



Village of Hartland

210 Cottonwood Avenue

Hartland WI 53029

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VILLAGE BOARD AGENDA

MONDAY, JANUARY 12, 2026 ▪ 6:30 PM

BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Call to Order

Roll Call

Pledge of Allegiance – Trustee Hallquist

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. Consideration of approval of Minutes for December 22, 2025
2. Items related to vouchers
 - a. Consideration of contractor's application for payment no. 3 in the amount of \$15,496.69 to Globe Contractors, Inc. for the Progress Drive Sanitary Relay project
 - b. Consideration of vouchers for payment in the amount of \$800,686.13
3. Actions related to Licenses and Permits
 - a. Consideration of bartender application for Matthew Ballantyne
 - b. Consideration of Class "B" Beer and "Class C" wine license for Pretty Please LLC, 122 Cottonwood Avenue, #2
 - i. **Public Hearing** to receive comments on the alcohol retailer's license application
 - ii. Consideration of action related to issuance of a Class "B" Beer and "Class C" wine license for Pretty Please LLC

Other Items for Consideration

4. Village Board second reading for proposed Planned Unit Development amendment whose approval is being sought by Siepmann Realty Corp. for the Sandhill Development. The Village Board will review and consider:
 - a. **Public Hearing** to hear comments regarding the proposed amended site plan for phase III and IV, which changes 25 two-family condominium buildings (50 units) to 36 single family condominium buildings (36 units)
5. Consideration of Resolution 01/12/2026, A Resolution Accepting the Resignation of Fire Chief Dave Jambretz, Effective July 31, 2026

6. Discussion and possible consideration regarding the 2026 Hometown Parade route and time
7. Discussion and consideration to rename Castle Park in honor of David Lamerand
8. 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.
9. Closed Session – Pursuant to secs. 19.85(1)(e) and 19.85 (1)(g) Wis. Stats., upon a motion duly made, the Village Board may convene in a closed session to deliberate or negotiate the purchase of public property, the investing of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session, and to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved in as a result of implementing a negotiating strategy with respect to the pending Eminent Domain proceeding regarding the two parcels which informally share the common address of 550 Hartbrook Drive.
10. Reconvene in open session to take any action, if necessary, with respect to the preceding closed session.
11. Adjournment.

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: <https://us02web.zoom.us/j/84448940170?pwd=hD07oSwZFGqxT1yVg4EYWzCGURNvhg.1> or dial 1 (312) 626-6799. The meeting ID is: 844 4894 0170 Passcode: 444003

**VILLAGE OF HARTLAND
VILLAGE BOARD MINUTES
MONDAY, DECEMBER 22, 2025 * 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Present: President Pfannerstill, Trustees de Boer, Truttschel, Pfeiffer, Wallschlager, Conner (via Zoom), Hallquist

Others Present: Village Manager Bailey (via Zoom), Police Chief Misko, Assistant Chief DeBarge, Fire Chief Jambretz, Kajil Sharp Fire Division Chief, Clerk Policello

Public Comment: None

1. Consideration of approval of Minutes for December 8, 2025

Motion by Trustee Truttschel to approve the minutes for December 8, 2025. Motion seconded by Trustee de Boer and **carried unanimously**.

2. Items related to vouchers

a. Consideration of vouchers for payment in the amount of \$104,031.30

Motion by Trustee Wallschlager to approve the vouchers for payment in the amount of \$104,031.30. Motion seconded by Trustee Pfeiffer. **Motion carried unanimously**.

During discussion, Trustee Wallschlager asked several questions about specific vouchers. She inquired about a ProHealthcare medical service charge for \$980. Fire Chief Jambretz explained it was for firefighter physicals, specifically for three new hires who required physical examinations and drug screening. Trustee Wallschlager indicated she had additional questions for Ryan Bailey that she would ask at a later time.

Trustee Hallquist raised concerns about recurring legal fees, stating. Village Manager Ryan Bailey provided details about the legal expenses despite not having the invoices in front of him. He explained that approximately \$4,000 was for legal work related to the municipal building, including back-and-forth correspondence with Keller. Additional legal work included redoing the PUD for Sandhill, updating the PUD for the Quarry that the Board had recently amended, senior living matters, and general meetings with developers.

President Pfannerstill suggested that itemized legal invoices be sent to Board members, particularly for larger amounts. The Board reached consensus that having the invoices available would make discussions easier.

3. Actions related to Licenses and Permits

a. Consideration of bartender application for Dayna Strebe

Police Chief Misko provided background information. Ms. Strebe has three OWI's from 1997, 2007 and 2016 on her record. He added that he approved it after reviewing the background comparable to what they've done for others in the past, and the application was for employment at The Inn.

Motion by Tim Hallquist to approve the bartender application for Dayna Strebe. Motion seconded by Trustee Wallschlager. **Motion carried unanimously**.

b. Consideration of Special Event Application for Hartland Marsh Habitat Improvement on January 30th – 31st, 2026 by Ice Age Trail Alliance

Clerk Policello presented the special event application for habitat improvements that the Ice Age Trail Alliance was planning for January 30th and 31st. She explained they were expecting about 75 volunteers and would be serving food to their volunteers. The organization had requested that fees be waived.

Clerk Policello and President Pfannerstill questioned whether this truly qualified as a special event. Pfannerstill compared it to annual volunteer cleanups at ball fields, expressing concern about setting a precedent.

Trustee Wallschlager noted that the application mentioned portable restrooms and food service, which might be why they submitted it as a special event. Trustee Hallquist mentioned he thought they do this annually and noted they would be burning invasive species, asking if they would be in contact with the Fire Department. The Fire Chief confirmed they would coordinate regarding the burning activities.

Motion by Adam Pfeiffer to approve the special event application for the Hartland Marsh habitat improvement on January 30th and 31st, 2026 by Ice Age Trail Alliance, including waiving the fees. Motion seconded by Trustee Truttschel. **Motion carried unanimously.**

4. Discussion and consideration of Waukesha County Joint Powers 911 Agreement

Chief Misko presented the annual agreement from the dispatch center, explaining it was sanctioned under state statute 256.35 (9). He said the agreement is for when there is a joint dispatch center, when dispatch calls you for an emergency service, you will respond for that emergency service even if it is outside of your jurisdictional area. Misko noted this was a requirement under state statute and something the Board approves every year.

Trustee Hallquist asked about penalties if a participant doesn't sign the agreement. Chief Misko indicated he wasn't aware of any remedy under the statute and had never heard of an issue in his 22 years of policing.

Motion by Trustee Pfeiffer to move forward with continuing the Waukesha County Joint Powers 911 agreement. Motion seconded by Trustee Wallschlager. **Motion carried unanimously.**

5. Discussion and consideration to increase board and committee member pay from \$30 per meeting to \$40 per meeting

President Pfannerstill recalled the pay was \$30 per meeting about 15 years ago and emphasized that while no one joins committees for the money, he believes it's appropriate to compensate someone and to keep things in line when they're giving the time and their talents.

Pfannerstill outlined his reasoning, estimating it takes at least an hour to review agendas and potentially send emails to the Village Board, noting the committee members aren't getting paid like Board members are. He stated if they did \$50, that's \$25 an hour. Trustee Wallschlager agreed with \$50 as being reasonable.

Village Manager Ryan Bailey provided context about the financial impact, indicating the increase of \$20 a meeting for 7 people, 12 meetings, 4 boards is about \$7,000. Trustee Hallquist noted that if meetings get canceled, the payments wouldn't be made, so the \$7,000 was a maximum figure. When asked about the effective date, Bailey confirmed it would start January 1st, with boards and commissions being paid at the end of the year as usual.

Motion by President Pfannerstill to approve \$50 for people that are on committees, including trustees and board members. The motion was seconded by Trustee Pfeiffer and **carried unanimously**.

6. Presentation of conceptual drawings for proposed Police Department/Village Hall/Community Center and Fire Department buildings by Keller

Devin Flanigan from Keller presented conceptual drawings for the proposed buildings.

Chief Misko indicated there is some room for future growth in the proposed police department. He mentioned that Arrowhead has requested annexation, which could potentially mean two additional school resource officers that would take one of the planned future office spaces.

Regarding the building's exterior design, discussion touched on signage. President Pfannerstill suggested considering having just "Municipal Building" signage rather than listing all departments, to create a campus-like feel where people are directed once inside.

Ryan Bailey noted changes to the front design to make it more walkable, with a pathway allowing people to walk between Lake Country Pets and Biebels and other nearby businesses.

Discussion moved to the fire station rendering. Fire Division Chief Kajil Sharp explained design elements including the station number 43 visible on the building. The hose tower was explained as serving dual purposes - drying hoses to prevent mold and providing training opportunities with a stairwell and doors for ladder practice.

President Pfannerstill raised concerns about the illuminated "43" sign and residential lighting restrictions, noting they'd need to work with Plan Commission on keeping it lit at night. He suggested having "Hartland Fire" more prominently displayed.

Fire Chief Jambretz expressed satisfaction with the design, noting they had four extra areas initially for storage that could be converted to bunks if the department expanded to a more full-time model. He also mentioned preferring the current orientation with the building backed to the south property line. Division Chief Sharp added that the building placement would help with noise mitigation, as they'd had some resident complaints about late-night training noise from trucks running.

Flanigan addressed the timeline and said we initially wanted to be roughly a month into drawing construction documents by this time. Flanigan admitted he had underestimated timelines and that the process of working through contracts had taken considerable time. He laid out a realistic timeline: if everything wrapped up by February, they'd start construction documents shortly after, probably wouldn't bid until June, wouldn't approve anything until July, and wouldn't break ground until August. For the police department, starting in September would mean moving in January or February 2028. He noted the challenge of starting construction right before winter.

President Pfannerstill asked if there was anything the Board could do to help move things along. Flanigan responded that clarity, clear expectations, and clear direction were needed. Pfannerstill said he had only found out about the delays about a month or month and a half ago. He explained there was a state law creating some constraints on municipal construction projects that are designed to protect communities. Ryan Bailey clarified the core issue: Keller wanted to provide both design and general contracting services, but the village attorney said they couldn't under state law. This fundamental disagreement was causing the delays. Trustee Pfeiffer said he would like to see a contract for the plans so that the architects can start working on those to avoid further delays. We can then continue to work on any other issues.

Various Board members expressed desire to move forward. Bailey indicated they hoped to have this resolved at the January 12th meeting, where the Board would need to listen to perspectives from legal counsel, staff, and Keller to make a decision.

