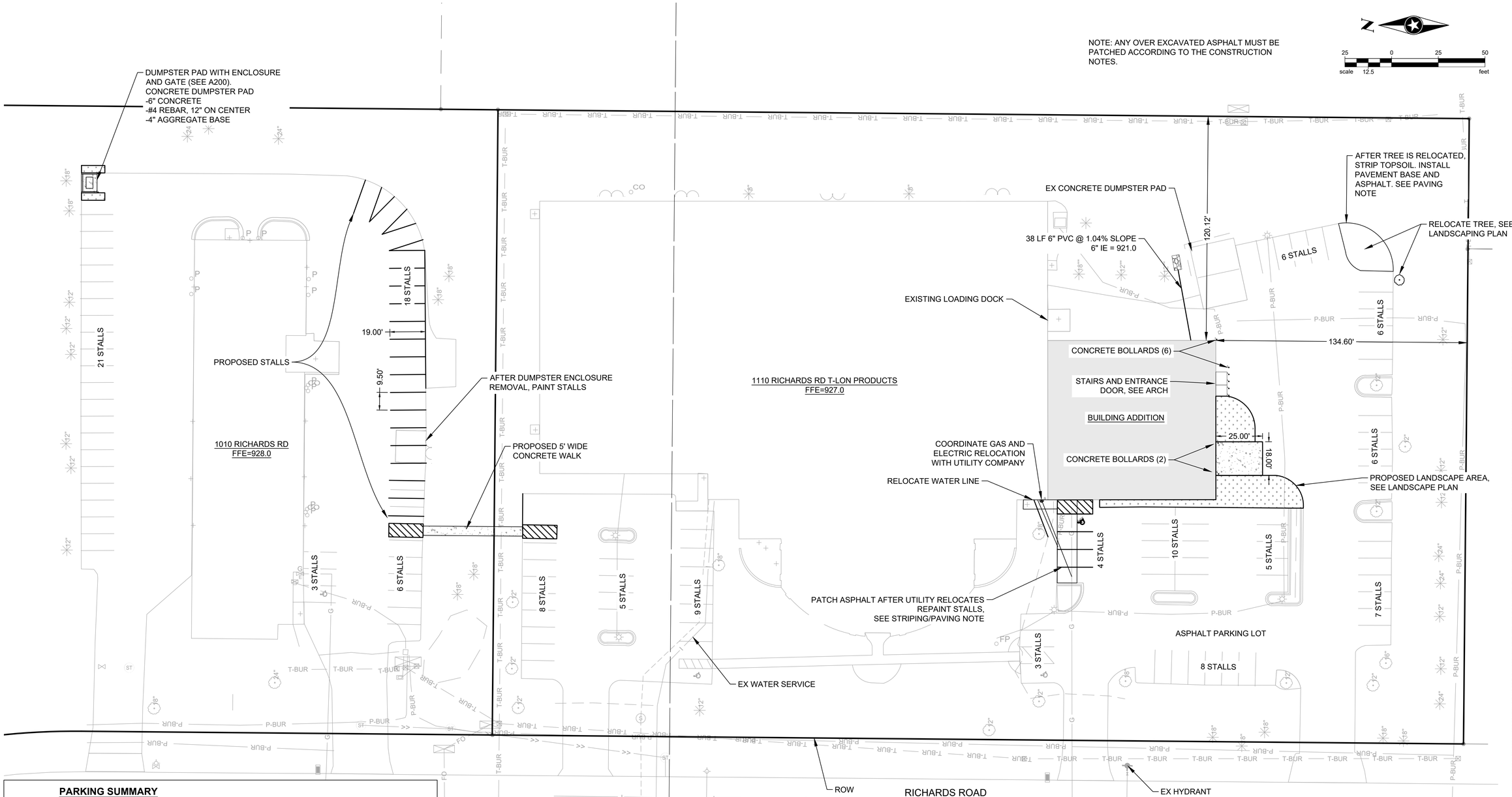
REVISIONS

SHEET INFO

PROJECT NO.	D1029.25
DATE	10/10/2025
DRAWN BY	LJK
SHEET TITLE	EXISTING CONDITIONS & REMOVALS

SHEET NO.
C1.00

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PARKING SUMMARY

1010 RICHARDS RD
EXISTING PARKING
-34 TOTAL STALLS
-1 ADA STALL

PROPOSED PARKING
-48 TOTAL STALLS
-1 ADA STALL

1110 RICHARDS RD
EXISTING STALLS
-92 TOTAL STALLS
-2 ADA STALLS

PROPOSED PARKING
-77 TOTAL STALLS
-2 ADA STALLS

TOTAL EXISTING ACROSS BOTH PARCELS
-126 TOTAL STALLS
-3 ADA STALLS

TOTAL PROPOSED ACROSS BOTH PARCELS
-125 STALLS
-3 ADA STALLS

PARKING REQUIREMENTS
BUSINESSES/OFFICES - 1 SPACE FOR EACH 500SF AND 1 FOR EVERY 2 EMPLOYEES.
MANUFACTURING - 1 SPACE FOR EVERY 2 EMPLOYEES
2% OF ALL SPACES TO BE ADA

1110 RICHARDS RD
10,000SF BUSINESS = 20 SPACES
15 OFFICE EMPLOYEES = 8 SPACES
56 MANUFACTURING EMPLOYEES = 28 SPACES

1010 RICHARDS RD
12,500SF BUSINESS = 25 SPACES
10 OFFICE EMPLOYEES = 5 SPACES

TOTAL REQUIRED SPACES = **86 SPACES**
TOTAL PROVIDED SPACES = **125 SPACES**
REQUIRED ADA STALLS (2%) = **2.5 (3)**
PROPOSED ADA STALLS = **3**

Existing Conditions	1110		1010	
	SF	Acres	SF	Acres
Lot Area	174,209	4.00	102,363	2.35
Pavement/Sidewalk	41,421	0.95	35,745	0.82
Roof	49,965	1.15	12,287	0.28
Pervious	82,823	1.90	54,331	1.25
Impervious	91,386	2.10	48,032	1.10

Total Existing Impervious Area 139,418

Proposed Conditions	1110		1010	
	SF	Acres	SF	Acres
Lot Area	174,209	4.00	102,363	2.35
Pavement/Sidewalk	33,163	0.76	36,307	0.83
Roof	57,641	1.32	12,287	0.28
Pervious	83,405	1.91	53,769	1.23
Impervious	90,804	2.08	48,594	1.12

Total Proposed Impervious Area 139,398

CONSTRUCTION NOTES

PATCH ASPHALT PAVING:
-BINDER COURSE: 2" 3 LT 58-28
-SURFACE: 1.5" 4 LT 58-28
-BASE(IF IN BAD CONDITION): 8" CRUSHED AGGREGATE

CONCRETE WALK:
-5" THICK CONCRETE
-3" CRUSHED AGGREGATE BASE

STRIPING:
-4" WIDE, WHITE, ACETONE PAINT

UTILITIES:
-COORDINATE BUILDING SANITARY SEWER, WATER SERVICE, AND STORM SEWER WITH MECHANICAL DRAWINGS.

-ALL WORK PERFORMED MUST ADHERE TO THE STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN DEPARTMENT OF NATURAL RESOURCES, WISCONSIN DEPARTMENT OF TRANSPORTATION, AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICE.

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676
OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)

TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

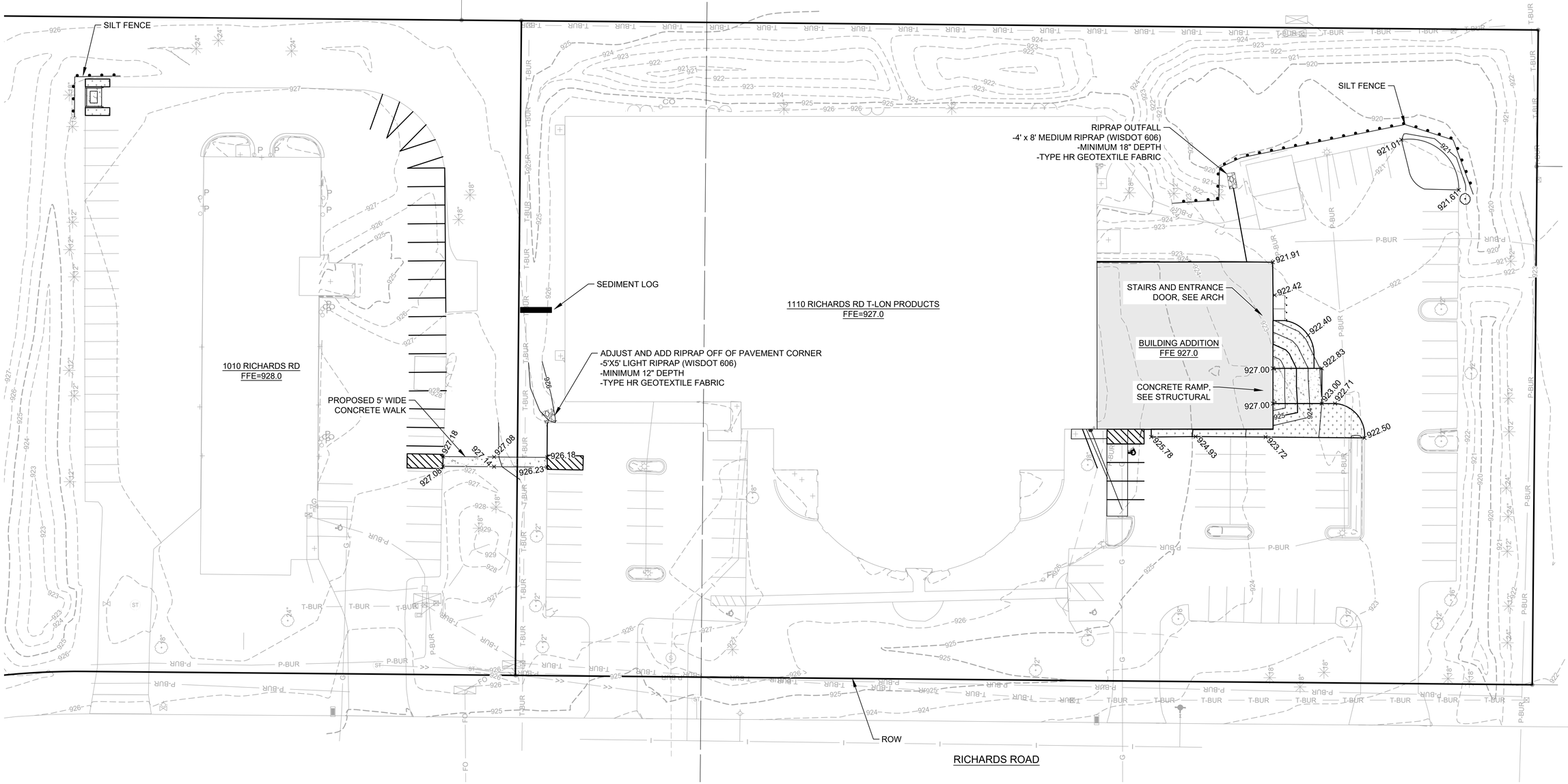
REVISIONS

SHEET INFO

PROJECT NO.	D1029.25
DATE	10/10/2025
DRAWN BY	LJK
SHEET TITLE	SITE PLAN

SHEET NO.
C1.10

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25 0 25 50
scale 12.5 feet

EROSION CONTROL NOTES

POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.

KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

SITE INSPECTIONS SHALL BE COMPLETED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.

INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.

IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH AND DISPOSE OF APPROPRIATELY. CONTROLLING DUST SHALL BE COMPLETED PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.

PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

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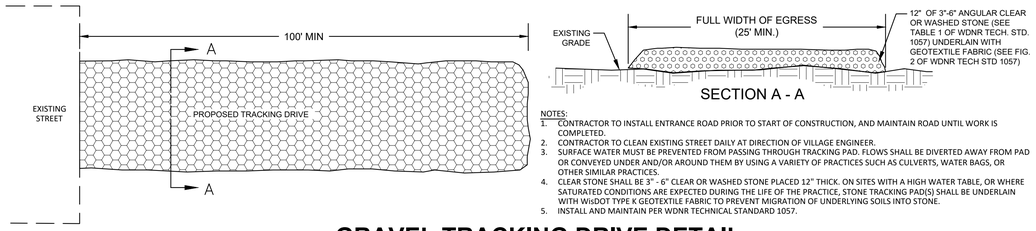
REVISIONS

SHEET INFO

PROJECT NO.	D1029.25
DATE	10/10/2025
DRAWN BY	LJK
SHEET TITLE	GRADING & EROSION CONTROL PLAN

SHEET NO.
C2.00

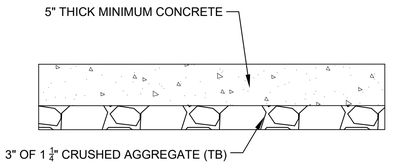
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NOTES:
1. CONTRACTOR TO INSTALL ENTRANCE ROAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN ROAD UNTIL WORK IS COMPLETED.
2. CONTRACTOR TO CLEAN EXISTING STREET DAILY AT DIRECTION OF VILLAGE ENGINEER.
3. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM PAD OR CONVEYED UNDER AND/OR AROUND THEM BY USING A VARIETY OF PRACTICES SUCH AS CULVERTS, WATER BAGS, OR OTHER SIMILAR PRACTICES.
4. CLEAR STONE SHALL BE 3" - 6" CLEAR OR WASHED STONE PLACED 12" THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PAD(S) SHALL BE UNDERLAIN WITH WisDOT TYPE K GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO STONE.
5. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD 1057.

