



**Village of Hartland
Administration**

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

Committee: Plan Commission	Date: 4-11-2021
Village Board Item Number: 7 (Supplemental)	Date: 4-19-2021
Submitted By: Tim Rhode, Village Administrator	
Subject: Supplemental Memo for Updating the Plan Commission on the “West 40” property near the Sandhill Development Plan Unit Development	

Details: As part of the overall planning for the Sandhill Development PUD project, the applicant was requested to present an overall Master Transportation Plan which included the proposed 62.31 acres of land for the Sandhill Development, as well as the “West 40” piece of land which the developer also owns which is located west of KE / Winkleman Rd. While the “West 40” is not part of the development PUD or project, it does have four (4) significant items which tie into the Sandhill Development. All four (4) items, the Owner of the “West 40” has agreed to continue to work with the Village and the County to achieve our common goals. (See attached exhibit below with correlating numbers)

- 1) The Village invested about \$25,000 several years ago to identify future water well sites which could be utilized long-term to help supply the Village with water. The Village currently has our water volume needs addressed, including the Sandhill Development and other recent developments. However, as part of future planning, the Village worked with R&M to identify prospective sites, one of which is located on the “West 40”.
The Owner has agreed to work with the Village to create a parcel based on our specifications to protect the well site for the Village. Terms and details will need to be addressed when a parcel can be created.
- 2) The County has indicated that they are close to finalizing the location of the KE “S” curve project. The finalization of this “easement” to the County of the “S” curve project is critical as it will impact all other easement and future use for the site. While the County does not have the project on the 5-year capital project plan, we hope to finalize the location in 2021 so that other key items can be worked out by the Owner of the site.
- 3) Village public road, water, and sewer easements that will help connect infrastructure in this area have been identified and agreed upon. While the final location might adjust slightly based on the County’s final “S” curve location, the Village and the Owner have agreed upon in principle the easements.
- 4) The Owner of the “West 40” has agreed to work with the Village to continue the walking trail system from Sandhill Development west to the Overlook Trails development. The project would take place when the “West 40” land is developed.