Chief Misko added the possibility of including a firearms range in the police facility. He explained they currently use outdoor ranges at Oconomowoc Lake (which they've been told will close) and WCTC (which is increasingly difficult to book). He detailed how they need about 16 days per year of range time for quarterly training. The preliminary cost estimates for a range came in around half a million dollars, including ventilation systems and sound deadening. President Pfannerstill expressed surprise at the cost, saying he had hoped it would be much less. Various alternatives were discussed, including mobile gun ranges in containers that Trustee Pfeiffer found online, and the possibility of partnering with private businesses in the Village. Chief Misko emphasized that while it wasn't getting easier to find range time, he wanted to explore the option while building rather than miss the opportunity.

7. Announcements

Fire Chief Jambretz said the department had made an offer to one candidate for the full-time position, but it didn't work out. They subsequently made an offer to another candidate who had previously worked for Hartland about 15 years ago before moving to Pewaukee; this individual accepted the offer and would start in February. The Chief also reported a major breakdown of their 25-year-old gear washer. They were unable to get parts so they ordered and installed a new one so firefighters could properly wash their gear again. He noted they were about 10 calls away from matching last year's call volume with just a few days left in the year.

Division Chief Sharp announced that January 1st the department would switch to a new national fire reporting data system that provides better analysis capabilities. He had been working with Julie at the station and their reporting system vendor to ensure readiness for the transition.

Chief Misko followed up on earlier questions from the joint powers agreement discussion. He confirmed the statute requires annual signing of the agreement. Regarding penalties, he clarified there's no remedy if an agency doesn't respond to calls, but there is a remedy if they don't enter into the agreement - the Department of Justice would commence judicial proceedings to enforce compliance.

When Board members offered their announcements, all extended Christmas and New Year wishes to fellow Board members and staff.

President Pfannerstill made several announcements. He noted the successful collection of food and donations from the holiday train for local food pantries. Someone from Hartland food pantry had told him that support from the Village, community organizations, clubs, and schools over the years had made a huge difference in their collections. The President expressed confidence they would get the holiday train again, emphasizing to organizers that Hartland was the first stop in southeast Wisconsin.

He acknowledged the excellent work by recreation, fire, and DPW staff on the ice rink, noting the weather challenges with fluctuating temperatures.

Pfannerstill offered thanks to Village staff for all that they do. He continued with praise for the community and Board stating that it's been a good year for Hartland.

President Pfannerstill contrasted Hartland's success with other communities experiencing problems with frozen leaf-ice blocks that hadn't been collected before the snow, noting Hartland didn't have these issues. He wished everyone a Merry Christmas and Happy New

Year. He said he is honored to serve with the Board and is looking forward to the year ahead.

8. Adjournment

Motion by Trustee Pfeiffer to adjourn. The motion was seconded by Trustee de Boer and carried unanimously. Meeting adjourned at 8:00 pm.

Respectfully submitted,
Santee Policello
Village Clerk

Contractor's Application for Payment No. 3

	Application Date: 12/23/2025	Application Period:
To (Owner): Village of Hartland	From (Contractor): Globe Contractors, Inc.	Via (Engineer): Ruckert & Mielke, Inc.
Contact: Tom Jenson	Contact: Jakin Grabau	Contact: Peter W. Gesch, P.E.
Project: Progress Drive Sanitary Relay	Address: N50 W23076 Betker Road Pewaukee, WI 53072	Address: W233 N2080 Ridgeview Parkway Waukesha, WI 53188
Owner's Contract No.:	Contractor's Project No.: BD34-25	Engineer's Project No.: 09-10098.300

Change Order Summary

Approved Change Orders			
Number	Additions	Deductions (Enter as Positive Number)	
CO #1	\$73,378.01		1. ORIGINAL CONTRACT PRICE \$ <u>833,556.25</u>
			2. Net change by Change Orders \$ <u>73,378.01</u>
			3. CURRENT CONTRACT PRICE (Line 1 + Line 2) \$ <u>906,934.26</u>
			4. TOTAL COMPLETED TO DATE (Column L Total on Progress Estimates) \$ <u>906,934.26</u>
			5. RETAINAGE:
			a. 5% X <u>\$453,467.13</u> Work Completed \$ <u>22,673.36</u>
			6. RETAINAGE REDUCTION TO DATE (Enter as Positive Number) . \$ _____
			7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5a. + Line 6) \$ <u>884,260.90</u>
			8. LESS PREVIOUS PAYMENTS (Line 7 from Prior Application) \$ <u>868,764.21</u>
			9. AMOUNT DUE THIS APPLICATION \$ <u>15,496.69</u>
TOTALS	\$73,378.01		
NET CHANGE BY CHANGE ORDERS		\$73,378.01	

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge:

(1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment;

(2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner per Article 15 of the General Conditions; and

(3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Ryan Haubenschild Date: 12/23/2025

Payment of: \$ 15,496.69
(Line 9 or other - attach explanation of the other amount)

Recommended by:  12/23/2025
(Engineer) Peter W. Gesch, P.E. (Date)

Payment of: \$ _____
(Line 9 or other - attach explanation of the other amount)

Approved by: _____
(Owner) (Date)

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

For (Project): Progress Drive Sanitary Relay								Application Date: 12/23/2025			
Application Period:								Owner's Contract No.: BD34-25			
								Engineer's Project No.: 09-10098.300			
A	B	C	D	E	F	G	H	I	J	K	L
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)
Contract Option B-Sewer Relay with Full Road Repair											
1B	Traffic Control	L.S.	1	\$5,700.00	\$ 5,700.00	1.00	\$ 5,700.00		\$ -	1.00	\$ 5,700.00
2B	Inlet Protection (Type D)	EA.	15	\$90.00	\$ 1,350.00	18.00	\$ 1,620.00		\$ -	18.00	\$ 1,620.00
3B	Manufactured Ditch Check (if needed)	L.F.	10	\$7.00	\$ 70.00		\$ -		\$ -		\$ -
4B	Full Depth Sawcutting	L.F.	2,250	\$2.00	\$ 4,500.00	865.00	\$ 1,730.00		\$ -	865.00	\$ 1,730.00
5B	30-inch Curb & Gutter Removal and Replace	L.F.	20	\$100.00	\$ 2,000.00	72.50	\$ 7,250.00		\$ -	72.50	\$ 7,250.00
6B	Mill and Remove 2-inches of Asphalt (E. Industrial Dr.)	S.Y.	1,925	\$1.55	\$ 2,983.75		\$ -		\$ -		\$ -
7B	Pulverize and Reshape (Progress Dr.)	S.Y.	5,025	\$2.55	\$ 12,813.75	6,757.00	\$ 17,230.35		\$ -	6,757.00	\$ 17,230.35
8B	Remove Excess Material	S.Y.	5,025	\$4.40	\$ 22,110.00	6,757.00	\$ 29,730.80		\$ -	6,757.00	\$ 29,730.80
9B	Base Patching-Remove and Replace 12-inches Material	S.Y.	1,100	\$25.00	\$ 27,500.00	370.00	\$ 9,250.00		\$ -	370.00	\$ 9,250.00
10B	Crushed Aggregate Base Course	TON	1,600	\$21.00	\$ 33,600.00	869.00	\$ 18,249.00		\$ -	869.00	\$ 18,249.00
11B	2-inch Asphalt Surface Course	TON	1,100	\$73.00	\$ 80,300.00	1,188.28	\$ 86,744.44		\$ -	1,188.28	\$ 86,744.44
12B	3-inch Asphalt Binder Course	TON	1,350	\$69.00	\$ 93,150.00	1,599.63	\$ 110,374.47		\$ -	1,599.63	\$ 110,374.47
13B	Sanitary Manhole, 48-inch	V.F.	75.25	\$500.00	\$ 37,625.00	76.62	\$ 38,310.00		\$ -	76.62	\$ 38,310.00
14B	12-inch Sanitary Sewer w/ Granular Backfill - SDR 35	L.F.	1,580	\$177.00	\$ 279,660.00	1,580.00	\$ 279,660.00		\$ -	1,580.00	\$ 279,660.00
15B	12-inch Sanitary Sewer w/ Granular Backfill - C900	L.F.	373	\$250.00	\$ 93,250.00	372.00	\$ 93,000.00		\$ -	372.00	\$ 93,000.00
16B	8-inch Sanitary Sewer w/ Granular Backfill	L.F.	40	\$180.00	\$ 7,200.00	40.00	\$ 7,200.00		\$ -	40.00	\$ 7,200.00
17B	6-inch Sanitary Sewer Lateral w/ Granular Backfill - SDR 35	L.F.	500	\$160.00	\$ 80,000.00	454.34	\$ 72,694.40	52.66	\$ 8,425.60	507.00	\$ 81,120.00
18B	6-inch Sanitary Sewer Lateral w/ Granular Backfill - C900	L.F.	75	\$203.00	\$ 15,225.00	81.57	\$ 16,558.71	4.43	\$ 899.29	86.00	\$ 17,458.00
19B	Abandon Sanitary Sewer in Place	L.S.	1	\$2,200.00	\$ 2,200.00	1.00	\$ 2,200.00		\$ -	1.00	\$ 2,200.00
20B	Adjust Manhole	EA.	4	\$1,300.00	\$ 5,200.00	4.00	\$ 5,200.00		\$ -	4.00	\$ 5,200.00
21B	Adjust Valve Box	EA.	3	\$400.00	\$ 1,200.00	3.00	\$ 1,200.00		\$ -	3.00	\$ 1,200.00
22B	Remove and Replace Valve Box Top Section (if needed)	EA.	3	\$650.00	\$ 1,950.00	2.00	\$ 1,300.00		\$ -	2.00	\$ 1,300.00
23B	Epoxy Pavement Marking - 18-inch Stop Bar	L.F.	25	\$30.00	\$ 750.00		\$ -	46.00	\$ 1,380.00	46.00	\$ 1,380.00
24B	Restoration - Topsoil & Sod	S.Y.	375	\$15.25	\$ 5,718.75		\$ -		\$ -		\$ -
25B	Sewer Bypass Pumping	L.S.	1	\$5,000.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00
26B	Pothole Water Service	EA.	25	\$500.00	\$ 12,500.00	25.00	\$ 12,500.00		\$ -	25.00	\$ 12,500.00
TOTAL BID ITEMS 1B-26B						\$ 833,556.25		\$ 822,702.17		\$ 10,704.89	\$ 833,407.06
ADDITIONAL ITEMS											
CO#1	Restoration - Topsoil & Hydroseed	S.Y.		\$ 13.95	\$ -	800.00	\$ 11,160.00	475.00	\$ 6,626.25	1,275.00	\$ 17,786.25
CO#2	Concrete Pad with Integral Curb	S.Y.		\$ 295.00	\$ -	90.00	\$ 26,550.00		\$ -	90.00	\$ 26,550.00
CO#3	2-Foot RAP Shoulder	TON		\$ 56.75	\$ -	125.50	\$ 7,122.13		\$ -	125.50	\$ 7,122.13
CO#5.1	Full Depth Mill (E. Industrial Drive)	S.Y.		\$ 4.00	\$ -	2,100.00	\$ 8,400.00		\$ -	2,100.00	\$ 8,400.00
CO#5.2	Full Depth Mill (Well House Driveway)	S.Y.		\$ 4.00	\$ -	583.00	\$ 2,332.00		\$ -	583.00	\$ 2,332.00
CO#6	Valve Replacement - Well House	L.S.		\$ 6,776.18	\$ -	1.00	\$ 6,776.18		\$ -	1.00	\$ 6,776.18