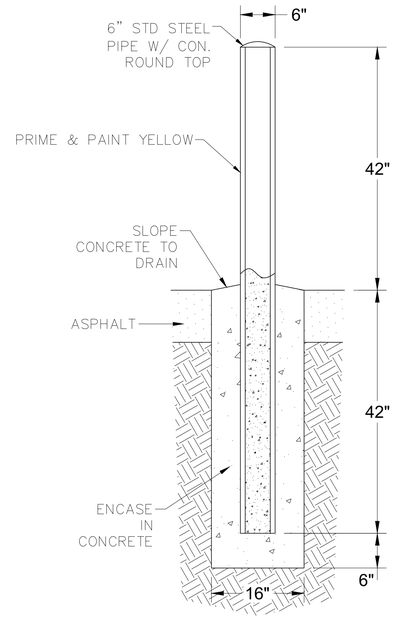
GRAVEL TRACKING DRIVE DETAIL

NTS



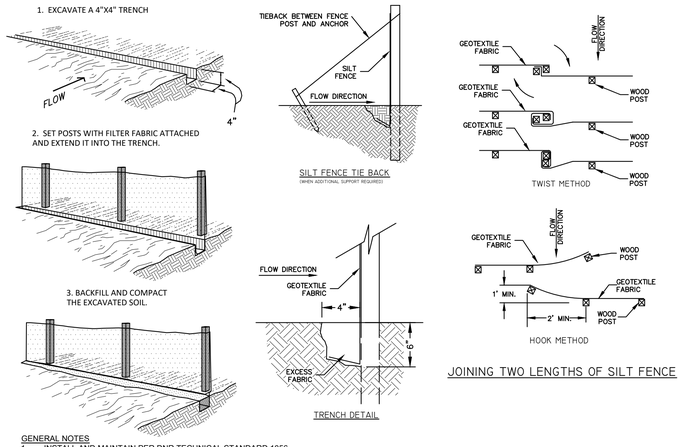
SIDEWALK DETAIL

NTS



BOLLARD DETAIL

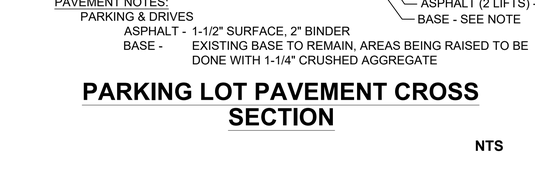
NTS



GENERAL NOTES
1. INSTALL AND MAINTAIN PER DNR TECHNICAL STANDARD 1056
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE THE FOLLOWING TWO METHODS:
   A) TWIST METHOD - - OVERLAP THE END POST AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR
   B) HOOK METHOD - - HOOK THE END OF EACH SILT FENCE LENGTH.
5. HORIZONTAL BRACE REQUIRED WITH A 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
6. SILT FENCE TO EXTEND ACROSS THE TOP OF PIPE.

SILT FENCE DETAIL

NTS



PAVEMENT NOTES:
PARKING & DRIVES
ASPHALT - 1-1/2" SURFACE, 2" BINDER
BASE - EXISTING BASE TO REMAIN, AREAS BEING RAISED TO BE DONE WITH 1-1/4" CRUSHED AGGREGATE

PARKING LOT PAVEMENT CROSS SECTION

NTS

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
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OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

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T-LON PRODUCTS (OLSON REALTY LLC)

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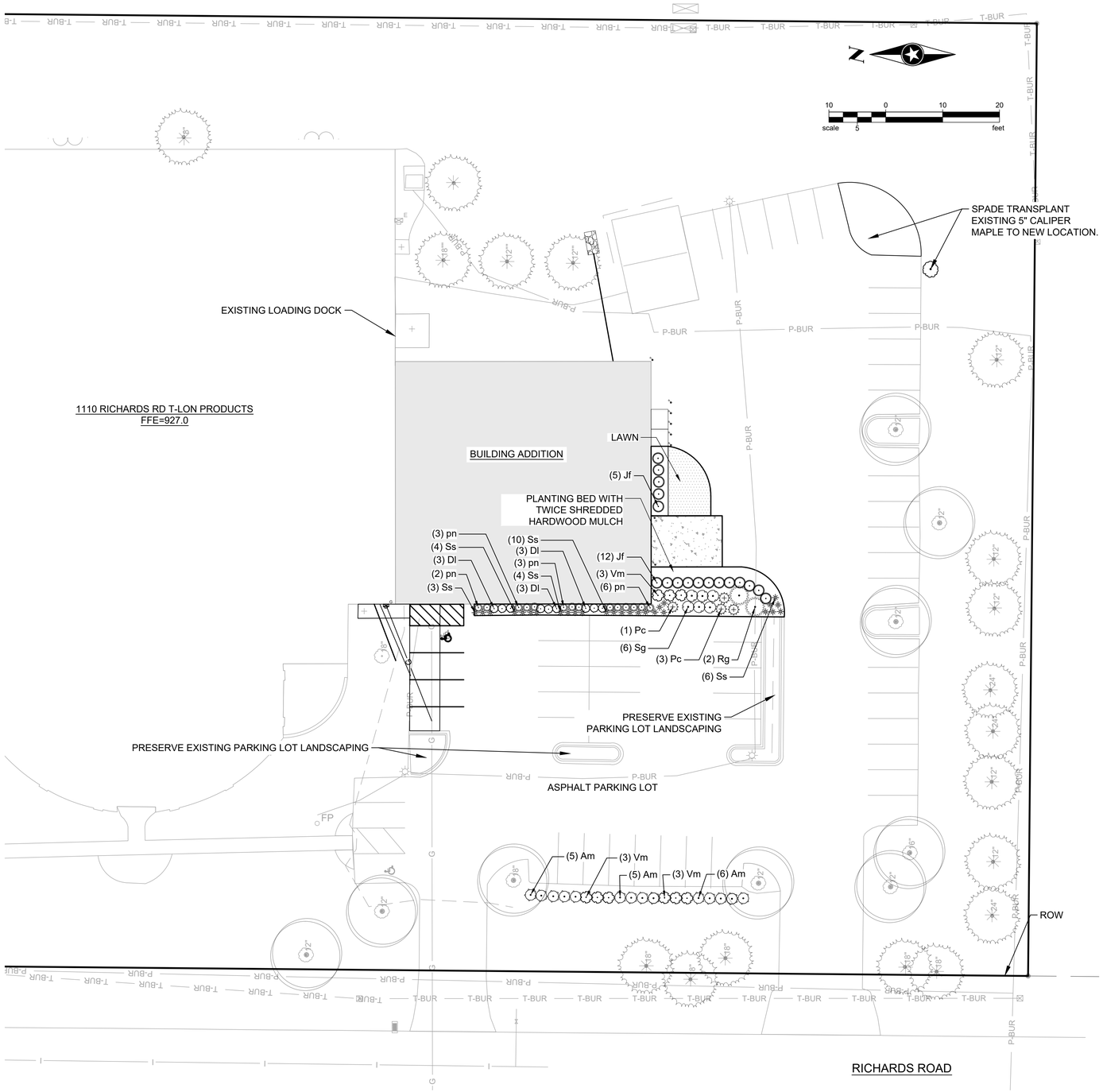
REVISIONS

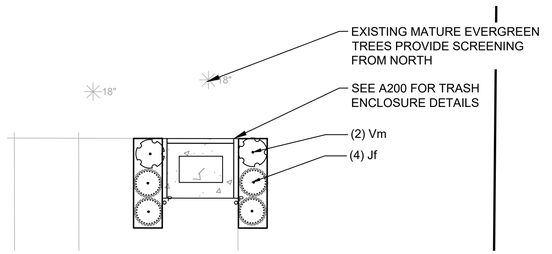
SHEET INFO

PROJECT NO.	D1029.25
DATE	09/26/2025
DRAWN BY	LJK
SHEET TITLE	DETAILS

SHEET NO.
C3.00

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TRASH ENCLOSURE SCREENING AT 1010 RICHARDS ROAD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	Am	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	5 gal.	16
	Dl	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal.	9
	Jf	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	21
	Pc	Pinus mugo 'Compacta' / Dwarf Mugo Pine	5 gal.	4
	Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	2
	Sg	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	3 gal.	6
	Vm	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	5 gal.	11
ORNAMENTAL GRASSES				
	pn	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	14
	Ss	Schizachyrium scoparium `Standing Ovation` / Standing Ovation Little Bluestem	1 gal.	27
SYMBOL	CODE	BOTANICAL / COMMON NAME		QTY
GROUND COVERS				
		LAWN SEED AREA		301 sf

PLANTING NOTES:

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE LANDSCAPE ARCHITECT WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. AREAS UNDER PLANTING BEDS SHALL NOT CONTAIN COMPACTED AGGREGATE TO ALLOW FOR PROPER DRAINAGE AND GROWTH OF PLANT MATERIAL. REMOVE AGGREGATE AND PERFORM SUBSOILING AS NECESSARY TO OBTAIN LOOSE, FREE DRAINING SUBGRADE BELOW PLANTING BEDS. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
4. ALL SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL
5. ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF PREPARED SOIL.
6. NEW SEEDED AREAS TO BE TREATED WITH HERBICIDE TO KILL ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
7. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
8. SHOVEL CUT EDGE TYPICAL OF ALL PLANTING BEDS UNLESS OTHERWISE INDICATED.
9. ALL PLANTING BEDS AND PLANTED TREES SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH PER PLANTING DETAILS. MULCH SHALL BE CONSIDERED INCIDENTAL TO PLANT MATERIALS
10. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
11. CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
12. PROVIDE 1 YEAR WARRANTY ON ALL PLANT MATERIAL.
13. LAWN SEED SHALL BE ESTABLISHED BY THE CONTRACTOR TO A DENSE, GREEN CONSISTENT LAWN VOID OF ANY BARE OR PATCHY AREAS LARGER THAN 3"X3"
14. SEED PRIOR TO OCT. 15. IF SEEDED AFTER OCT. 15, MAINTAIN AND ESTABLISH LAWN UNTIL SPRING REVIEW
15. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
16. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
17. DRAWINGS ARE INTENDED FOR THE INSTALLATION OF PLANT MATERIAL ONLY.
18. SPADE TRANSPLANTED TREE SHALL BE HARVESTED PRIOR TO LEAFING OUT (BUD BREAK) IN THE SPRING OR DURING THE FALL PLANTING PERIOD. TREES SHALL BE MOVED AND PLANTED WITHIN 48 HOURS OF THE INITIAL HARVESTING AND SHALL REMAIN IN THE SPADE MACHINE UNTIL PLANTED. AFTER INSTALLING THE TREE, LOOSEN THE SOIL ALONG THE SEAM BETWEEN THE ROOTBALL AND THE SURROUNDING SOIL OUT TO A RADIUS FROM THE ROOT BALL EDGE EQUAL TO THE DIAMETER OF THE ROOT BALL TO A DEPTH OF 8-10 INCHES BY HAND DIGGING TO DISTURB THE SOIL INTERFACE. FILL GAPS BELOW LEVEL WITH LOOSE SOIL.

OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)

TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

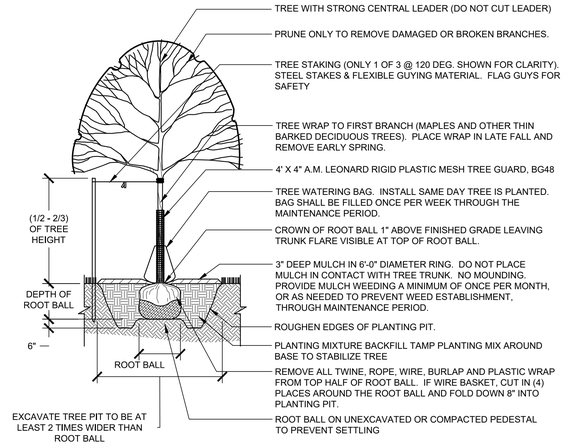
REVISIONS

SHEET INFO

PROJECT NO.	D1029.25
DATE	10/10/2025
DRAWN BY	LJK
SHEET TITLE	LANDSCAPE PLAN

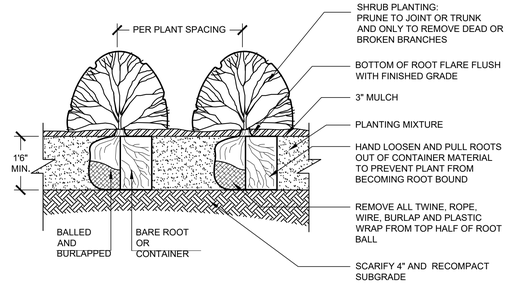
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L1.10

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1 TREE PLANTING

1/4" = 1'-0" 32 9343-01



2 SHRUB PLANTING

1/2" = 1'-0" 32 9333-02

3 PERENNIAL PLANTING DETAIL

1" = 1'-0" 32 93-01

4 PLANT SPACING DETAIL

1/2" = 1'-0" 32 93-02

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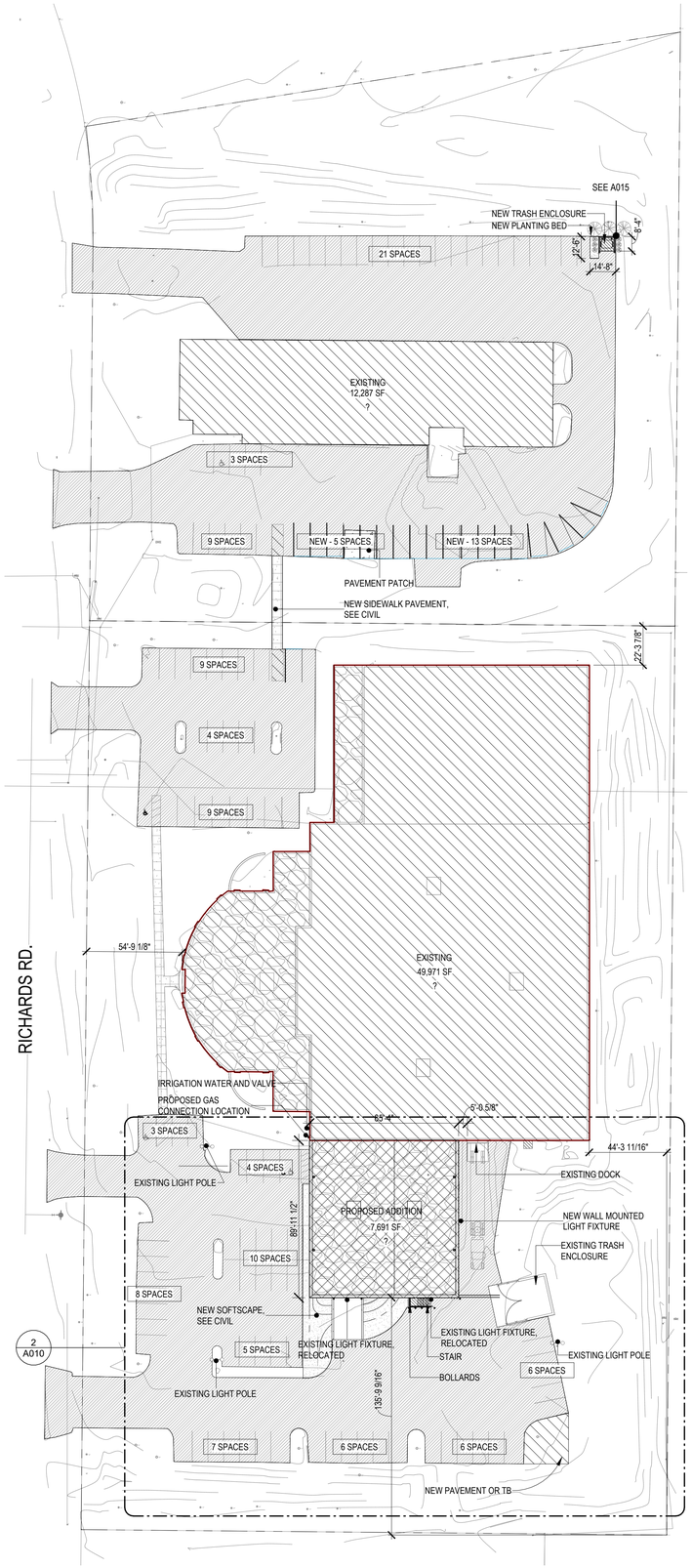
REVISIONS