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

3

For (Project): Progress Drive Sanitary Relay								Application Date: 12/23/2025			
Application Period:								Owner's Contract No.: BD34-25			
								Engineer's Project No.: 09-10098.300			
A	B	C	D	E	F	G	H	I	J	K	L
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)
CO#7	Valve Replacement - Progress and Cardinal	L.S.		\$ 4,560.64	\$ -	1.00	\$ 4,560.64		\$ -	1.00	\$ 4,560.64
					\$ -		\$ -		\$ -		\$ -
TOTAL ADDITIONAL ITEMS							\$ 66,900.95		\$ 6,626.25		\$ 73,527.20
TOTAL ALL ITEMS							\$ 833,556.25		\$ 889,603.12		\$ 906,934.26

Date of Issuance: December 23, 2025 Effective Date: Upon Signature by Owner

Contract: Progress Drive Sanitary Relay Owner's Contract No.: Village of Hartland
 Contractor: Globe Contractors, Inc. Engineer: Ruekert & Mielke, Inc.
 Address: N50 W23076 Betker Road Engineer's Project No.: 09-10098.300
 Pewaukee, WI 53072 Effective Date of Contract: April 11, 2025

The Contract is modified as follows upon execution of this Change Order:

Description:
 See attached change order summary.

Reason for Change Order:
 See attached change order summary.

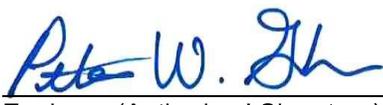
Attachments:
 See attached change order summary and supporting documents.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price \$ <u>833,556.25</u>	Original Contract Times: Substantial Completion: <u>August 29, 2025</u> Ready for Final Payment: <u>September 26, 2025</u> dates
Increase/decrease from previously approved Change Orders: \$ _____	Increase/Decrease from previously approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ dates
Contract Price prior to this Change Order: \$ <u>833,556.25</u>	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ dates
Increase of this Change Order: \$ <u>73,378.01</u>	Increase of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ dates
Contract Price incorporating this Change Order: \$ <u>906,934.26</u>	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ dates

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: 
 Engineer (Authorized Signature)
 Peter W. Gesch, P.E.
 Ruekert & Mielke, Inc.

By: _____
 Owner (Authorized Signature)
 Village of Hartland

By: 
 Contractor (Authorized Signature)
 Globe Contractors, Inc.
 Ryan Haubenschild

Date: December 23, 2025

Date: _____

Date: December 23, 2025

**VILLAGE OF HARTLAND - PROGRESS DRIVE SANITARY RELAY
CHANGE ORDER No. 1 - SUMMARY**

Item:	Description & Reason:
CO#1	Because the project involved a larger disturbed area outside the roadway than originally anticipated, the restoration approach was modified to reduce costs. The original bid specified Topsoil and Sod, but this was changed to Topsoil and Hydroseed at a lower unit price than the original bid. The total shown in the cost summary below is the total final quantity as the new unit price.
CO#2	After the project was bid, the Department of Public Works came up with a plan to install a water fill station adjacent to Well #3 for larger semi-tanker trucks. The fill station itself is being installed at a separate time, but it was agreed that, since Progress Drive was under construction with this project, it made sense for both timing and cost effectiveness to install a concrete pad with curb for semi-trucks to pull off as part of the Progress Drive work. The Contractor provided a unit price for the work and completed the work with the roadway construction.
CO#3	The project was bid to restore grass to the pavement edge. During construction, it was decided that a 2-ft wide gravel shoulder would be best to protect the pavement edge from the heavy truck traffic that routinely parks on the edge of the roadway. The Contractor provided a unit price for a gravel shoulder and the total cost in the summary below is the final installed gravel shoulder quantity cost.
CO#5.1	E. Industrial Drive was paved in 2021 prior to this sewer relay project being planned. Since the pavement and base was recently rehabilitated, the project was bid with the plan to full depth pavement patch the trench areas on E. Industrial Drive and mill the remaining surface pavement outside the trench to pave a new monolithic surface course in an attempt to save costs. Due to the soils encountered during construction, the trenches for the sewer became larger than anticipated resulting in more of the roadway being dug up. During construction, it was decided that a full depth pavement mill would be more beneficial in the long term life of the roadway rather than patching the trench and repaving the surface. A full depth mill cost was provided by the Contractor in lieu of patching the binder and milling and paving the surface. The total cost below is the final quantity at the revised unit price.
CO#5.2	The Village has established a goal to repave well-house and lift station driveways when the adjacent roadway is being repaved. This was decided after the Progress Drive project was bid and awarded. Since Progress Drive was being repaved, it was decided during construction to repave the Well #3 driveway. The total cost below is the full depth mill of Well #3 driveway completed during the Progress Drive project. The Village received a lower bid from a separate contractor for the repaving portion of the work.
CO#6	An existing valve within the pavement limits was found to be nonfunctional. The Village requested that the Contractor complete the valve replacement while they had the road excavated so that the new roadway did not need to be excavated in the future. The total cost below is the final time and materials cost to complete the valve replacement.
CO#7	An existing valve within the pavement limits was found to be nonfunctional. The Village requested that the Contractor complete the valve replacement while they had the road excavated so that the new roadway did not need to be excavated in the future. The total cost below is the final time and materials cost to complete the valve replacement.
QTYs	The total Contract price was based on estimated quantities for the various portions of work in a unit price bid format. During construction, unforeseen site conditions may result in increases or decreases to the estimated quantities compared to final installed quantities. The value shown below in the cost summary is a net of the increases and decreases in construction costs for all original Contract bid quantities for Items #1-#26. This adjustment levels the unit price bid item totals to match the actual quantities installed during construction.

CHANGE ORDER No. 1 - COST SUMMARY

Item:	Increase or (Decrease)
CO#1	\$ 17,786.25
CO#2	\$ 26,550.00
CO#3	\$ 7,122.13
CO#5.1	\$ 8,400.00
CO#5.2	\$ 2,332.00
CO#6	\$ 6,776.18
CO#7	\$ 4,560.64
QTYs	\$ (149.19)
Total:	\$ 73,378.01

CHANGE ORDER No. 1 - ATTACHMENT SUMMARY

Item:	Attachment(s):
CO#1	Letter dated September 3rd, 2025 from Jakin Grabau providing a unit price for restoration as a result of the change in resporation type. Note that the quantity listed is an estimated quantity and does not reflect the quantity of work that is being paid for.
CO#2	Letter dated September 3rd, 2025 from Jakin Grabau providing a unit price for the additional concrete pad with integral curb. Note that the quantity listed is an estimated quantity and does not reflect the quantity of work that is being paid for.
CO#3	Letter dated Spetember 3rd, 2025 from Jakin Grabau providing a unit price for the additional 2-foot rap shoulder that was installed. Note that the quantity listed is anestimated quantity and does not reflect the quantity of work that is being paid for.
CO#5.1	Letter dated September 10th, 2025 from Jakin Grabau providing a unit price for the full depth mill that occurred on Industrial Dr. Note that the quantity listed in an estimated quantity and does not reflect the quantity of work that is being paid for.
CO#5.2	Letter dated September 10th, 2025 from Jakin Grabau providing a unit price for the full depth mill that occurred on the Well #3 driveway. Note that the quantity listed in an estimated quantity and does not reflect the quantity of work that is being paid for.
CO#6	Time and materials breakdown dated August 20, 2025 showing the additional cost for the replacement of the water valve adjacent to Well #3.
CO#7	Time and materials breakdown dated August 26, 2025 showing the additional cost for the replacement of the water valve on Progress Drive near Cardinal Ln.
QTYs	Analysis of Change Order #1 showing the comparison of estimated quantities to actual final quantities installed for all unit price items.



CHANGE ORDER #1 - Revised

Date: September 3rd, 2025

BD34-25

Project: Village of Hartland - Progress Dr Sanitary Sewer Relay

To: Ruekert & Mielke, Inc.

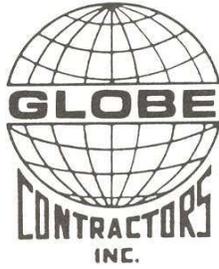
Att: Peter Gesch

	<u>Description</u>		<u>Quantity</u>	<u>Cost/Unit</u>	<u>Total</u>
OPTION B - SEWER RELAY W/ FULL RD REPAIR					
CO#1	RESTORATION - TOPSOIL & HYDROSEED	SY	375	13.95	5,231.25
CO#2	CONCRETE PAD WITH INTEGRAL CURB	SY	90	295.00	26,550.00
CO#3	2-FOOT RAP SHOULDER	TON	200	56.75	11,350.50
<u>CHANGE ORDER TOTAL</u>					<u>\$ 43,131.75</u>

If you have any questions or would like to discuss in further detail, please contact myself via email at Jakin@Globecontractors.com or via phone at (414) 828-8980.

Sincerely,

Jakin Grabau
Vice President



CHANGE ORDER #2 - Revised 2.0

Date: September 10rd, 2025

BD34-25

Project: Village of Hartland - Progress Dr Sanitary Sewer Relay

To: Ruekert & Mielke, Inc.

Att: Peter Gesch

<i>Description</i>		<i>Quantity</i>	<i>Cost/Unit</i>	<i>Total</i>
CO#4 Pave 4" for Well house driveway (611 SY)	SY	611.00	37.60	23,020.00
CO#5 Full Depth Mill (Industrial Dr / Well house driveway	SY	2,536	4.00	10,144.00
<u>CHANGE ORDER TOTAL</u>				<u>\$ 33,172.00</u>

*All Work To be done when stark is already onsite. No Extra Mob Included

*No Restoration Around Edge of Asphalt is included

*Removal to be paid under milling quantity

*EBS to be paid under base contract

*Extra Stone for Grading to be paid @ 55.30/Ton

If you have any questions or would like to discuss in further detail, please contact myself via email at Jakin@Globecontractors.com or via phone at (414) 828-8980.

Sincerely,

Jakin Grabau

GLOBE CONTRACTORS, INC.
N50 W23076 BETKER RD.
PEWAUKEE, WI 53072
262-246-0600
FAX: 262-246-0730

Project: Hartland	Location: Hartland
8/26/2025	Hotline # :
FOREMANS DAILY REPORT	

Labor					Equipment				
Employee Name	RT Hrs	RT Rate	OT Hrs	OT Rate	Amt.	Unit	Hours	Rate	Amt.
Dominic Cusatis	5.50	97.50			536.25	225 Link Belt	5.50	120.00	660.00
Dustin Olson	5.50	96.50			530.75	110 Volvo Loader	5.50	100.00	550.00
Neil Mau	5.50	92.00			506.00	EKG truck	3.00	115.00	345.00
Luis Ayala	5.50	92.00			506.00				
						Total Equipment			\$ 1,555.00
						Materials			
Total Labor					\$ 2,079.00	North Lake - backfill, 2 loads			534.60
WORK ACCOMPLISHED & REMARKS: Remove and replace valve on Progress Ave Near Cardinal Ln.									
						Total Materials			\$ 534.60
						COST OF WORK ACCOMPLISHED			
						Total Labor	2,079.00		
						Total Material	534.60		
						Total Labor & Material	2,613.60		
						plus 15% overhead profit	392.04		
						Total	3,005.64		
						Total Equipment	1,555.00		
						Total Cost	\$ 4,560.64		

Dominic Cusatis

 Foremans Signature

ANALYSIS OF CHANGE ORDER #1

OWNER: Village of Hartland
PROJECT: Progress Drive Sanitary Relay
DATE PREPARED: 12/23/2025

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT \$	ORIGINAL CONTRACT AMOUNT	ACTUAL QUANTITY INSTALLED	FINAL CONTRACT AMOUNT
1	Traffic Control	L.S.	1	\$5,700.00	\$ 5,700.00	1.00	\$ 5,700.00
2	Inlet Protection (Type D)	EA.	15	\$90.00	\$ 1,350.00	18.00	\$ 1,620.00
3	Manufactured Ditch Check (if needed)	L.F.	10	\$7.00	\$ 70.00		\$ -
4	Full Depth Sawcutting	L.F.	2,250	\$2.00	\$ 4,500.00	865.00	\$ 1,730.00
5	30-inch Curb & Gutter Removal and Replace	L.F.	20	\$100.00	\$ 2,000.00	72.50	\$ 7,250.00
6	Mill and Remove 2-inches of Asphalt (E. Industrial Dr.)	S.Y.	1,925	\$1.55	\$ 2,983.75		\$ -
7	Pulverize and Reshape (Progress Dr.)	S.Y.	5,025	\$2.55	\$ 12,813.75	6,757.00	\$ 17,230.35
8	Remove Excess Material	S.Y.	5,025	\$4.40	\$ 22,110.00	6,757.00	\$ 29,730.80
9	Base Patching-Remove and Replace 12-inches Material	S.Y.	1,100	\$25.00	\$ 27,500.00	370.00	\$ 9,250.00
10	Crushed Aggregate Base Course	TON	1,600	\$21.00	\$ 33,600.00	869.00	\$ 18,249.00
11	2-inch Asphalt Surface Course	TON	1,100	\$73.00	\$ 80,300.00	1,188.28	\$ 86,744.44
12	3-inch Asphalt Binder Course	TON	1,350	\$69.00	\$ 93,150.00	1,599.63	\$ 110,374.47
13	Sanitary Manhole, 48-inch	V.F.	75.25	\$500.00	\$ 37,625.00	76.62	\$ 38,310.00
14	12-inch Sanitary Sewer w/ Granular Backfill - SDR 35	L.F.	1,580	\$177.00	\$ 279,660.00	1,580.00	\$ 279,660.00
15	12-inch Sanitary Sewer w/ Granular Backfill - C900	L.F.	373	\$250.00	\$ 93,250.00	372.00	\$ 93,000.00
16	8-inch Sanitary Sewer w/ Granular Backfill	L.F.	40	\$180.00	\$ 7,200.00	40.00	\$ 7,200.00
17	6-inch Sanitary Sewer Lateral w/ Granular Backfill - SDR 35	L.F.	500	\$160.00	\$ 80,000.00	507.00	\$ 81,120.00
18	6-inch Sanitary Sewer Lateral w/ Granular Backfill - C900	L.F.	75	\$203.00	\$ 15,225.00	86.00	\$ 17,458.00
19	Abandon Sanitary Sewer in Place	L.S.	1	\$2,200.00	\$ 2,200.00	1.00	\$ 2,200.00
20	Adjust Manhole	EA.	4	\$1,300.00	\$ 5,200.00	4.00	\$ 5,200.00
21	Adjust Valve Box	EA.	3	\$400.00	\$ 1,200.00	3.00	\$ 1,200.00
22	Remove and Replace Valve Box Top Section (if needed)	EA.	3	\$650.00	\$ 1,950.00	2.00	\$ 1,300.00
23	Epoxy Pavement Marking - 18-inch Stop Bar	L.F.	25	\$30.00	\$ 750.00	46.00	\$ 1,380.00
24	Restoration - Topsoil & Sod	S.Y.	375	\$15.25	\$ 5,718.75		\$ -
25	Sewer Bypass Pumping	L.S.	1	\$5,000.00	\$ 5,000.00	1.00	\$ 5,000.00
26	Pothole Water Service	EA.	25	\$500.00	\$ 12,500.00	25.00	\$ 12,500.00
SUBTOTAL OF ORIGINAL CONTRACT ITEMS					\$ 833,556.25		\$ 833,407.06
ADDITIONAL ITEMS							
CO#1	Restoration - Topsoil & Hydroseed	S.Y.		\$ 13.95		1275.00	\$ 17,786.25
CO#2	Concrete Pad with Integral Curb	S.Y.		\$ 295.00		90.00	\$ 26,550.00

ANALYSIS OF CHANGE ORDER #1

OWNER: Village of Hartland
PROJECT: Progress Drive Sanitary Relay
DATE PREPARED: 12/23/2025

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT \$	ORIGINAL CONTRACT AMOUNT	ACTUAL QUANTITY INSTALLED	FINAL CONTRACT AMOUNT
CO#3	2-Foot RAP Shoulder	TON		\$ 56.75		125.50	\$ 7,122.13
CO#5.1	Full Depth Mill (E. Industrial Drive)	S.Y.		\$ 4.00		2100.00	\$ 8,400.00
CO#5.2	Full Depth Mill (Well House Driveway)	S.Y.		\$ 4.00		583.00	\$ 2,332.00
CO#6	Valve Replacement - Well House	L.S.		\$ 6,776.18		1.00	\$ 6,776.18
CO#7	Valve Replacement - Progress and Cardinal	L.S.		\$ 4,560.64		1.00	\$ 4,560.64
	SUBTOTAL OF ADDITIONAL ITEMS				\$ -		\$ 73,527.20
GRAND TOTALS:					\$ 833,556.25		\$ 906,934.26

ORIGINAL CONTRACT AMOUNT	\$833,556.25
EXECUTED CHANGE ORDER(S)	\$0.00
CONTRACT PRICE PRIOR TO THIS CHANGE ORDER	<u>\$833,556.25</u>
AMOUNT EARNED ON ORIGINAL CONTRACT ITEMS	\$833,407.06
AMOUNT EARNED ON OTHER ITEMS	\$73,527.20
TOTAL AMOUNT EARNED	<u>\$906,934.26</u>
TOTAL AMOUNT EARNED	\$906,934.26
LESS CONTRACT PRICE PRIOR TO THIS CHANGE ORDER	<u>(\$833,556.25)</u>
CHANGE ORDER #1 AMOUNT	<u><u>\$73,378.01</u></u>

To: Village President & Board of Trustees
From: Tonia Smith, Fiscal Clerk
Date: January 7, 2026
RE: Voucher List

Attached is the voucher list for the
January 12, 2026 Village Board Meeting

January 12, 2026 (2025 Expenses) Checks:	\$ 410,698.99
January 12, 2026 Checks:	\$ 133,250.87
December Manual Checks:	<u>\$ 37,244.90</u>
Subtotal of Checks:	\$ 581,194.76
December Wires	<u>\$ 197,340.40</u>
December Credit Credit Cards	<u>\$ 22,150.97</u>
Total Amount of all Checks, Wires, and Credit Cards	<u><u>\$ 800,686.13</u></u>

VILLAGE OF HARTLAND
VOUCHER LIST - JANUARY 12, 2026 (2025 EXPENSES)

Account Descr	Search Name	Comments	Amount
G 101-12110 PROPERTY TAX REFUNDS	BERGER, STEPHEN	0728201 2025 PROPERTY TAX OVERPAYMNET	\$300.00
G 101-12110 PROPERTY TAX REFUNDS	CAROL J FRANKE SURVIVORS TRUST	0426059 2025 PROPERTY TAX OVERPAYMENT	\$154.12
G 204-23400 DEPOSITS DUE TO DEL-HART	DELAFIELD-HARTLAND WATER	CONNECTION CHARGES	\$130,344.00
G 101-12110 PROPERTY TAX REFUNDS	HINTERMEYER, SELENA M	0762065 2025 PROPERTY TAX OVERPAYMENT	\$210.33
G 101-31680 ICE RINK	NICE RINK	RESURFACEER	\$329.25
G 101-31680 ICE RINK	PORT-A-JOHN	TEMPORARY RESTROOMS	\$197.00
G 403-31897 THREE LEAF QUARRY	RUEKERT & MIELKE	CONSTRUCTION ADMIN	\$4,237.16
G 403-31856 HAMMER SUBDIVISION	RUEKERT & MIELKE	DEVELOPMENT REVIEW	\$1,502.00
G 403-31840 HOMESTEAD	RUEKERT & MIELKE	DESIGN/CONSTRUCTION REVIEW	\$299.36
G 101-12110 PROPERTY TAX REFUNDS	SEIFERT, TIM & KATHRYN	0425020 2025 PROPERTY TAX OVERPAYMENT	\$36.00
G 101-23000 SPECIAL DEPOSITS	TONY LALICATA CEMENT CONTRACTOR	594 RIVER MEADOW DRIVE ROW DEPOSIT REFUND	\$2,000.00
			\$139,609.22
AMBULANCE			
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	AIRGAS USA LLC	OXYGEN CYLINDER	\$336.89
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	BOUND TREE MEDICAL	VARIOUS MEDICAL SUPPLIES	\$78.77
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	BOUND TREE MEDICAL	VARIOUS MEDICAL SUPPLIES	\$144.50
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	BOUND TREE MEDICAL	VARIOUS MEDICAL SUPPLIES	\$126.95
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	HENRY SCHEIN INC.	VARIOUS MEDICAL SUPPLIES	\$24.66
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	HENRY SCHEIN INC.	VARIOUS MEDICAL SUPPLIES	\$73.70
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SUPPORT	\$0.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	PROHEALTH CARE MEDICAL ASSOC	MEDICAL SERVICES	\$544.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	THINLINE PSYCHOLOGICAL SERVICES	NEW HIRE EVAL	\$275.00
AMBULANCE			\$1,604.47
ECONOMIC DEVELOPMENT			
E 804-56700-719 EVENTS	CHRISTIAN POST, LAURY	HARTLAND LIGHTS REIMBURSEMENT	\$206.85
E 804-56700-733 SUPPORT SERVICES	CYBERLYNK	WEBSITE HOSTING	\$39.98
E 804-56700-746 TELEPHONE	ELAN FINANCIAL SERVICES	ATT SERVICES	\$128.23
E 804-56700-742 SUBSCRIPTIONS	ELAN FINANCIAL SERVICES	ADOBE PRODUCTS	\$20.99
E 804-56700-719 EVENTS	KLINKS KARPETS	HARTLAND LIGHTS REIMBURSEMENT	\$24.72
E 804-56700-719 EVENTS	OBRIEN, DAN	HARTLAND LIGHTS SOUND	\$1,350.00
E 804-56700-732 GENERAL OPERATION OVERSIGHT	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$12.50
E 804-56700-719 EVENTS	TRADITIONS	HARTLAND LIGHTS TREE LIGHTING	\$658.08
E 804-56700-719 EVENTS	VILLAGE GRAPHICS	HARTLAND LIGHTS COPIES	\$107.00
E 804-56700-719 EVENTS	VILLAGE GRAPHICS	HARTLAND LIGHTS COPIES	\$90.50
E 804-56700-719 EVENTS	VILLAGE GRAPHICS	HARTLAND LIGHTS COPIES	\$4.20
ECONOMIC DEVELOPMENT			\$2,643.05