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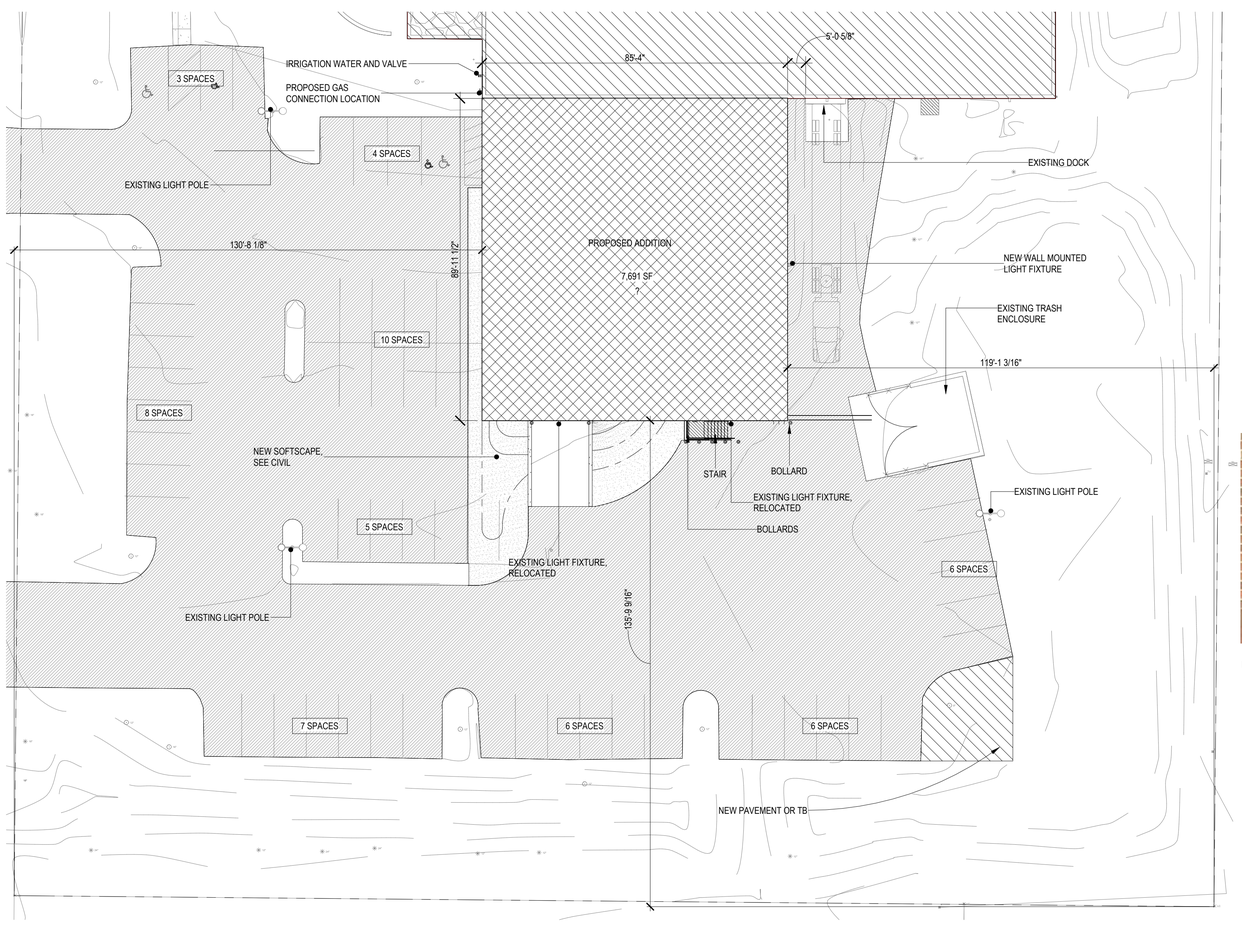
PROJECT NO.	D1029.25
DATE	09/26/2025
DRAWN BY	LJK
SHEET TITLE	LANDSCAPE DETAILS

SHEET NO.
L1.20

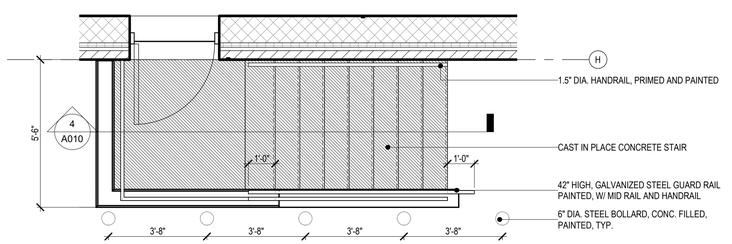
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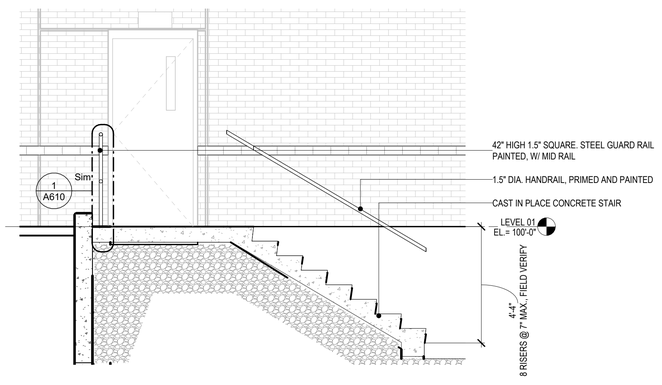
1 SITE - NEW
SCALE: 1" = 40'-0"



2 SITE - ENLARGED
SCALE: 1" = 20'-0"



3 ENLARGED EXIT STAIR PLAN1
SCALE: 3/8" = 1'-0"



4 EXIT STAIR SECTION
SCALE: 3/8" = 1'-0"

SITE ELEMENTS SCHEDULE		
DESCRIPTION	QUANTITY	LENGTH
6" DIA. STEEL BOLLARD, CONC. FILLED, PAINTED, TYP.	8	



EXISTING FIXTURES RELOCATED ON ADDITION - SEE ENLARGED ELEVATIONS

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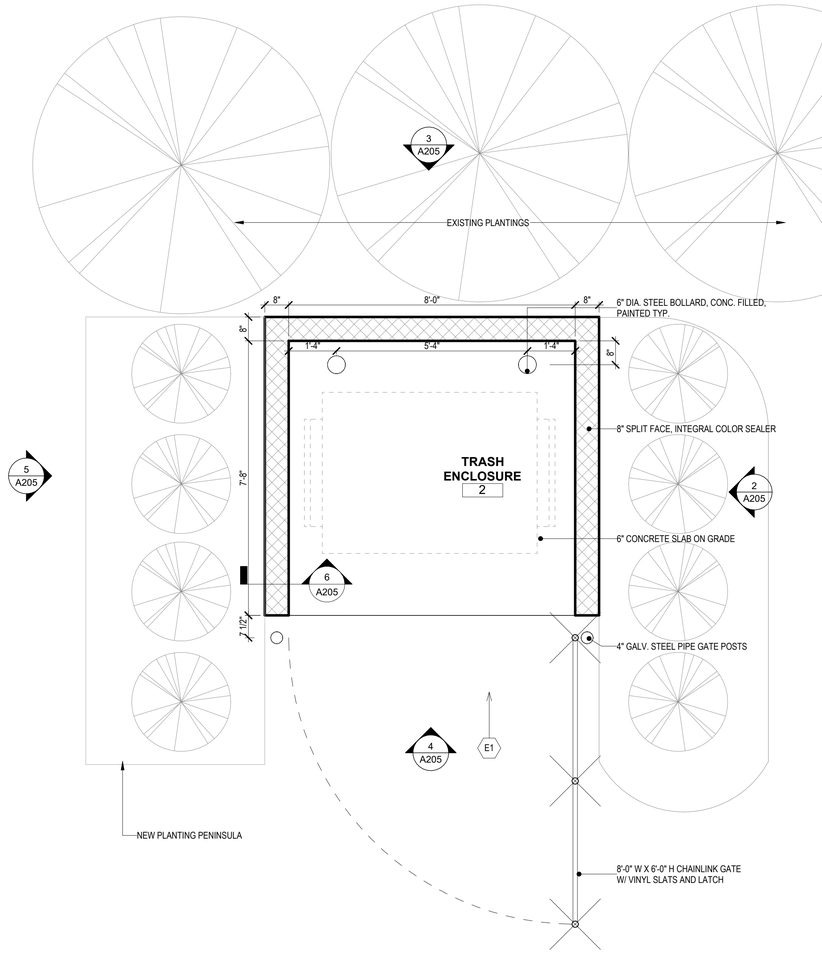
REVISIONS

SHEET INFO

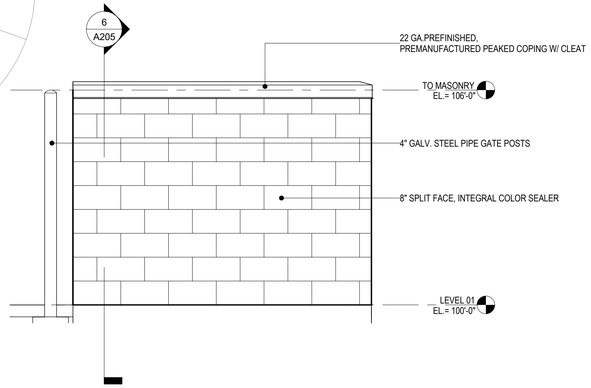
PROJECT NO.	D1029.25
DATE	09/26/2025
DRAWN BY	Author
SHEET TITLE	ARCHITECTURAL SITE PLAN

SHEET NO.
A010

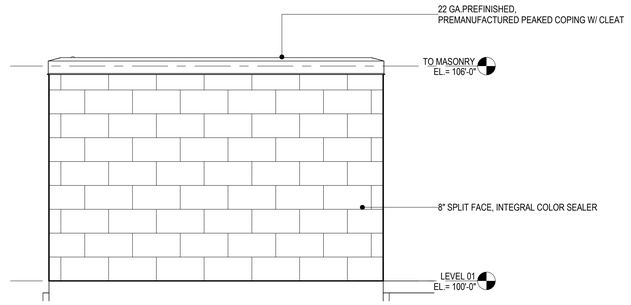
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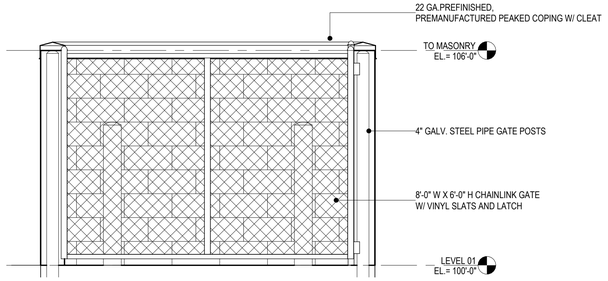
1 FLOOR PLAN
SCALE: 1/2" = 1'-0"



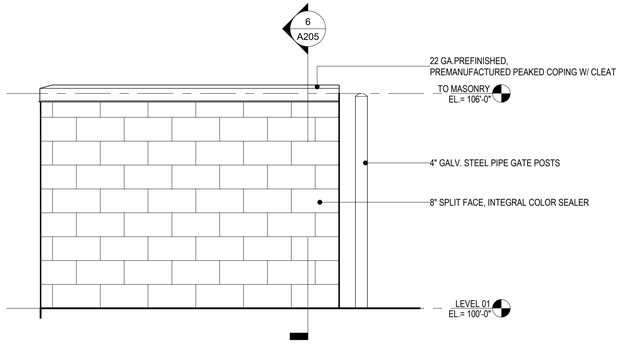
2 EXTERIOR ELEVATION - EAST
SCALE: 1/2" = 1'-0"



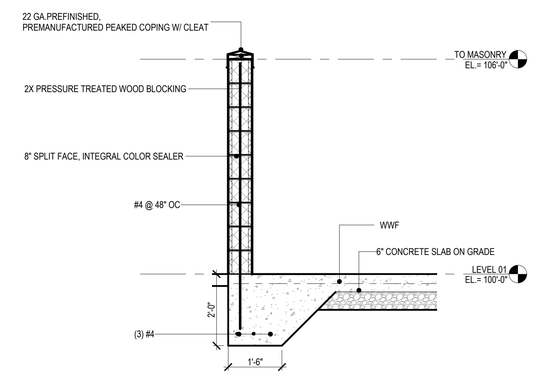
3 EXTERIOR ELEVATION - NORTH
SCALE: 1/2" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/2" = 1'-0"