Account Descr	Search Name	Comments	Amount
ELECTIONS			
E 101-51440-300 OPERATING SUPPLIES/EXPENSES	GOVERNMENT FORMS AND SUPPLIES	ABSENTEE ENVELOPES	\$1,131.74
E 101-51440-300 OPERATING SUPPLIES/EXPENSES	GOVERNMENT FORMS AND SUPPLIES	ABSENTEE ENVELOPES	\$559.89
ELECTIONS			<u>\$1,691.63</u>
ENVIRONMENTAL SERVICES			
E 101-53635-480 ECOS PLANNING	INSIGHT FS	TORDON	\$509.68
E 201-53635-450 YARDWASTE	RENEWABLE FOREST PRODUCTS INC	BRUSH COMPOST	\$13,574.00
ENVIRONMENTAL SERVICES			<u>\$14,083.68</u>
FINANCIAL ADMINISTRATION			
E 101-51500-500 PROPERTY ASSESSMENT	CATALIS TAX & CAMA INC	DEC ASSESSMENT SERVICES	\$4,587.50
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	HRA FEES	\$116.67
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$63.25
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENTICATION	\$18.00
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SUPPORT	\$104.68
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$54.27
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$19.50
E 101-51500-300 OPERATING SUPPLIES/EXPENSES	RITWAY BUSINESS FORMS	AP CHECKS	\$438.91
FINANCIAL ADMINISTRATION			<u>\$5,402.78</u>
FIRE PROTECTION			
E 101-52200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$138.18
E 101-52200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$394.33
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	JEFFERSON FIRE & SAFETY INC	SCBA COMPRESSOR MAINT	\$1,015.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENTICATION	\$54.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$180.94
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$174.50
E 101-52200-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SUPPORT	\$0.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$84.50
E 101-52200-255 BLDGS/GROUNDS	PIONEER SUPPLY LLC	CANLINERS	\$108.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	PROHEALTH CARE MEDICAL ASSOC	MEDICAL SERVICES	\$624.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	THINLINE PSYCHOLOGICAL SERVICES	NEW HIRE EVAL	\$275.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	WL CONSTRUCTION SUPPLY	LITTLE BLUE RESCUE	\$320.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	XEROX CORPORATION	COPIER SERVICES	\$284.59
FIRE PROTECTION			<u>\$3,653.04</u>
FOUR WINDS WAY			
E 401-70670-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	DESIGN AND BIDDING	\$4,534.00
FOUR WINDS WAY			<u>\$4,534.00</u>
GENERAL ADMINISTRATION			
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	CONLEY MEDIA LLC	PULBIC NOTICES	\$50.16

Account Descr	Search Name	Comments	Amount
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$13.00
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENTICATION	\$18.00
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$50.00
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$36.20
E 101-51400-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SUPPORT	\$375.00
E 101-51400-395 COMMUNITY RELATIONS	POLICELLO, SANDEE	REIMBURSEMENT FOR HOLIDAY PARTY	\$34.56
E 101-51400-290 OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE	RECORD CHECKS	\$7.00
GENERAL ADMINISTRATION			<u>\$583.92</u>
HAIGHT DRIVE			
E 401-70685-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	SURVEY AND DESIGN	\$2,239.00
HAIGHT DRIVE			<u>\$2,239.00</u>
INSPECTION			
E 101-52400-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$0.00
E 101-52400-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENTICATION	\$6.00
E 101-52400-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$0.00
E 101-52400-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$12.50
E 101-52400-290 OUTSIDE SERVICES/CONTRACTS	WI BUILDING INSPECTIONS	DEC PERMITS AND INSPECTIONS	\$5,279.15
INSPECTION			<u>\$5,297.65</u>
LAW ENFORCEMENT			
E 101-52100-360 VEHICLE MAINT/EXPENSE	10-33 VEHICLE SERVICES	SQ#3 POWER SUPPLY/ CHARGER	\$120.76
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	GALLS	UNIFORM PIECES	\$380.95
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	GALLS	FLEXHEAT PANT	\$163.97
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ#1 TIRE	\$47.27
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ#9 SERVICE	\$455.59
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	LEXISNEXIS	DECEMBER 2025 SERVICE	\$161.64
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$283.00
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$143.00
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$289.50
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	REMOTE SUPPORT	\$37.50
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SUPPORT	\$150.00
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENTICATION	\$144.00
E 101-52100-360 VEHICLE MAINT/EXPENSE	POMPS TIRE SERVICE INC	WINTER TIRES	\$6,216.00
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	SOUTHER, JOSEPH	CLOTHING ALLOWANCE	\$125.95
E 101-52100-360 VEHICLE MAINT/EXPENSE	VAN HORN FORD	SQ#2 BATTERY	\$226.94
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	WAUKESHA CTY TREASURER	INMATE BILLING	\$156.35
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE	RECORD CHECKS	\$7.00
LAW ENFORCEMENT			<u>\$9,109.42</u>
LIBRARY			
E 101-55110-255 BLDGS/GROUNDS	FERGUSON WATERWORKS #1480	TOILET PARTS	\$146.31

Account Descr	Search Name	Comments	Amount
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	BOOKS	\$368.06
E 101-55110-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$469.06
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$0.00
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	CLOUD BACKUP	\$50.00
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENICATION	\$0.00
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$199.03
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SUPPORT	\$0.00
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	WI DEPT OF ADMINISTRATION	TEACH SERVICES 7/1/25-12/31/25	\$600.00
LIBRARY			<u>\$1,832.46</u>
MUNICIPAL BUILDING			
E 101-51600-255 BLDGS/GROUNDS	BUMPER TO BUMPER	BLOCK HEATER	\$132.57
E 101-51600-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$504.67
MUNICIPAL BUILDING			<u>\$637.24</u>
PARKS			
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$358.53
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$63.58
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$225.42
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$155.66
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$63.58
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$140.97
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$249.93
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$273.10
E 101-55200-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$134.80
PARKS			<u>\$1,665.57</u>
PUBLIC WORKS			
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	BIEBELS TRUE VALUE	MOUSE TRAP	\$17.44
E 101-53000-360 VEHICLE MAINT/EXPENSE	BIEBELS TRUE VALUE	ENAMEL/ BRUSH SET	\$51.26
E 101-53000-360 VEHICLE MAINT/EXPENSE	BIEBELS TRUE VALUE	CAULK	\$26.97
E 101-53000-430 SNOW & ICE REMOVAL	BUMPER TO BUMPER	GROUND STRAPS	\$13.79
E 101-53000-430 SNOW & ICE REMOVAL	BUMPER TO BUMPER	GROUND STRAPS	\$68.95
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	PDF FUEL	\$377.89
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	PDF FUEL	\$753.52
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	PDFD FUEL	\$565.09
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	NO LEAD FUEL	\$663.34
E 101-53000-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$458.93
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	\$164.96
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	\$225.71
E 101-53000-360 VEHICLE MAINT/EXPENSE	KIMBALL MIDWEST	DRUM/BAND	\$146.98
E 101-53000-410 STREETS GEN MAINT	LANGE ENTERPRISES INC	BRACKETS	\$41.90
E 101-53000-410 STREETS GEN MAINT	LANGE ENTERPRISES INC	FLAGS/ BRACKETS	\$155.84