5 EXTERIOR ELEVATION - WEST
SCALE: 1/2" = 1'-0"



6 WALL SECTION
SCALE: 1/2" = 1'-0"



SPLIT FACE MASONRY

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
OLSON REALTY, LLC

TITLE:
TRASH ENCLOSURE

ADDRESS:
1010 Richards Rd, Hartland, WI 53029

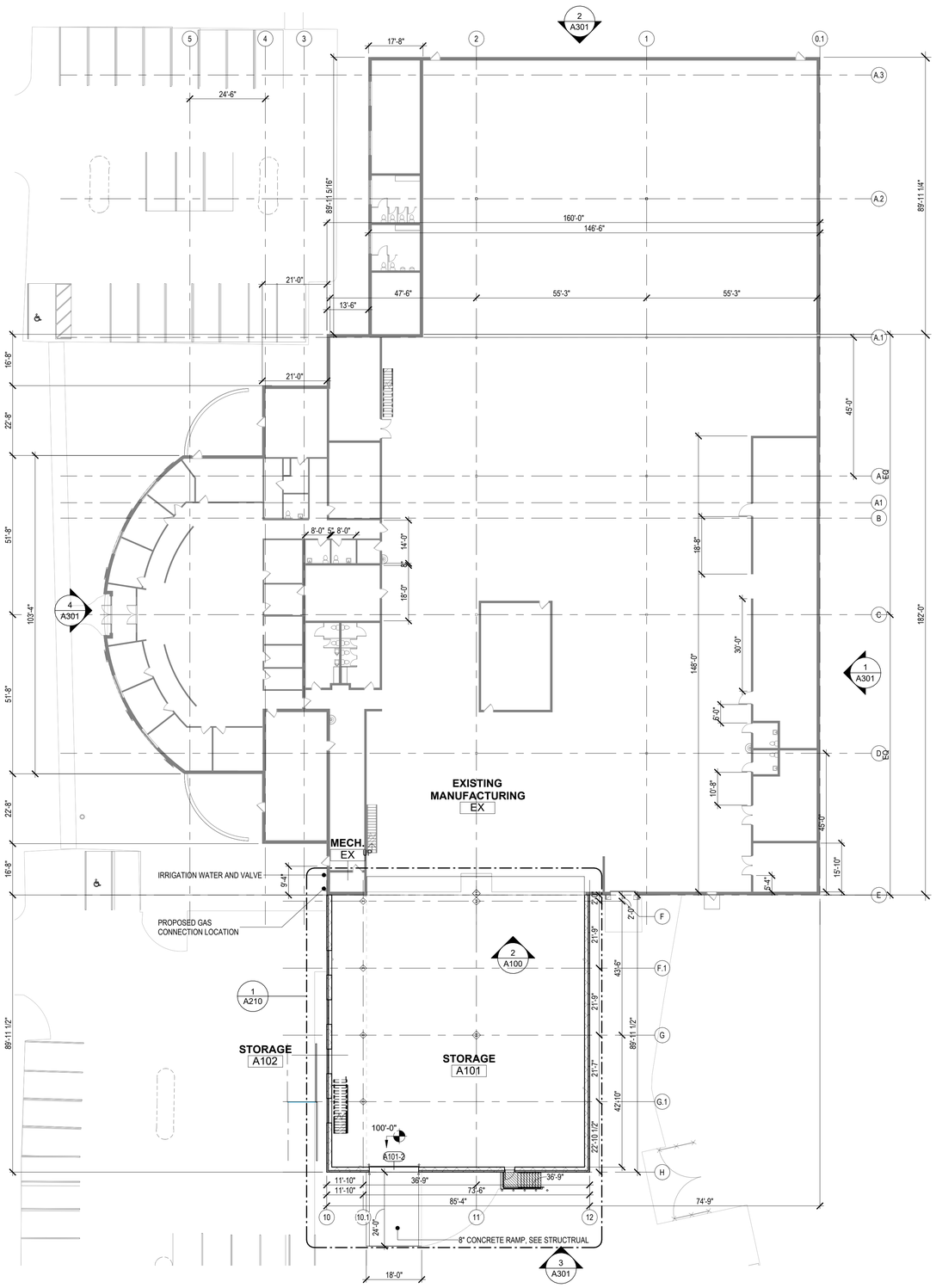
REVISIONS

SHEET INFO

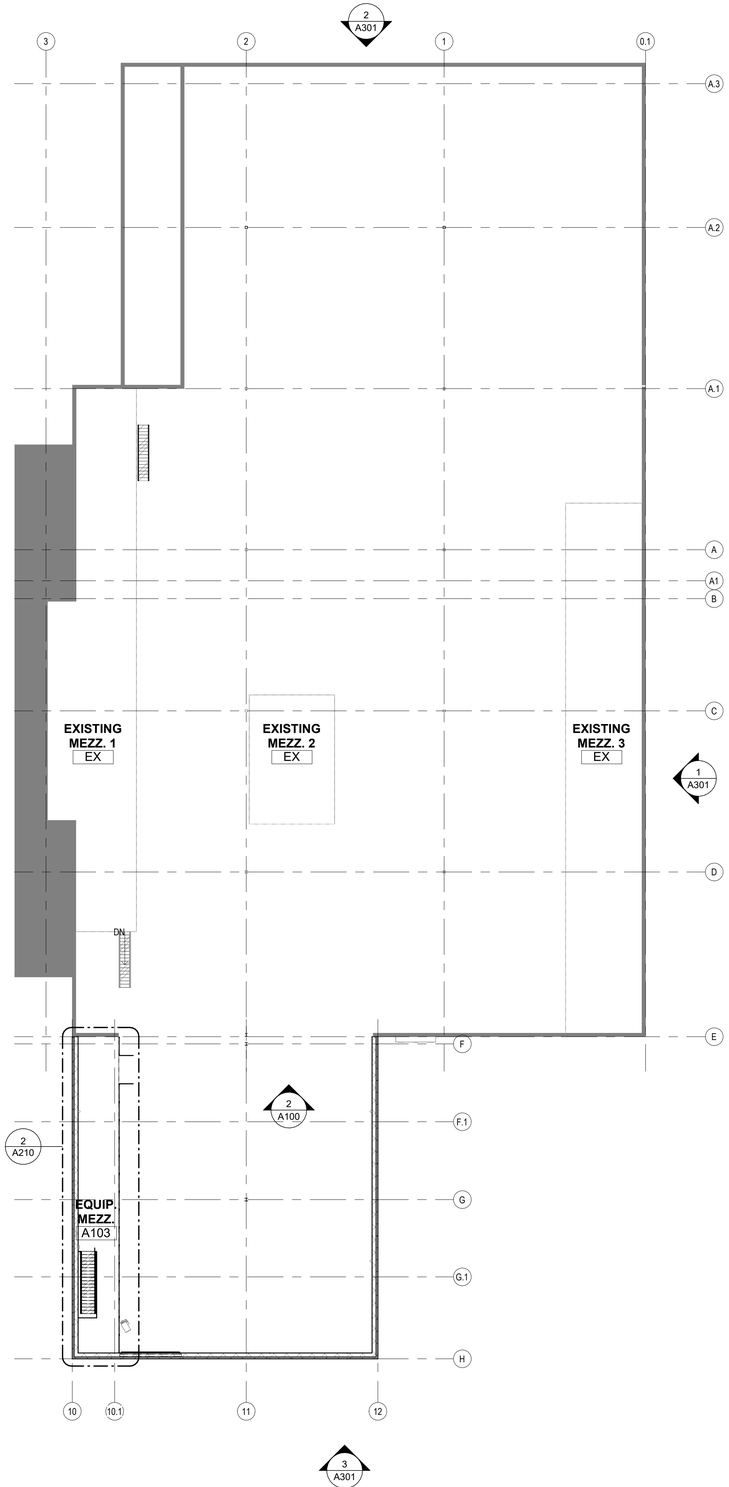
PROJECT NO.	D1029.25
DATE	10.10.2025
DRAWN BY	Author
SHEET TITLE	PLAN, ELEVATIONS, SECTIONS

SHEET NO.
A015

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1 LEVEL 01
SCALE: 1" = 20'-0"



2 MEZZANINE
SCALE: 1" = 20'-0"

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATION MANUAL.
2. THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AUDIO-VISUAL, AND SECURITY DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE THE INSTALLATION OF ALL WORK.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FLOOR ELEVATIONS ARE TO THE TOP OF THE SUB-FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS. MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
6. SEE SHEET G2.1 FOR ACCESSORIES DESIGNATIONS.
7. SEE SHEET A5.3 FOR DOCK EQUIPMENT LEGEND.

NEW WORK PLAN LEGEND

- STUD PARTITION, SEE PARTITION TYPES FOR DETAILS
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- EXISTING WALLS, SEE PLANS FOR DETAILS

NEW WORK PLAN KEY NOTES - MASTER

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

...

E1	NOTE

EXISTING

ADDITION

TRUE NORTH

KEY PLAN

OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)

TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

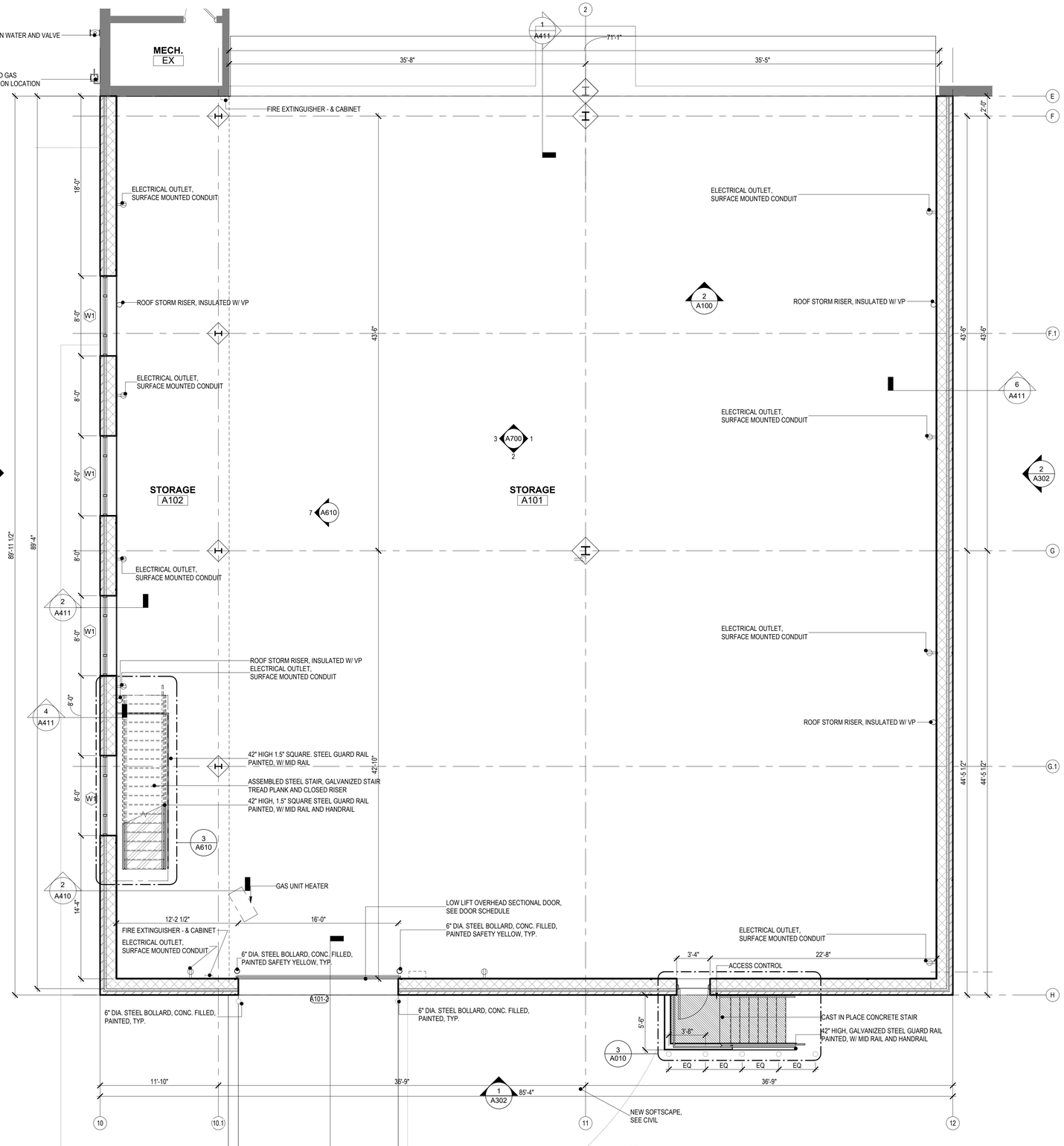
REVISIONS

SHEET INFO

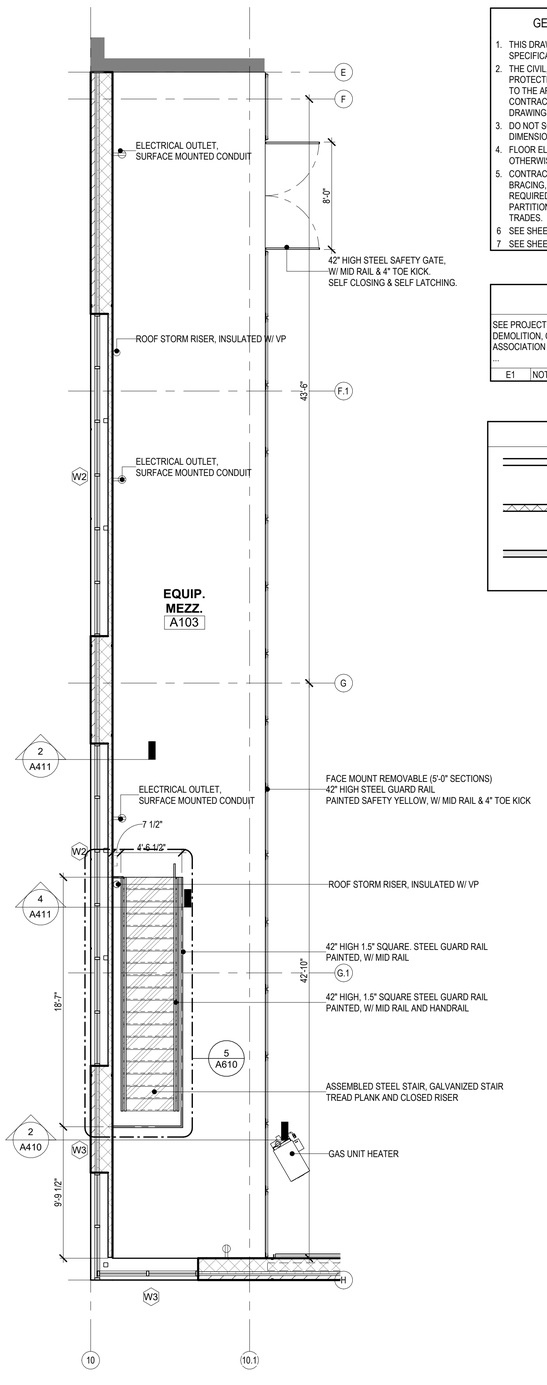
PROJECT NO.	D1029.25
DATE	09/26/2025
DRAWN BY	Author
SHEET TITLE	OVERALL FLOOR PLAN