Account Descr	Search Name	Comments	Amount
E 101-53000-430 SNOW & ICE REMOVAL	MS LANDSCAPING LLC	SNOW REMOVAL	\$1,400.00
E 101-53000-430 SNOW & ICE REMOVAL	MS LANDSCAPING LLC	SNOW REMOVAL	\$850.00
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENTICATION	\$18.00
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$84.50
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$126.65
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$75.00
E 101-53000-290 OUTSIDE SERVICES/CONTRACTS	WAUKESHA CTY REGISTER OF DEEDS	EASEMNT BIRCH AND BANYON STORM SEWER	\$30.00
PUBLIC WORKS			<u>\$6,316.72</u>
RECREATION PROGRAMS/EVENTS			
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	DUSOLD, CAROL	DEC NIA CLASSES	\$224.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	EBERLE, KYLE	DEC FFOA CLASSES	\$624.00
E 101-55300-300 OPERATING SUPPLIES/EXPENSES	FOX BROS PIGGLY WIGGLY	BINGO PRIZES	\$55.41
E 101-55300-220 UTILITY SERVICES	HARTLAND WATER & SEWER	WATER UTILITY	\$413.41
E 101-55300-302 TO THE POINTE DANCE PROGRAM	HECKEL DANCE LLC	KELSEY DEC DANCE	\$1,428.00
E 101-55300-302 TO THE POINTE DANCE PROGRAM	HECKEL DANCE LLC	LORI DEC DANCE	\$827.20
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	ITS IN EVERY DETAIL	DEC BARRE CLASSES	\$432.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	NELSON BRANDON, LISA	DEC YOGA CLASSES	\$537.60
E 101-55300-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$13.00
E 101-55300-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$36.19
E 101-55300-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$26.75
E 101-55300-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENTICATION	\$18.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SUPPORT	\$0.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	SANCHEZ, TERRIE	DEC LINE DANCING CLASSES	\$60.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	TEAS, NANCY	DEC LINE DANCING	\$60.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	WEHLAGE, MARY	DEC YOGA CLASSES	\$1,854.40
RECREATION PROGRAMS/EVENTS			<u>\$6,609.96</u>
REFUSE & GARBAGE COLLECTION			
E 201-53620-200 GARBAGE COLLECTION FEES	GFL ENVIRONMENTAL	GARBAGE SERVICES	\$52,036.45
REFUSE & GARBAGE COLLECTION			<u>\$52,036.45</u>
RIVER RESERVE DRIVE			
E 401-70600-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION REVIEW AND ADMIN	\$291.00
RIVER RESERVE DRIVE			<u>\$291.00</u>
SEWER SERVICE			
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	AMERICAN BUSINESS TECHNOLOGIES	UTILITY BILL PROCESSING AND MAILING	\$1,425.06
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	BAKER TILLY	PROGRESS BILL DECEMBER	\$1,732.50
E 204-53610-270 TREATMENT EXPENSE	DELAFIELD-HARTLAND WATER	TOTAL USER FEES	\$104,611.51
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	HRA FEES	\$116.67
E 204-53610-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$36.19
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SUPPORT	\$150.00

Account Descr	Search Name	Comments	Amount
E 204-53610-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENICATION	\$12.00
E 204-53610-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$19.50
E 204-53610-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$31.25
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	STORM SEWER REPAIRS	\$965.00
E 204-53610-800 CAPITAL OUTLAY	RUEKERT & MIELKE	SEWER UTILITY SERVICES	\$573.53
E 204-53610-800 CAPITAL OUTLAY	RUEKERT & MIELKE	SANITARY SEWER REPAIRS	\$375.00
E 204-53610-800 CAPITAL OUTLAY	RUEKERT & MIELKE	PROFESSIONAL FEES	\$113.50
SEWER SERVICE			<u>\$110,161.71</u>
STORM SWR CATCH BASIN REPAIR			
E 401-74075-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CATCH BASIN REPAIRS	\$644.00
STORM SWR CATCH BASIN REPAIR			<u>\$644.00</u>
TIF FUND EXPENSES			
E 217-58300-285 CONSTRUCTION COSTS	GLOBE CONTRACTORS INC	PROGRESS DRIVE SANITARY RELAY	\$15,496.69
E 217-58300-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION REVIEW	\$1,328.00
TIF FUND EXPENSES			<u>\$16,824.69</u>
TRUSTEES			
E 101-51100-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$28.00
E 101-51100-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$162.84
E 101-51100-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$45.50
E 101-51100-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENICATION	\$42.00
TRUSTEES			<u>\$278.34</u>
UNBUDGETED			
E 401-57300-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	GENERAL SERVICES	\$3,134.32
E 401-57300-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	HICKORY CT DRAINAGE IMPROVEMENTS	\$2,126.00
E 401-57300-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	EROSION CONTROL INSPECTIONS	\$97.00
UNBUDGETED			<u>\$5,357.32</u>
WATER UTILITY			
E 620-53700-923 OUTSIDE SERVICES	AMERICAN BUSINESS TECHNOLOGIES	UTILITY BILL PROCESSING AND MAILING	\$1,425.06
E 620-53700-923 OUTSIDE SERVICES	BADGER METER INC	2025 METER READING	\$349.42
E 620-53700-923 OUTSIDE SERVICES	BAKER TILLY	PROGRESS BILL DECEMBER	\$1,732.50
E 620-53700-923 OUTSIDE SERVICES	DIVERSIFIED BENEFIT SERVICES	HRA FEES	\$116.66
E 620-53700-652 MAINTENANCE OF SERVICES	FERGUSON WATERWORKS	SERVICE PARTS	\$3,089.32
E 620-53700-652 MAINTENANCE OF SERVICES	FERGUSON WATERWORKS	SERVICE PARTS	\$733.00
E 620-53700-923 OUTSIDE SERVICES	HYDROCORP	CROSS CONNECTION SERVICES	\$1,173.00
E 620-53700-933 TRANSPORTATION EXPENSES	INTERSTATE BATTERIES	PLOW BATTERY	\$333.95
E 620-53700-631 WATER TREATMENT - CHEMICALS	MARTELLE WATER TREATMENT	MULTIFUNCTION VALVE	\$412.00
E 620-53700-630 WATER TREATMENT - LABOR	NORTHERN LAKE SERVICE INC	WATER SAMPLE TESTING	\$87.00
E 620-53700-921 OFFICE SUPPLIES & EXPENSES	ONTECH SYSTEMS, INC	APP RIVER BILLING	\$19.50

Account Descr	Search Name	Comments	Amount
E 620-53700-921 OFFICE SUPPLIES & EXPENSES	ONTECH SYSTEMS, INC	FORTIFY ENDPOINT & MONTHLY SITE FEE	\$36.19
E 620-53700-921 OFFICE SUPPLIES & EXPENSES	ONTECH SYSTEMS, INC	OFFICE 365 LICENSES	\$31.25
E 620-53700-921 OFFICE SUPPLIES & EXPENSES	ONTECH SYSTEMS, INC	MULTIFACTOR AUTHENTICATION	\$12.00
E 620-53700-923 OUTSIDE SERVICES	ONTECH SYSTEMS, INC	IT SUPPORT	\$187.50
E 620-53700-678 HYDRANTS	RUEKERT & MIELKE	HYDRANT REPAIRS	\$375.00
E 620-53700-923 OUTSIDE SERVICES	RUEKERT & MIELKE	SCADA SYSTEM SERVICES	\$340.00
E 620-53700-673 TRANS&DIST MAINS	RUEKERT & MIELKE	VALVE REPAIRS	\$262.50
E 620-53700-923 OUTSIDE SERVICES	RUEKERT & MIELKE	SCADA UPGRADE	\$6,277.82
E 620-53700-923 OUTSIDE SERVICES	RUEKERT & MIELKE	PRELIM STUDY	\$598.00
WATER UTILITY			<u>\$17,591.67</u>
			<u>\$410,698.99</u>

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Account Descr	Search Name	Comments	Amount
G 101-12110 PROPERTY TAX REFUNDS	COAN, KAREN	0732999013 2025 PROPERTY TAX OVERPAYMENT	\$4,332.04
G 101-12110 PROPERTY TAX REFUNDS	LIEBE, MICHAEL & HEATHER	0430121 2025 PROPERTY TAX OVERPAYMENT	\$8,907.24
G 101-21560 LIFE INSURANCE DEDUCT PAYABLE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$1,103.20
			\$14,342.48
AMBULANCE			
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	AMERICAN AMBULANCE ASSOCIATION	ANNUAL MEMBERSHIP	\$578.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	HENRY SCHEIN INC.	VARIOUS MEDICAL SUPPLIES	\$477.91
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	KNOX ASSOCIATES INC	CLOUD LICENSE	\$233.60
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	LEXIPOL LLC	EMS/FIRE MOBILE PLATFORM	\$1,881.73
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	LEXIPOL LLC	FIRE PROCEEDURES	\$2,694.74
E 101-52300-150 HEALTH/DENTAL/LIFE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$58.13
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	STATION AUTOMATION INC	ANNUAL LICENSES	\$1,800.85
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	TIMECLOCK PLUS, LLC	SCHEDULING SOFTWARE	\$2,535.00
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	TKK ELECTRONICS	NET CLOUD	\$319.50
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	TKK ELECTRONICS	NEW ROUTER FOR MED 143	\$2,282.00
AMBULANCE			\$12,861.46
CORPORATE RESERVE EXPENSES			
E 402-59900-820 POLICE DEPT EXPENSE	10-33 VEHICLE SERVICES	SQ#4 SET UP EQUIP	\$7,967.03
E 402-59900-820 POLICE DEPT EXPENSE	10-33 VEHICLE SERVICES	SQ#2 SET UP EQUIP	\$7,967.03
E 402-59900-820 POLICE DEPT EXPENSE	AMERICAN DEFENSE MFG PROD	HUK WRX FLOW 556 FH KIT BLACK	\$8,750.00
E 402-59900-840 PUBLIC WORKS EXPENSE	BIL-BAR FARMS	TRAILER	\$9,740.00
CORPORATE RESERVE EXPENSES			\$34,424.06
ECONOMIC DEVELOPMENT			
E 804-56700-733 SUPPORT SERVICES	CYBERLYNK	WEBSITE HOSTING	\$39.98
E 804-56700-752 RENT	ZEUTZIUS, CARL	BID RENT	\$6,000.00
ECONOMIC DEVELOPMENT			\$6,039.98
ENVIRONMENTAL SERVICES			
E 101-53635-460 LANDSCAPE MANAGEMENT	KM TREE SERVICE LLC	FORESTRY MOWING	\$3,900.00
ENVIRONMENTAL SERVICES			\$3,900.00
FINANCIAL ADMINISTRATION			
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ALLONE HEALTH	2026 EAP	\$3,750.00
E 101-51500-150 HEALTH/DENTAL/LIFE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$39.60
E 101-51500-500 PROPERTY ASSESSMENT	WI DEPT OF REVENUE (SALES TAX)	2025 MUNICIPAL FEE FOR ASSESS OF MANUF PROP	\$7,067.57
FINANCIAL ADMINISTRATION			\$10,857.17