SHEET NO.
A200

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1 PARTIAL FLOOR PLAN - AREA 'A'
SCALE: 3/16" = 1'-0"



2 ENLARGED MEZZANINE PLAN
SCALE: 3/16" = 1'-0"

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATION MANUAL.
2. THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AUDIO-VISUAL, AND SECURITY DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE THE INSTALLATION OF ALL WORK.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FLOOR ELEVATIONS ARE TO THE TOP OF THE SUB-FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
6. SEE SHEET G2.1 FOR ACCESSORIES DESIGNATIONS.
7. SEE SHEET A5.3 FOR DOCK EQUIPMENT LEGEND.

NEW WORK PLAN KEY NOTES - MASTER

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

...

E1	NOTE

NEW WORK PLAN LEGEND

- STUD PARTITION, SEE PARTITION TYPES FOR DETAILS
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- EXISTING WALLS, SEE PLANS FOR DETAILS

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

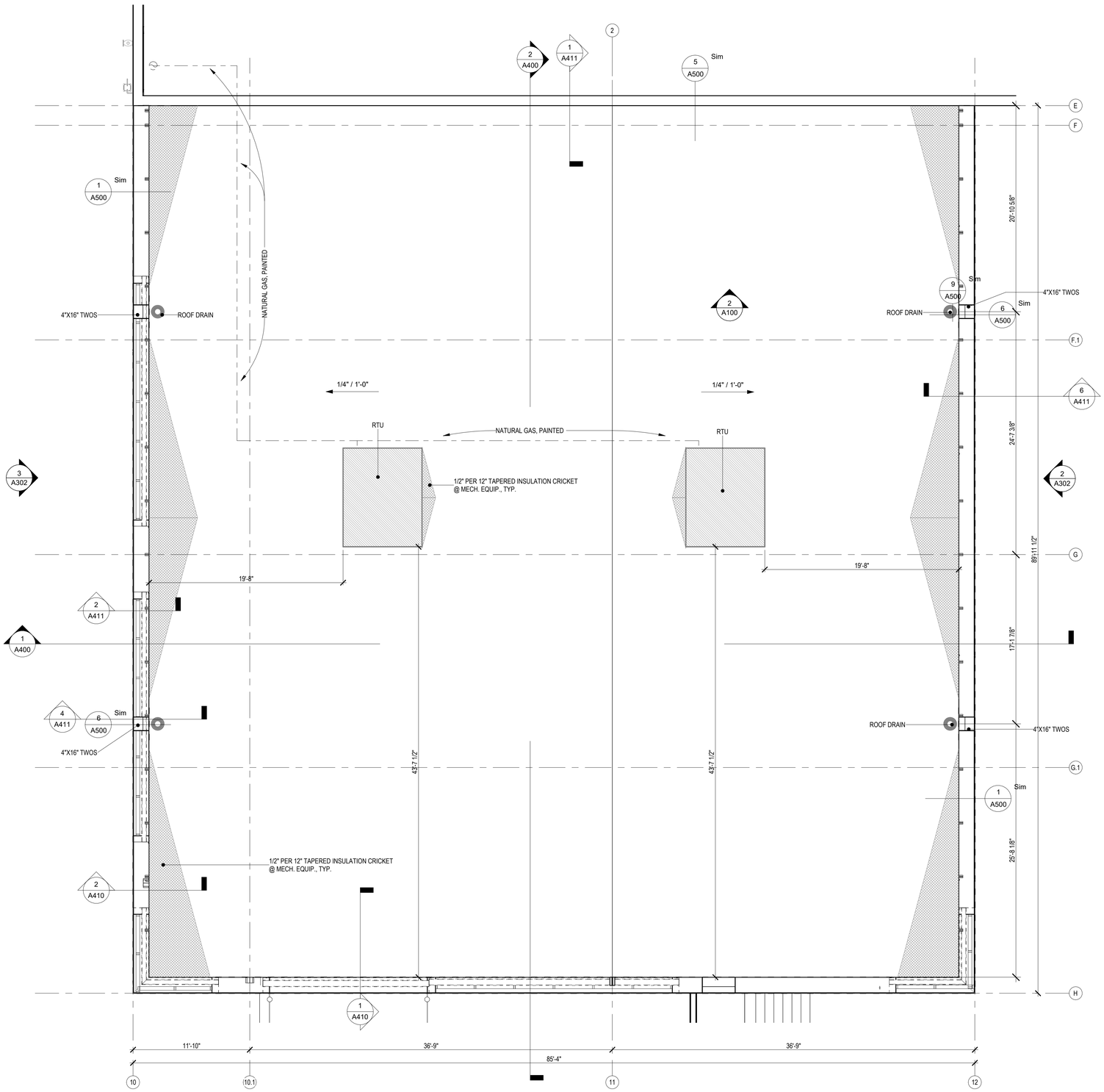
REVISIONS

SHEET INFO

PROJECT NO. : D1029.25
DATE : 09/26/2025
DRAWN BY : Author
SHEET TITLE : PARTIAL PLAN -

SHEET NO.
A210

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1 ROOF PLAN
SCALE: 3/16" = 1'-0"

ROOF SCHEDULE

TYPE A - ROOF ASSEMBLY - 7 1/2" ROOF CONSTRUCTION

- 4" OF STONE BALLAST PER ASTM D7655
- 60 MIL EPDM
- 1-LAYERS OF 2" POLYISOCYANURATE INSULATION **25 P.S.I. -** (ALL JOINTS TO BE STAGGERED BETWEEN LAYERS)
- 2 -LAYER OF 2" POLYISOCYANURATE INSULATION TOTALING 4" - **20 P.S.I** - (ALL JOINTS TO BE STAGGERED BETWEEN LAYERS)
- 1 1/2" ACOUSTICAL METAL ROOF DECK - SEE STRUCT. DWGS. FOR TYPE AND SPEC FOR FINISH

GENERAL ROOF NOTES

- NOT ALL MECHANICAL UNITS AND ROOF PENETRATIONS ARE SHOWN. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.
- EPS INSULATION IS ALLOWABLE FOR DRAINAGE SADDLES
- SEE PLUMBING PLANS FOR GAS PIPE ROUTING.
- SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT ANCHORING

GENERAL ROOF NOTES

VTR	VENT THROUGH ROOF
EF	EXHAUST FAN (SEE MECH)
SF	SUPPLY VAN (SEE MECH)
RD	INTERNAL ROOF DRAIN
ORD	OVERFLOW ROOF DRAIN
DS	DOWNSPOUT WITH SCUPPER
RTU	ROOF TOP UNIT - SEE HVAC DWGS.
TWOS	THROUGH WALL OVERFLOW SCUPPER
SPO	SPILLOUT OVERFLOW
RTME	ROOF TOP MECHANICAL EQUIPMENT

GENERAL ROOF PLAN NOTES TO CONTRACTOR

1. PROVIDE FLASHINGS AND CRICKETS AT ALL EXTERIOR EQUIPMENT PENETRATIONS AND SUPPORT POSTS, ETC. REFER TO MECHANICAL DRAWINGS FOR DETAILS AND EXTENTS.

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

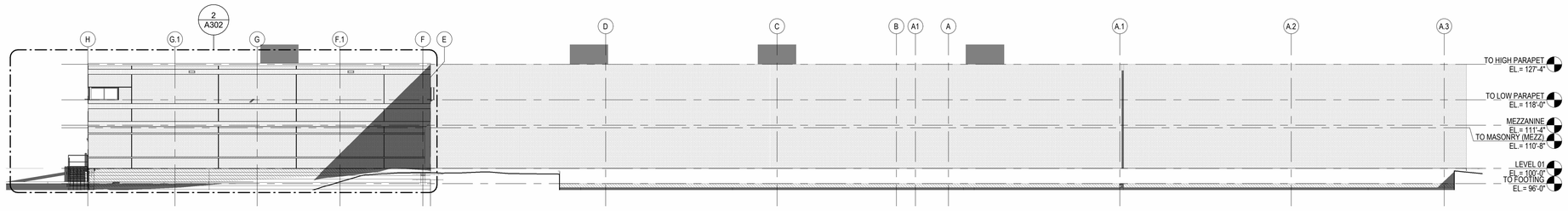
REVISIONS

SHEET INFO

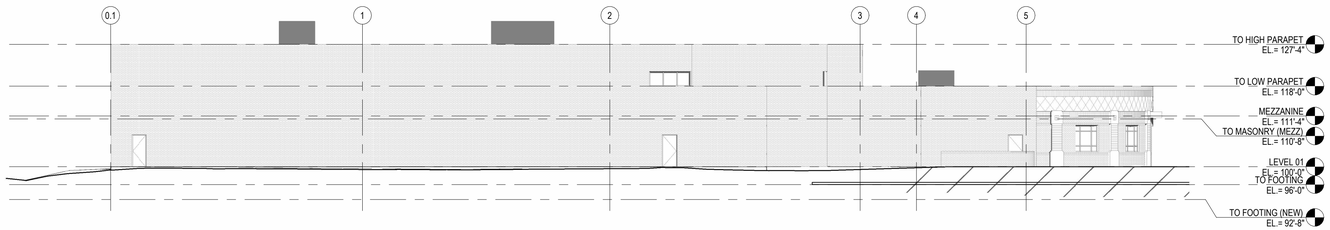
PROJECT NO. : D1029.25
DATE : 09/26/2025
DRAWN BY : Author
SHEET TITLE : ROOF PLAN

SHEET NO.
A240

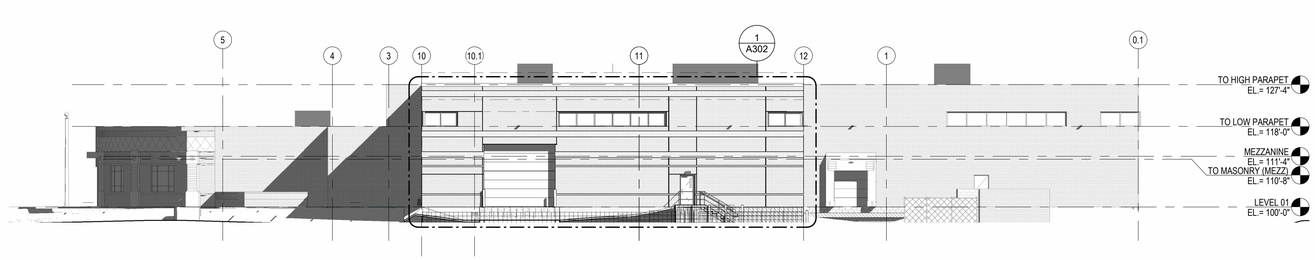
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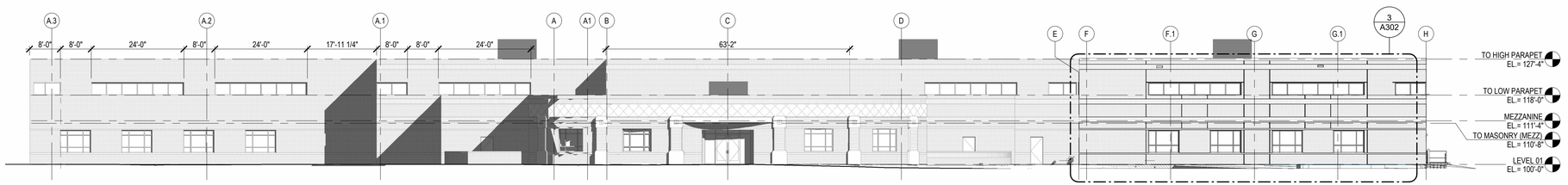
1 EXTERIOR ELEVATION - EAST
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



4 EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"

EXTERIOR FINISHES LEGEND

	MATERIAL; FINISH; COLOR
	COUNTY MATERIALS; 4 " H X 16" L X 4"D SPLIT FACE (INTEGRAL COLOR) / SANDSTONE 66-314 : STANDARD MORTAR COLOR
	COUNTY MATERIALS; 4 " H X 16" L X 4"D CONCRETE BRICK MASONRY / HERITAGE COLLECTION; AUTUMN BLEND ; RUNNING BOND : STANDARD MORTAR COLOR
	COUNTY MATERIALS; 4 " H X 16" L X 4"D CONCRETE BRICK MASONRY / HERITAGE COLLECTION; AUTUMN BLEND ; SOLDIER COURSE : STANDARD MORTAR COLOR

NOTES:
1)

ELEVATION AND SECTION KEYNOTES	
Number	Text

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

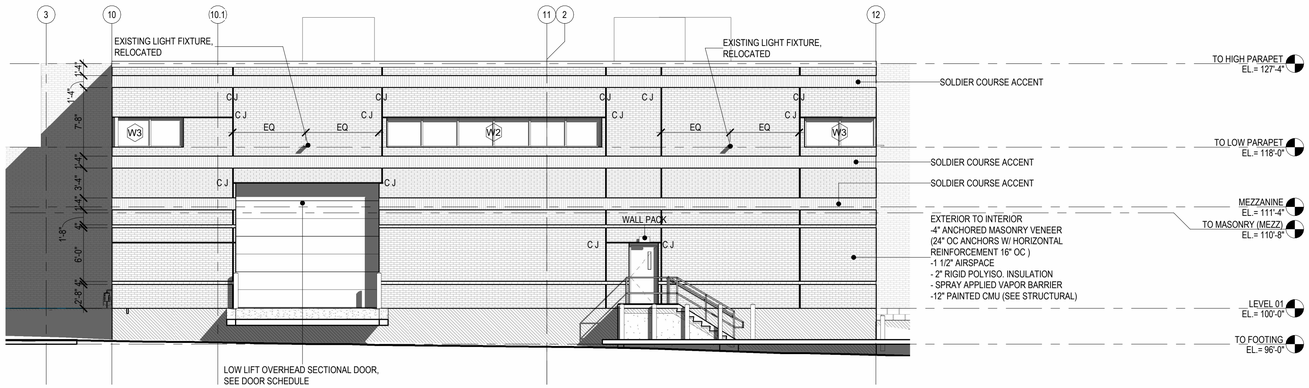
REVISIONS

SHEET INFO

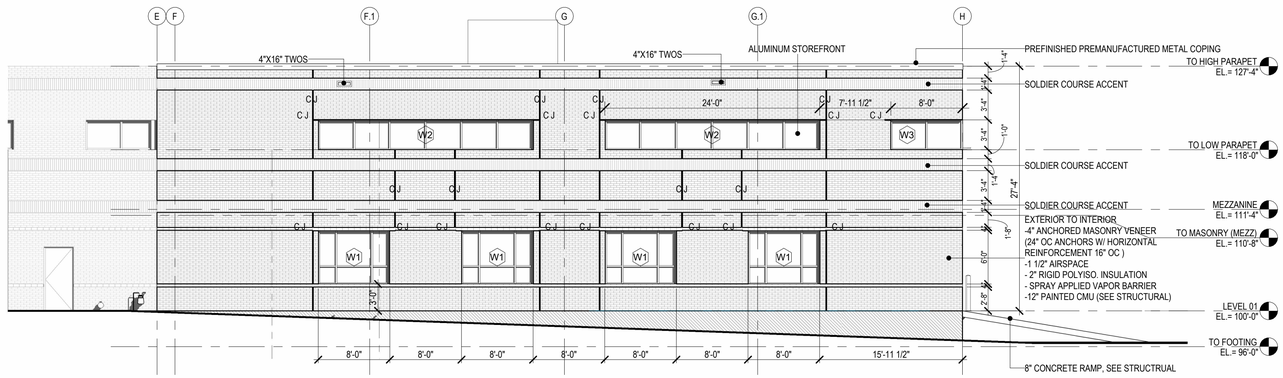
PROJECT NO.	: D1029.25
DATE	: 09/26/2025
DRAWN BY	: Author
SHEET TITLE	: EXTERIOR ELEVATIONS - OVERALL

SHEET NO.
A301

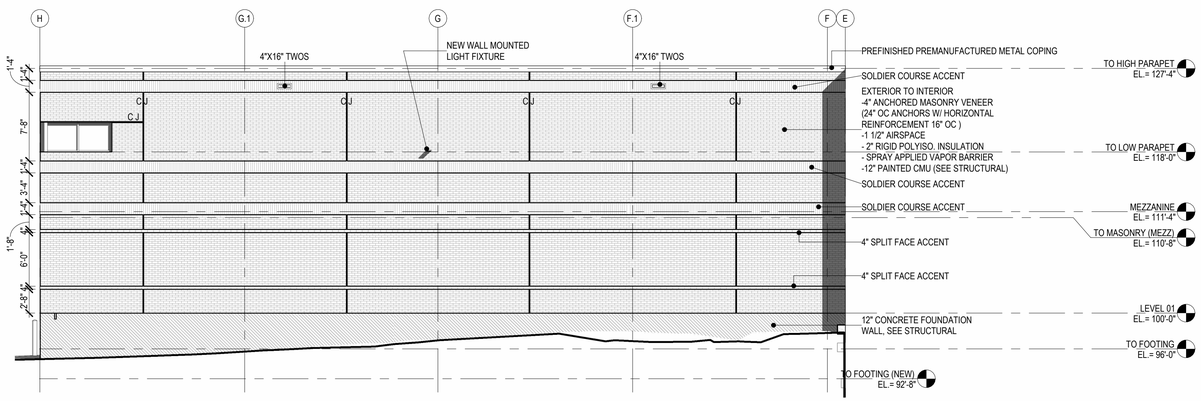
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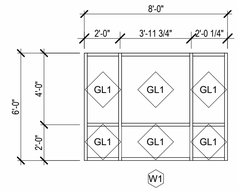
1 EXTERIOR ELEVATION - SOUTH - ADDITION
SCALE: 1/8" = 1'-0"



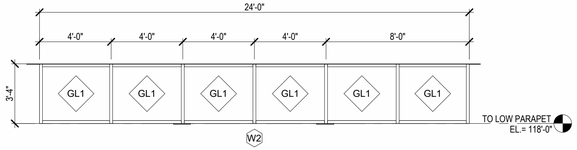
3 EXTERIOR ELEVATION - WEST - ADDITION
SCALE: 1/8" = 1'-0"



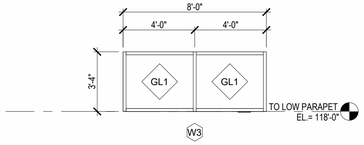
2 EXTERIOR ELEVATION - EAST - ADDITION
SCALE: 1/8" = 1'-0"



4 WINDOW TYPE 1
SCALE: 1/4" = 1'-0"



5 WINDOW TYPE 2
SCALE: 1/4" = 1'-0"



6 WINDOW TYPE 3
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND

	MATERIAL; FINISH; COLOR
	COUNTY MATERIALS; 4" H X 16" L X 4"D SPLIT FACE (INTEGRAL COLOR) / SANDSTONE 66-314 : STANDARD MORTAR COLOR
	COUNTY MATERIALS; 4" H X 16" L X 4"D CONCRETE BRICK MASONRY / HERITAGE COLLECTION; AUTUMN BLEND ; RUNNING BOND : STANDARD MORTAR COLOR
	COUNTY MATERIALS; 4" H X 16" L X 4"D CONCRETE BRICK MASONRY / HERITAGE COLLECTION; AUTUMN BLEND ; SOLDIER COURSE : STANDARD MORTAR COLOR

NOTES:
1)

ELEVATION AND SECTION KEYNOTES

Number	Text

WINDOW AND GLAZING KEY

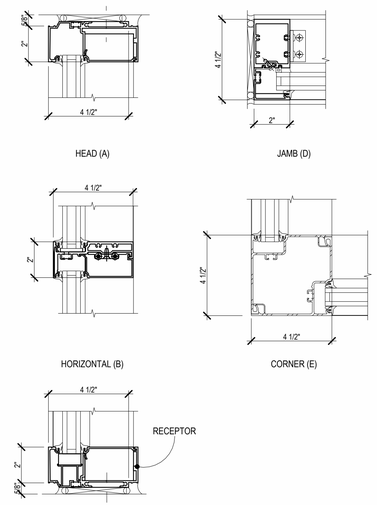
AL	ALUMINUM
ALCW	ALUMINUM CURTAIN WALL (THERMALLY BROKEN)
ALS	ALUMINUM STOREFRONT (THERMALLY BROKEN)
HM	HOLLOW METAL
HMI	HOLLOW METAL INSULATED
SCW	SOLID CORE WOOD
GS	GALVANIZED STEEL
SS	STAINLESS STEEL
SSG	STRUCTURAL SILICONE GLAZING
SG	1/4" SAFETY GLASS (TEMPERED)
GL1	1" INSULATED TEMPERED GLAZING WITH LOW E COATING AND GRAY TINTED. **OPAQUE INTERIOR FILM PER MANUFACTURERS REQUIREMENTS.** BASIS OF DESIGN: MATCH EXISTING COLOR MEETING MINIMUM PERFORMANCE CRITERIA: SHGC=.34, U=..35
GL2	1" INSULATED SPANDREL GLAZING, TINTED. MATCH GL1
GL3	1" INSULATED TEMPERED CLEAR SAFETY GLASS
FRG	FIRE RESISTANT GLASS
IFRG	INSULATED FIRE RESISTANT GLASS

GENERAL NOTES

1) EXTERIOR STOREFRONT BASIS OF DESIGN: KAWNEER VG451T, 2" X 4-1/2" FRONT GLAZED
   - VG451 T
   - ANODIZED ALUMINUM FINISH

2) INTERIOR WINDOW SYSTEMS: ALUMINUM FRAMING SYSTEMS, CENTER GLAZED
   - INSULATED GLASS AS NOTED

3) PROVIDE FRAMING MEMBER STRUCTURAL AND PHYSICAL CHARACTERISTICS AND ENGINEERING CALCULATIONS, AND IDENTIFY DIMENSIONAL LIMITATIONS; INCLUDE LOAD CALCULATIONS AT POINTS OF ATTACHMENT TO BUILDING STRUCTURE.



STOREFRONT PROFILES
SCALE: 3" = 1'-0"

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

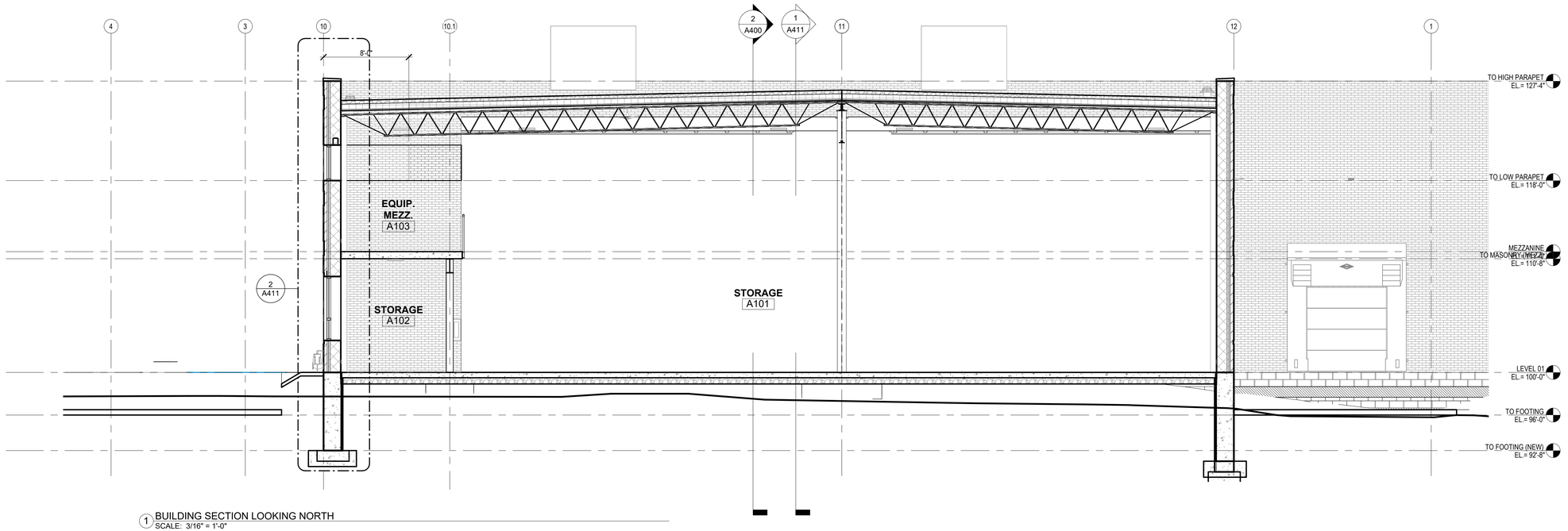
REVISIONS

SHEET INFO

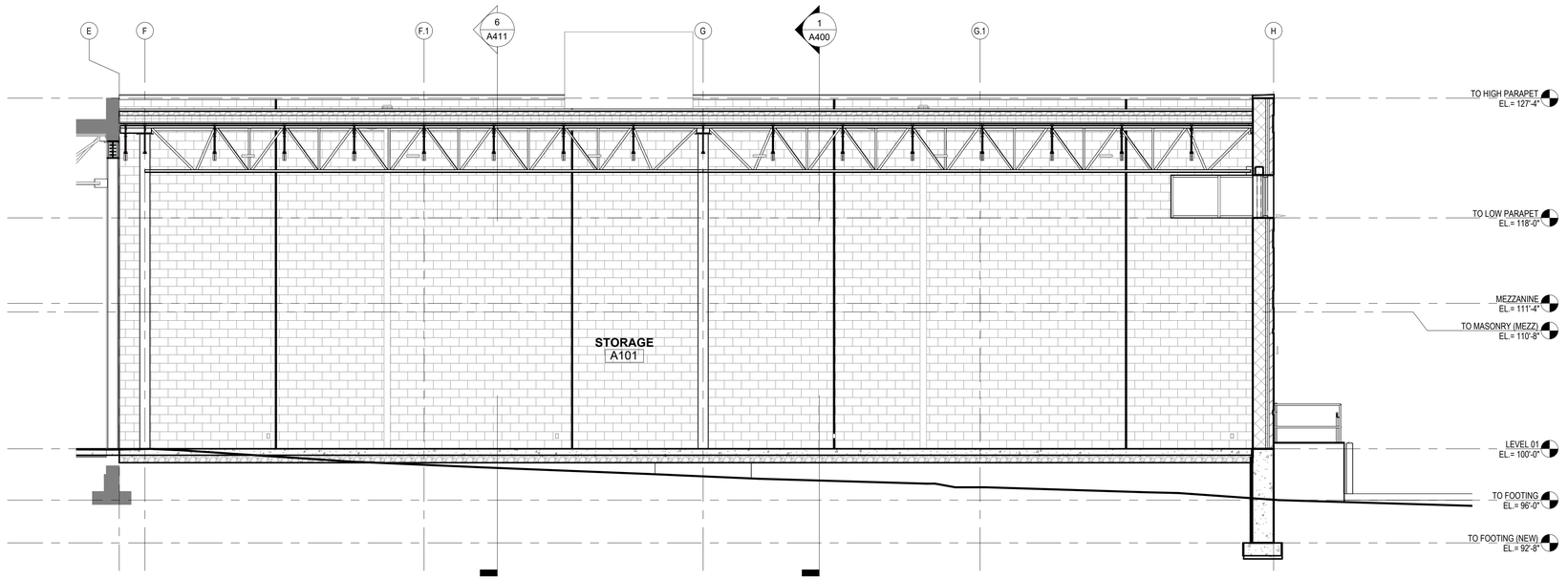
PROJECT NO.	D1029.25
DATE	09/26/2025
DRAWN BY	Author
SHEET TITLE	EXTERIOR ELEVATIONS - ENLARGED