Account Descr	Search Name	Comments	Amount	
FIRE PROTECTION				
E 101-52200-255	BLDGS/GROUNDS	BIEBELS TRUE VALUE	NUTS AND BOLTS/ SWFR REFILL	\$19.12
E 101-52200-290	OUTSIDE SERVICES/CONTRACTS	KNOX ASSOCIATES INC	CLOUD LICENSE	\$350.40
E 101-52200-290	OUTSIDE SERVICES/CONTRACTS	LEXIPOL LLC	EMS/FIRE MOBILE PLATFORM	\$1,881.72
E 101-52200-290	OUTSIDE SERVICES/CONTRACTS	LEXIPOL LLC	FIRE PROCEEDURES	\$2,694.74
E 101-52200-150	HEALTH/DENTAL/LIFE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$58.13
E 101-52200-290	OUTSIDE SERVICES/CONTRACTS	STATION AUTOMATION INC	ANNUAL LICENSES	\$1,800.85
E 101-52200-290	OUTSIDE SERVICES/CONTRACTS	TIMECLOCK PLUS, LLC	SCHEDULING SOFTWARE	\$2,535.00
E 101-52200-290	OUTSIDE SERVICES/CONTRACTS	TKK ELECTRONICS	NET CLOUD	\$479.25
			\$9,819.21	
FIRE PROTECTION				
GENERAL ADMINISTRATION				
E 101-51400-290	OUTSIDE SERVICES/CONTRACTS	CTACCESS INC	LASERFICHE RENEWAL	\$3,276.05
E 101-51400-395	COMMUNITY RELATIONS	HUMANE ANIMAL WELFARE SOCIETY	IMPOUNDING SERVICES 2026	\$2,855.16
E 101-51400-300	OPERATING SUPPLIES/EXPENSES	METRO MUNICIPAL CLERKS ASSOC	SP 2026 MEMBERSHIP	\$30.00
E 101-51400-300	OPERATING SUPPLIES/EXPENSES	METRO MUNICIPAL CLERKS ASSOC	DB 2026 MEMBERSHIP	\$30.00
E 101-51400-300	OPERATING SUPPLIES/EXPENSES	MILWAUKEE JOURNAL SENTINEL	MJS RENEWAL	\$404.46
E 101-51400-150	HEALTH/DENTAL/LIFE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$70.82
			\$6,666.49	
GENERAL ADMINISTRATION				
LAW ENFORCEMENT				
E 101-52100-150	HEALTH/DENTAL/LIFE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$232.10
E 101-52100-290	OUTSIDE SERVICES/CONTRACTS	WAUKESHA CTY POLICE CHIEFS	2026 WCPC ASSOCIATE MEMBERSHIP	\$75.00
E 101-52100-290	OUTSIDE SERVICES/CONTRACTS	WAUKESHA CTY POLICE CHIEFS	2026 WCPC REGULAR MEMEBERSHIP	\$125.00
			\$432.10	
LAW ENFORCEMENT				
LIBRARY				
E 101-55110-290	OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	COPIER SERVICES FLOOR	\$96.01
E 101-55110-290	OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	COPIER SERVICES STAFF	\$96.01
E 101-55110-150	HEALTH/DENTAL/LIFE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$25.85
			\$217.87	
LIBRARY				
PUBLIC WORKS				
E 101-53000-180	OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	\$164.96
E 101-53000-290	OUTSIDE SERVICES/CONTRACTS	LISBON CREEK SYSTEMS	FIRE ALARM	\$195.00
E 101-53000-430	SNOW & ICE REMOVAL	MS LANDSCAPING LLC	SNOW REMOVAL	\$525.00
E 101-53000-350	EQUIPMENT PURCHASE	NEUS BUILDING CENTER	MILWAUKEE TOOL BATTERY	\$439.97
E 101-53000-290	OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	ASSETALLY SUBSCRIPTION & SERVICES	\$6,333.33
E 101-53000-150	HEALTH/DENTAL/LIFE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$138.66
			\$7,796.92	
PUBLIC WORKS				
RECREATION PROGRAMS/EVENTS				
E 101-55300-300	OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	ADOBE INDESIGN SUBSCRIPTION	\$1,767.00

Account Descr	Search Name	Comments	Amount
E 101-55300-150 HEALTH/DENTAL/LIFE	SECURIAN FINANCIAL GROUP INC	LIFE INSURANCE	\$15.00
RECREATION PROGRAMS/EVENTS			\$1,782.00
SEWER SERVICE			
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	ASSETALLY SUBSCRIPTION & SERVICES	\$6,333.33
SEWER SERVICE			\$6,333.33
TRUSTEES			
E 101-51100-300 OPERATING SUPPLIES/EXPENSES	LEAGUE OF WI MUNICIPALITIES	STANDARD DUES	\$7,105.86
TRUSTEES			\$7,105.86
WATER UTILITY			
E 620-53700-641 TRANS/DISTRIBUTION-SUPPLY/EXP	BATTERY PRODUCTS INC	LOCATOR BATTERIES	\$39.60
E 620-53700-923 OUTSIDE SERVICES	MIDWEST METER INC	ANNUAL MIDWEST METER SUPPORT	\$1,900.00
E 620-53700-684 TOOLS/SHOP/GARAGE EQUIPMENT	NEUS BUILDING CENTER	GENERATOR	\$2,399.00
E 620-53700-923 OUTSIDE SERVICES	RUEKERT & MIELKE	ASSETALLY SUBSCRIPTION & SERVICES	\$6,333.34
WATER UTILITY			\$10,671.94
			\$133,250.87

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Payments

Current Period: DECEMBER 2025

Payments Batch DEC25MC

\$37,244.90

Refer	27344 CORNERSTONE SPORTS PUB	Ck# 009328 12/11/2025	/		
Cash Payment	E 101-51400-395 COMMUNITY RELATIO	EMPLOYEE CELEBRATION			\$1,673.28
Invoice	HARTLAND DEC25	12/12/2025			
Transaction Date	12/16/2025	GF Checking	11100	Total	\$1,673.28
Refer	27301 DEPT OF WORKFORCE DEVELOP	Ck# 009326 12/8/2025	/		
Cash Payment	E 101-55110-110 SALARIES	UNEMPLOYMENT INSURANCE			\$132.15
Invoice	693356-000-0	12/3/2025			
Transaction Date	12/10/2025	GF Checking	11100	Total	\$132.15
Refer	27302 ELAN FINANCIAL SERVICES	Ck# 009325 12/8/2025	/		
Cash Payment	E 804-56700-746 TELEPHONE	ATT			\$128.23
Invoice	001630587	11/25/2025			
Cash Payment	E 804-56700-742 SUBSCRIPTIONS	ADOBE PRODUCTS			\$20.99
Invoice	001630587	11/25/2025			
Cash Payment	E 804-56700-761 MEETING EXPENSE	COUSIN'S SUBS FOOD FOR ED MEETING			\$65.93
Invoice	001630587	11/25/2025			
Transaction Date	12/10/2025	GF Checking	11100	Total	\$215.15
Refer	27304 GROVES, JORGE	Ck# 009327 12/9/2025	/		
Cash Payment	E 101-53000-180 OTHER BENEFITS	CLOTHING ALLOWANCE (REISSUE)			\$200.00
Invoice	HARTLAND DEC25	12/9/2025			
Transaction Date	12/10/2025	GF Checking	11100	Total	\$200.00
Refer	27303 SECURIAN FINANCIAL GROUP INC	Ck# 009324 12/8/2025	/		
Cash Payment	E 101-51400-150 HEALTH/DENTAL/LIFE	LIFE INSURANCE			\$70.83
Invoice	002832L	11/30/2025			
Cash Payment	E 101-51500-150 HEALTH/DENTAL/LIFE	LIFE INSURANCE			\$39.60
Invoice	002832L	11/30/2025			
Cash Payment	E 101-55300-150 HEALTH/DENTAL/LIFE	LIFE INSURANCE			\$15.00
Invoice	002832L	11/30/2025			
Cash Payment	E 101-52200-150 HEALTH/DENTAL/LIFE	LIFE INSURANCE			\$53.48
Invoice	002832L	11/30/2025			
Cash Payment	E 101-52300-150 HEALTH/DENTAL/LIFE	LIFE INSURANCE			\$53.47
Invoice	002832L	11/30/2025			
Cash Payment	E 101-55110-150 HEALTH/DENTAL/LIFE	LIFE INSURANCE			\$25.85
Invoice	002832L	11/30/2025			
Cash Payment	E 101-52100-150 HEALTH/DENTAL/LIFE	LIFE INSURANCE			\$232.10
Invoice	002832L	11/30/2025			
Cash Payment	E 101-53000-150 HEALTH/DENTAL/LIFE	LIFE INSURANCE			\$138.66
Invoice	002832L	11/30/2025			
Cash Payment	G 101-21560 LIFE INSURANCE DEDUCT	LIFE INSURANCE			\$1,077.60
Invoice	002832L	11/30/2025			
Transaction Date	12/10/2025	GF Checking	11100	Total	\$1,706.59
Refer	27343 STETSIN AND LACE	Ck# 009329 12/11/2025	/		
Cash Payment	G 101-31630 HOMETOWN CELEBRATIO	DEPOSIT FOR HTS 6/25/25			\$1,000.00
Invoice	HARTLAND DEC25	12/11/2025 PO 31520			
Transaction Date	12/11/2025	GF Checking	11100	Total	\$1,000.00
Refer	27305 WE ENERGIES	Ck# 009330 12/15/2025	/		
Cash Payment	E 620-53700-622 POWER FOR PUMPIN	ENERGY SERVICES			\$381.49
Invoice	070431870800005	12/3/2025			

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Cash Payment	E 620-53700-625 MAINTENANCE OF PU	ENERGY SERVICES	\$16.44
Invoice	070431870800005	12/3/2025	
Cash Payment	E 204-53610-220 UTILITY SERVICES	ENERGY SERVICES	\$12.30
Invoice	070574458200001	12/4/2025	
Cash Payment	E 620-53700-622 POWER FOR PUMPIN	ENERGY SERVICES	\$27.42
Invoice	070431870800006	12/4/2025	
Cash Payment	G 204-34187 FWW LIFT STATION REPL	ENERGY SERVICES	\$99.14
Invoice	071825124400003	12/5/2025	
Cash Payment	E 101-55200-220 UTILITY SERVICES	ENERGY SERVICES	\$21.24
Invoice	071422113700030	12/5/2025	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$76.48
Invoice	071422113700033	12/9/2025	
Cash Payment	E 101-55110-220 UTILITY SERVICES	ENERGY SERVICES	\$435.64
Invoice	070977541400001	12/12/2025	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$116.28
Invoice	070431870800001	12/8/2025	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$552.48
Invoice	070431870800003	12/8/2025	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$13,064.92
Invoice	070431870800007	12/8/2025	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$111.30
Invoice	070615982400001	12/8/2025	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$410.61
Invoice	071422113700024	12/8/2025	
Transaction Date	12/10/2025	GF Checking 11100	Total \$15,325.74
Refer	27306 WE ENERGIES	Ck# 009331 12/22/2025 ✓	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$25.18
Invoice	071422113700038	12/15/2025	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$448.01
Invoice	070431870800004	12/15/2025	
Cash Payment	E 101-55200-220 UTILITY SERVICES	ENERGY SERVICES	\$0.00
Invoice	070431870800011	12/15/2022	
Cash Payment	E 101-53000-225 STREET LIGHTING	ENERGY SERVICES	\$407.11
Invoice	071422113700021	12/17/2025	
Cash Payment	E 620-53700-622 POWER FOR PUMPIN	ENERGY SERVICES	\$1,585.97
Invoice	070431870800002	12/19/2025	
Cash Payment	E 101-51600-220 UTILITY SERVICES	ENERGY SERVICES	\$1,523.05
Invoice	071422113700009	12/19/2025	
Cash Payment	E 101-55110-220 UTILITY SERVICES	ENERGY SERVICES	\$1,568.15
Invoice	071422113700036	12/19/2025	
Cash Payment	E 101-52200-220 UTILITY SERVICES	ENERGY SERVICES	\$213.31
Invoice	070914485800001	12/18/2025	
Cash Payment	E 101-53000-220 UTILITY SERVICES	ENERGY SERVICES	\$89.37
Invoice	071419245500001	12/18/2025	
Cash Payment	E 101-53000-220 UTILITY SERVICES	ENERGY SERVICES	\$785.58
Invoice	071422113700001	12/18/2025	
Cash Payment	E 204-53610-220 UTILITY SERVICES	ENERGY SERVICES	\$66.32
Invoice	071422113700002	12/18/2025	
Cash Payment	E 101-51600-220 UTILITY SERVICES	ENERGY SERVICES	\$0.00
Invoice	071422113700003	12/18/2025	
Cash Payment	E 101-55200-220 UTILITY SERVICES	ENERGY SERVICES	\$419.11
Invoice	071422113700004	12/18/2025	