SHEET NO.
A302

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1 BUILDING SECTION LOOKING NORTH
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"

OLIVER CONSTRUCTION CO.
1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)

TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

REVISIONS

SHEET INFO

PROJECT NO. : D1029.25
DATE : 09/26/2025
DRAWN BY : Author
SHEET TITLE : BUILDING SECTIONS

SHEET NO.
A400

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ALL ARTIST'S RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO; VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES, FINISHES, AND DECORATIVE OBJECTS DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THE ARTIST RENDERINGS OR OWNER DESCRIPTIONS. BUILDING AND FLOOR PLANS REPRESENTED MAY NOT BE TO EXACT SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)

TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD, HARTLAND, WI 53029

REVISIONS

SHEET INFO

PROJECT NO. :
D1029.25
DATE :
09/26/2025
DRAWN BY :
Author
SHEET TITLE :
RENDERINGS

SHEET NO.
A850

THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 943.205 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED $10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS

Ruekert • Mielke W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020 262-542-5733

October 17, 2025

Mr. Ryan Bailey, CPA
Village Manager
Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

Re: Westrock Apartments
Public Infrastructure Acceptance

Dear Mr. Bailey:

In accordance with the Developer Agreement, 3LP Hartland LLC has submitted a letter dedicating public infrastructure for the Westrock Apartments development and requesting acceptance by the Village. The work consisted of connection to the public sanitary system, connections to the public water system and guardrail improvements on Palmer Drive.

An inspection of the work has been completed and all outstanding punch list items have been adequately addressed. As such, we recommend that the Village Board accept the public infrastructure improvements completed as part of this project. We recommend this acceptance be made contingent on the receipt of valid lien waivers for their major subcontractors for the dedicated improvements.

A complete breakdown of the roadway and utility public infrastructure incorporated with this project is attached to this letter.

If you have any questions regarding this, please feel free to contact me at (262) 542-5733.

Respectfully,

RUEKERT & MIELKE, INC.



Peter W. Gesch, P.E. (WI)
Municipal Services Team Leader
pgesch@ruekert-mielke.com

PWG:pwg
Enclosure(s)

cc: Tom Jenson, Village of Hartland
Sandee Policello, Village of Hartland
Ryan T. Amtmann, P.E., Ruekert & Mielke, Inc.

Jennifer A. Dahms
3LP Hartland LLC
504 W. Juneau Avenue
Milwaukee, WI 53203
jdahms@threeleafdevelopment.com
Direct: 414.775.0868

October 6, 2025

VIA HAND DELIVERY & EMAIL

Sandy Policello
Village of Hartland – Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029
Email: sandeep@villageofhartland.wi.gov

Re: Development Agreement effective as of May 9, 2024 by and between the Village of Hartland and 3LP Hartland LLC ("*Agreement*") for the real estate located at 700 and 705 West Capitol Drive, Hartland, Wisconsin ("*Property*")

Dear Ms. Policello:

Pursuant to the Agreement, Developer has completed all of the Dedicated Improvements for the Property. Please consider this correspondence written notice of completion as required in Articles IV.B. The Village shall have 30 days from the date of this notice to inspect any Dedicated Improvement and prepare and deliver to Developer approval and/or a punch list of repairs necessary to bring such improvement into substantial conformance with the Plans and Specifications.

Please do not hesitate to contact our office with any questions or to discuss further. Thank you.

Truly yours,

3LP HARTLAND LLC

Jennifer A. Dahms
Transactions Manager & Paralegal

JAD
cc: Distribution Parties

ITEM #	ITEM DESCRIPTION	UNIT	QTY.	UNIT $	TOTAL
	Public Water Main				
W1	8-Inch PVC Water Main	L.F.	164	$110.00	$18,040.00
W2	6-Inch PVC Hydrant Lead	L.F.	54	$100.00	$5,400.00
W3	Hydrant Assembly & Valve	EA.	1	$16,000.00	$16,000.00
W4	8-Inch Gate Valve	EA.	2	$6,500.00	$13,000.00
				Total Dedicated Water Main Improvements:	**$52,440.00**
	Public Sanitary				
S1	8-Inch PVC Sanitary Sewer	L.F.	40	$130.00	$5,200.00
				Total Dedicated Sanitary Sewer Improvements:	**$5,200.00**
	Public Roadway				
R1	Palmer Drive Guardrail Extension	L.F.	430	$110.00	$47,300.00
				Total Dedicated Roadway Improvements:	**$47,300.00**

Docusign Envelope ID: 981A69FA-1661-4F03-BEA6-2F4271C2F3EE

EXHIBIT B
SUBCONTRACTOR PAY APPLICATION AND AFFIDAVIT

PAY APPLICATION AND AFFIDAVIT

Job Name: Westrock Residences	Job #«jobnum»
Date: 8-22-25	Subcontract #:«connum»
Period From: 8-1-25	Subcontractor: «venname» Patriot Fence
Period To: 8-30-25	Address: PO Box 596 Sussex, WI 53089

PAYMENT REQUEST No.

ORIGINAL SUBCONTRACT PRICE	153507
APPROVED CHANGE ORDERS THROUGH NO. _____	+ 18896
TOTAL ADJUSTED SUBCONTRACT PRICE	= 172403
VALUE OF WORK COMPLETED AND STORED TO DATE	157199
WORK SHOWN ON PREVIOUS REQUESTS	< 110283 >
WORK COMPLETED AND STORED THIS PERIOD	= 46916
LESS 10% RETAINAGE FOR THIS PERIOD	< 4691.60 >
CURRENT AMOUNT DUE:	= 42224.40
REMAINING BALANCE OF SUBCONTRACT	15204.00
TOTAL RETAINAGE TO-DATE	15719.90

STORED MATERIALS (THIS PERIOD) - TOTAL VALUE OF MATERIALS SUITABLY STORED, MATERIAL STORED INVENTORY, AND COPIES OF INVOICES ATTACHED (OWNER/CONTRACTOR APPROVAL REQUIRED).....$_____

D/M/WBE PARTICIPATION

COMPANY NAME	CODE	NCTRCA #	AMOUNT DUE THIS APPLICATION

CODES

A - AFRICAN AMERICAN MALE
B - AFRICAN AMERICAN FEMALE
C - HISPANIC MALE
D - HISPANIC FEMALE
E - NATIVE AMERICAN MALE
F - NATIVE AMERICAN FEMALE
G - WHITE FEMALE
H - ASIAN MALE
I – ASIAN FEMALE

FOR OFFICE USE ONLY
DOCUMENT NO:
VENDOR NO: ZIP CODE:
INVOICE NO:
INVOICE AMOUNT:
RETAINAGE:
NET DUE:
INV. DATE: PO No: _____
DUE DATE: DRAW CYCLE _____
CHECKED BY:
APPROVED BY:
COST CODE:

Job Name: Westrock Residences	Job #:«jobnum»
Period From:	Subcontractor: «venname»

Period To:	

List of Sub-subcontractors or Suppliers that performed or supplied Work in this Application:

Supplier/Sub-Subcontractor Name and Address	Line Item Schedule of Values
SPS	63905

Include an original executed lien waiver for each Sub-subcontractor and Supplier named above.

The undersigned, being first duly sworn on oath states that:

1. All information provided in this Pay Application and Affidavit is true and correct;
2. The Work covered by this Pay Application has been completed in accordance with the Subcontract Documents;
3. The above List of Sub-subcontractors and Suppliers is a complete listing of all Subcontractors and Suppliers who performed any portion of Work for which payment is being requested by this Pay Application;
4. Subcontractor has no knowledge of any Notices of Intent to File Claim for Lien or Claims for Lien or bond notices or claims being served or filed as of the date of this Affidavit for this Project;
5. All due and payable claims with respect to Subcontractor's Work on the Project have been paid to date to its Sub-subcontractors and Suppliers or will be paid from proceeds of this Pay Application.

Signed: [signature]

Name: Brandi Hayes-Fink

Title: Office Manager

Date: 8-22-25

Subscribed and sworn to me this the
22 day of August, 2025

[signature]
Notary Public, State of Wisconsin County of Washington

My Commission Expires: 10.9.2025

NOTARY PUBLIC
MARGRET T. YEARLING
STATE OF WISCONSIN

Docusign Envelope ID: 981A69FA-1661-4F03-BEA6-2F4271C2F3EE

EXHIBIT C

WAIVER OF LIEN / BOND RIGHTS

For value received, Patriot Fence (Subcontractor Name) hereby releases and waives all rights to construction liens, bond claims, equitable liens, and any other claims arising out of the improvement of the Property identified as:

Project Name: Westrock Residents

Location: 700 W. Capital Dr.
Hartland, WI

Owner: 3LP Hartland LLC

This waiver is effective for all labor, materials, equipment, plans, specifications, designs, and services (collectively, the "Work") provided through 8-31-25 *(current month-end date)* for the improvement of said Property, except: None

This release and waiver is for the benefit of, and may be relied upon by Three Leaf Construction LLC, the Village of Hartland, the Property Owner, construction lender, surety under any labor and material bond, title company issuing any title insurance for the Project, and their respective successors and assigns (collectively, the "Released Parties").

The undersigned Subcontractor/Supplier warrants and represents that it has duly paid all of its laborers, subcontractors and suppliers for all Work used or consumed in connection with the Project, and hereby covenants and agrees to indemnify, defend, and hold harmless the Released Parties, from and against any and all claims, liens, losses, damages, liabilities, or expenses (including reasonable attorneys' fees) which may be sustained or incurred as a result of any failure of Subcontractor/Supplier to make payment for Work provided through the date of this Waiver of Lien/Bond Rights.

SUBCONTRACTOR/SUPPLIER: Patriot Fence

By: R. L. Z.

Name: Brandi Hayes-Fink

Title: Office Manager

Date: 8-22-25

Return signed ORIGINAL with Pay Applications to: ***THREE LEAF CONSTRUCTION LLC, 504 West Juneau Ave, Milwaukee, WI 53203***

CONDITIONAL LIEN WAIVER UPON PROGRESS PAYMENT

Upon receipt by **Integrity Grading & Excavating, Inc.**, from **Three Leaf Construction LLC,** of payment in the sum of $ 49,849.85 , this waiver shall become effective to waive any construction lien or bond rights of **Integrity Grading & Excavating, Inc.** for the project identified as **Hartland Quarry Apartments** located at **700 and 705 West Capital Drive, Hartland, WI** for labor, services , equipment, or material furnished through 09/25/2025 (the "Release Date"), except that this waiver does not waive **Integrity Grading & Excavating, Inc.'s** lien or bond rights regarding retainage withheld before or after the Release Date or any extra or change order work furnished before the Release Date for which payment has not been received by **Integrity Grading & Excavating, Inc.**. This waiver of construction lien and bond rights shall not otherwise affect, or be construed as a waiver of, any contractual rights of **Integrity Grading & Excavating, Inc.**. Before relying upon this waiver, verify that payment has been received by **Integrity Grading & Excavating, Inc.**.

Date: 10/ 23/, 2025.

Integrity Grading & Excavating, Inc. (Company Name)

By: _____

Name: Dan Weinkauf

Title: President

Subscribed and sworn to before me this
23 day of October, 2025.

_____

Notary Public, State of Wisconsin

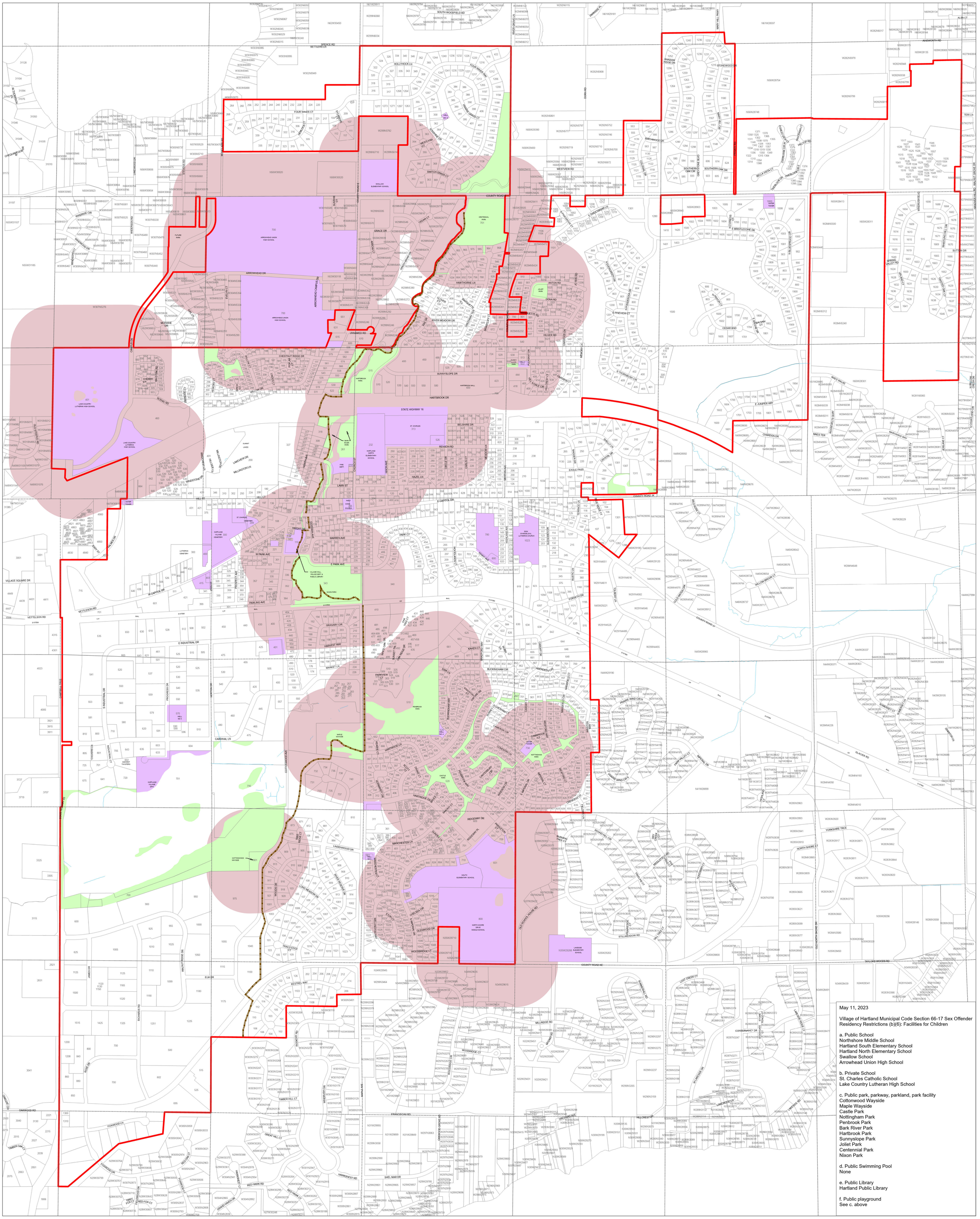
My Commission Expires: 3/28/27

AMANDA R BOGE
Notary Public
State of Wisconsin

CHILD SAFETY ZONES - 750 FEET

VILLAGE OF HARTLAND

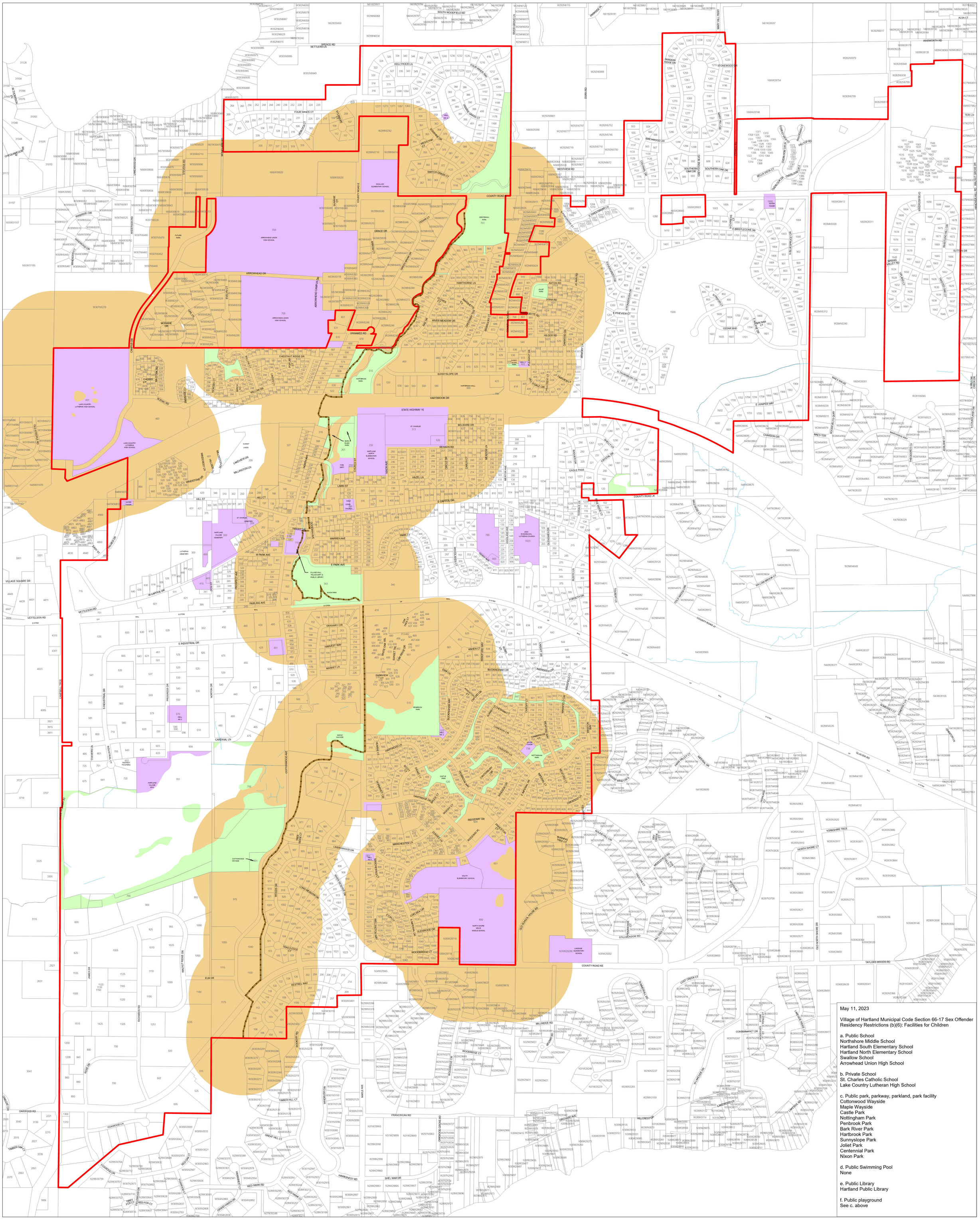
WAUKESHA COUNTY, WISCONSIN


SPENCE RD
SETTLERS LN
FOUR WINDS CT
HOLLYHOCK LN
SOUTH WOODFIELD RD
HEDGE GRASS CT
SWITCH GRASS CT
WESTLYNN CT
SHALLOW ELEMENTARY SCHOOL
COUNTY ROAD A
CENTENNIAL PARK
701
FUTURE PARK
700
ARROWHEAD UNION HIGH SCHOOL
ARROWHEAD DR
ARROWHEAD OAKFIELDS DR
GRACE DR
CEDAR CT
CREST LEDGE DR
HAWTHORNE LN
ANTON RD
JOLIET PARK
DONA RD
MARQUETTE RD
CLOVER LN
RIVER MEADOW DR
UNNAMED RD
CHESTNUT RIDGE DR
POPLAR CT
LARCH CT
BIRCH CT
HILLTOP CT
HILLTOP DR
HOLLY DR
SCENIC RD
CAMPUS DR
LAKE COUNTRY LUTHERAN HIGH SCHOOL
401
460
SUNNYSLOPE DR
HARTBROOK MALL
600
HARTBROOK DR
HARTBROOK PARK
STATE HIGHWAY 16
ST. CHARLES
313
BELSHIRE DR
RENSON RD
HARTLAND NORTH ELEMENTARY SCHOOL
232
SUMMIT LAKES
LAKEVIEW DR
MILLINGTON LN
MILLINGTON RD
WINDSTONE DR
FIRE DEPT
CHURCH ST
MAIN AVE
MERTON AVE
MEADOW LN
CIRCLE DR
CAREN LN
HAZEL LN
LAWN ST
BARKER LN
EAGLE PASS
BRACKETT LN
CRYSTAL CT
SHELLY LN
CHARDON DR
N48W28950
N48W28870
N48W28782
N48W28676
N48W28531
N48W28532
N48W28554
N48W28563
N48W28573
N48W28583
N48W28593
N48W28603
N48W28613
N48W28623
N48W28633
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N48W28893
N48W28903
N48W28913
N48W28923
N48W28933
N48W28943
N48W28953

CHILD SAFETY ZONES - 1,000 FEET

VILLAGE OF HARTLAND

WAUKESHA COUNTY, WISCONSIN


SPENCE RD
SETTLERS LN
HOLLYHOCK LN
FOUR WINDS CT
FOUR WINDS WAY
SYCAMORE CT
HEMLOCK CT
MEADOW DR
PRAIRIE GRASS CT
SWITCH GRASS CT
WESTLYN CT
SHALLOW ELEMENTARY SCHOOL
COUNTY ROAD E
SUNRISE CT
CENTENNIAL PARK
GRACE DR
CEDAR CT
CLOVERLEAF DR
SOUTH WOODFIELD RD
RIVER GROVE LN
PARKWAY PL
DORN RD
MARY HILL PKWY
STONEWOOD DR
SHADOW RIDGE DR
BIRCHWOOD LN
COLONIAL DR
SOUTHERN OAK DR
SOUTHERN OAK CREST BLVD
WESTVIEW RD
FOREST VIEW DR
PAYNEHAM CT
HILLTOP RD
OVERLOOK DR
OVERLOOK CIR E
BELLA VISTA CT
AINSWORTH RD
ALSA CT
TERI LN
WALNUT GROVE DR
HANDCREST HILL RD
WINDRUSH BLVD
WESTMERE LN
SUTTON DR
SPRING VALLEY RD
E BRISTLECONE DR
N BLUESPRUCE CIR
CYPRESS CT
E SWEETBRIAR LN
TERRACE LN
WHISPERWIND CIR
ANDERSON RD
WINDROCK CT
WINDROCK DR
WHISPERWIND CIR
W307N5480
W307N5470
W307N5460
W307N5452
W307N5440
W307N5530
W307N5525
W307N6581
W307N6591
W307N6585
W309N5537
W309N5551
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W309N5525
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W308N5576
W308N5582
W308N5588
W308N5594
W308N5600
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W308N5612
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W309N5768
W309N5774
W309N5780
W309N5786
W309N5792
W309N5798
W309N5804

CHILD SAFETY ZONES - 1,250 FEET

VILLAGE OF HARTLAND

WAUKESHA COUNTY, WISCONSIN

May 11, 2023

Village of Hartland Municipal Code Section 66-17 Sex Offender Residency Restrictions (b)(6): Facilities for Children

a. Public School
Northshore Middle School
Hartland South Elementary School
Hartland North Elementary School
Swallow School
Arrowhead Union High School

b. Private School
St. Charles Catholic School
Lake Country Lutheran High School

c. Public park, parkway, parkland, park facility
Cottonwood Wayside
Maple Wayside
Castle Park
Nottingham Park
Penbrook Park
Bark River Park
Hartbrook Park
Sunnyslope Park
Joliet Park
Centennial Park
Nixon Park

d. Public Swimming Pool
None

e. Public Library
Hartland Public Library

f. Public playground
See c. above

1,250' Buffer
Parks
Government / Institutional
Ice Age Trail
Village Limits

0 250 500 1,000
Feet

Ruekert · Mielke

Village of Hartland

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CHILD SAFETY ZONES - 1,500 FEET

VILLAGE OF HARTLAND

WAUKESHA COUNTY, WISCONSIN

May 11, 2023

Village of Hartland Municipal Code Section 66-17 Sex Offender Residency Restrictions (b)(6): Facilities for Children

a. Public School
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Hartland South Elementary School
Hartland North Elementary School
Swallow School
Arrowhead Union High School

b. Private School
St. Charles Catholic School
Lake Country Lutheran High School

c. Public park, parkway, parkland, park facility
Cottonwood Wayside
Maple Wayside
Castle Park
Nottingham Park
Penbrook Park
Bark River Park
Hartbrook Park
Sunnyslope Park
Joliet Park
Centennial Park
Nixon Park

d. Public Swimming Pool
None

e. Public Library
Hartland Public Library

f. Public playground
See c. above

1,500' Buffer
Parks
Government / Institutional
Ice Age Trail
Village Limits

0 250 500 1,000
Feet

Ruekert · Mielke

Village of Hartland

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CHILD SAFETY ZONES - 1,750 FEET

VILLAGE OF HARTLAND

WAUKESHA COUNTY, WISCONSIN

May 11, 2023

Village of Hartland Municipal Code Section 66-17 Sex Offender Residency Restrictions (b)(6): Facilities for Children

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Northshore Middle School
Hartland South Elementary School
Hartland North Elementary School
Swallow School
Arrowhead Union High School

b. Private School
St. Charles Catholic School
Lake Country Lutheran High School

c. Public park, parkway, parkland, park facility
Cottonwood Wayside
Maple Wayside
Castle Park
Nottingham Park
Penbrook Park
Bark River Park
Hartbrook Park
Sunnyslope Park
Joliet Park
Centennial Park
Nixon Park

d. Public Swimming Pool
None

e. Public Library
Hartland Public Library

f. Public playground
See c. above

1,750' Buffer
Parks
Government / Institutional
Ice Age Trail
Village Limits

0 250 500 1,000
Feet

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Ruekert • Mielke

Village of Hartland

CHILD SAFETY ZONES - 2,000 FEET

VILLAGE OF HARTLAND

WAUKESHA COUNTY, WISCONSIN

May 11, 2023

Village of Hartland Municipal Code Section 66-17 Sex Offender Residency Restrictions (b)(6): Facilities for Children

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Northshore Middle School
Hartland South Elementary School
Hartland North Elementary School
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Hartbrook Park
Sunnyslope Park
Joliet Park
Centennial Park
Nixon Park

d. Public Swimming Pool
None

e. Public Library
Hartland Public Library

f. Public playground
See c. above

2,000' Buffer
Parks
Government / Institutional
Ice Age Trail
Village Limits

0 250 500 1,000
Feet

Ruekert · Mielke

Village of Hartland

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