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Cash Payment	E 620-53700-625	MAINTENANCE OF PU	ENERGY SERVICES	\$206.69
Invoice	071422113700005	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$21.75
Invoice	071422113700006	12/18/2025		
Cash Payment	E 620-53700-622	POWER FOR PUMPIN	ENERGY SERVICES	\$58.75
Invoice	071422113700007	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$16.76
Invoice	071422113700008	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$189.11
Invoice	071422113700010	12/18/2025		
Cash Payment	E 620-53700-622	POWER FOR PUMPIN	ENERGY SERVICES	\$49.45
Invoice	071422113700011	12/18/2025		
Cash Payment	E 620-53700-622	POWER FOR PUMPIN	ENERGY SERVICES	\$1,250.94
Invoice	071422113700012	12/18/2025		
Cash Payment	E 620-53700-625	MAINTENANCE OF PU	ENERGY SERVICES	\$103.02
Invoice	071422113700013	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$16.76
Invoice	071422113700014	12/18/2025		
Cash Payment	E 204-53610-220	UTILITY SERVICES	ENERGY SERVICES	\$146.52
Invoice	071422113700015	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$29.49
Invoice	071422113700016	12/18/2025		
Cash Payment	E 101-53000-220	UTILITY SERVICES	ENERGY SERVICES	\$1,402.85
Invoice	071422113700017	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$16.61
Invoice	071422113700018	12/18/2025		
Cash Payment	E 101-53000-225	STREET LIGHTING	ENERGY SERVICES	\$127.22
Invoice	071422113700019	12/18/2025		
Cash Payment	E 204-53610-220	UTILITY SERVICES	ENERGY SERVICES	\$30.18
Invoice	071422113700020	12/18/2025		
Cash Payment	E 204-53610-220	UTILITY SERVICES	ENERGY SERVICES	\$397.36
Invoice	071422113700022	12/18/2025		
Cash Payment	E 620-53700-622	POWER FOR PUMPIN	ENERGY SERVICES	\$1,819.51
Invoice	071422113700023	12/18/2025		
Cash Payment	E 204-53610-220	UTILITY SERVICES	ENERGY SERVICES	\$62.88
Invoice	071422113700025	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$74.58
Invoice	071422113700026	12/18/2025		
Cash Payment	E 204-53610-220	UTILITY SERVICES	ENERGY SERVICES	\$48.94
Invoice	071422113700027	12/18/2025		
Cash Payment	E 101-53000-225	STREET LIGHTING	ENERGY SERVICES	\$221.19
Invoice	071422113700028	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$23.81
Invoice	071422113700029	12/18/2025		
Cash Payment	E 101-55200-220	UTILITY SERVICES	ENERGY SERVICES	\$16.76
Invoice	071422113700032	12/18/2025		
Cash Payment	E 204-53610-220	UTILITY SERVICES	ENERGY SERVICES	\$71.65
Invoice	071422113700034	12/18/2025		
Cash Payment	E 620-53700-622	POWER FOR PUMPIN	ENERGY SERVICES	\$1,495.92
Invoice	071422113700035	12/18/2025		
Cash Payment	E 620-53700-622	POWER FOR PUMPIN	ENERGY SERVICES	\$362.66
Invoice	071422113700037	12/18/2025		

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Cash Payment	E 620-53700-625 MAINTENANCE OF PU	ENERGY SERVICES			\$64.48
Invoice	071422113700037	12/18/2025			
Cash Payment	E 101-52200-220 UTILITY SERVICES	ENERGY SERVICES			\$1,496.95
Invoice	071825124400001	12/18/2025			
Cash Payment	E 101-52200-220 UTILITY SERVICES	ENERGY SERVICES			\$38.04
Invoice	071825124400002	12/18/2025			
Transaction Date	12/10/2025	GF Checking	11100	Total	\$16,991.99

Fund Summary

	11100 GF Checking	
101 GENERAL FUND		\$28,671.72
204 SEWER		\$935.29
620 WATER FUND		\$7,422.74
804 BUSINESS IMPROVEMENT DISTRICT		\$215.15
		<u>\$37,244.90</u>

Pre-Written Checks	\$37,244.90
Checks to be Generated by the Computer	\$0.00
Total	<u>\$37,244.90</u>

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Payments Batch DEC25WIRE

\$197,340.40

Refer	27390	AFLAC	Ck# 2025838E 12/5/2025		
Cash Payment	G 101-21592	AFLAC INS PAYABLE	MONTHLY EMPLOYEE AFLAC CONTRIBUTIONS		\$195.82
Invoice					
Transaction Date	12/31/2025		GF Checking 11100	Total	\$195.82
Refer	27391	B2E SOLUTIONS INC	Ck# 2025839E 12/2/2025		
Cash Payment	E 804-56700-110	SALARIES	DECEMBER 5 BID PAYROLL WIRE		\$1,442.67
Invoice					
Cash Payment	E 804-56700-760	PAYROLL SERVICE CH	DECEMBER 5 BID PAYROLL WIRE		\$66.99
Invoice					
Transaction Date	12/31/2025		GF Checking 11100	Total	\$1,509.66
Refer	27392	B2E SOLUTIONS INC	Ck# 2025840E 12/18/2025		
Cash Payment	E 804-56700-110	SALARIES	DECEMBER 18 BID PAYROLL		\$1,436.66
Invoice					
Cash Payment	E 804-56700-760	PAYROLL SERVICE CH	DECEMBER 18 BID PAYROLL		\$66.99
Invoice					
Transaction Date	12/31/2025		GF Checking 11100	Total	\$1,503.65
Refer	27393	B2E SOLUTIONS INC	Ck# 2025841E 12/30/2025		
Cash Payment	E 804-56700-110	SALARIES	DECEMBER 30 BID PAYROLL WIRE		\$1,444.66
Invoice					
Cash Payment	E 804-56700-760	PAYROLL SERVICE CH	DECEMBER 30 BID PAYROLL WIRE		\$66.99
Invoice					
Transaction Date	12/31/2025		GF Checking 11100	Total	\$1,511.65
Refer	27394	BANK FIVE NINE	Ck# 2025842E 12/31/2025		
Cash Payment	E 101-51500-300	OPERATING SUPPLIE	MONTHLY BANKING FEES		\$130.00
Invoice					
Transaction Date	12/31/2025		GF Checking 11100	Total	\$130.00
Refer	27395	EMPLOYEE TRUST FUNDS	Ck# 2025843E 12/23/2025		
Cash Payment	E 101-51400-150	HEALTH/DENTAL/LIFE	JANUARY HEALTH INSURANCE PREMIUMS		\$2,305.41
Invoice					
Cash Payment	E 101-51500-150	HEALTH/DENTAL/LIFE	JANUARY HEALTH INSURANCE PREMIUMS		\$6,916.23
Invoice					
Cash Payment	E 101-55300-150	HEALTH/DENTAL/LIFE	JANUARY HEALTH INSURANCE PREMIUMS		\$3,242.84
Invoice					
Cash Payment	E 101-52100-150	HEALTH/DENTAL/LIFE	JANUARY HEALTH INSURANCE PREMIUMS		\$34,657.48
Invoice					
Cash Payment	E 101-53000-150	HEALTH/DENTAL/LIFE	JANUARY HEALTH INSURANCE PREMIUMS		\$25,866.39
Invoice					
Cash Payment	E 101-55110-150	HEALTH/DENTAL/LIFE	JANUARY HEALTH INSURANCE PREMIUMS		\$9,728.52
Invoice					
Cash Payment	E 101-52200-150	HEALTH/DENTAL/LIFE	JANUARY HEALTH INSURANCE PREMIUMS		\$5,548.25
Invoice					
Cash Payment	E 101-52300-150	HEALTH/DENTAL/LIFE	JANUARY HEALTH INSURANCE PREMIUMS		\$5,548.25
Invoice					
Cash Payment	G 101-21530	INSURANCE DEDUCTIONS	JANUARY HEALTH INSURANCE PREMIUMS		\$12,792.57
Invoice					

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Cash Payment Invoice	G 101-34140 UNFUNDED EMPLOYEE B	JANUARY HEALTH INSURANCE PREMIUMS			\$1,065.26
Transaction Date	12/31/2025	GF Checking	11100	Total	\$107,671.20
Refer	27396 WI RETIREMENT SYSTEM	Ck# 2025844E	12/19/2025		
Cash Payment Invoice	E 101-55300-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$797.00
Cash Payment Invoice	E 101-51400-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$528.18
Cash Payment Invoice	E 101-51500-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$532.42
Cash Payment Invoice	E 101-52100-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$21,715.48
Cash Payment Invoice	E 101-52100-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$540.78
Cash Payment Invoice	E 101-52200-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$128.69
Cash Payment Invoice	E 101-52200-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$935.39
Cash Payment Invoice	E 101-52300-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$128.71
Cash Payment Invoice	E 101-52300-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$6,111.69
Cash Payment Invoice	E 101-53000-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$4,339.52
Cash Payment Invoice	E 101-55110-140 RETIREMENT BENEFIT	NOVEMBER WRS PREMIUMS			\$1,923.02
Cash Payment Invoice	E 620-53700-926 EMPLOYEE PENSIONS	NOVEMBER WRS PREMIUMS			\$1,811.69
Cash Payment Invoice	E 204-53610-110 SALARIES	NOVEMBER WRS PREMIUMS			\$270.72
Cash Payment Invoice	E 204-53610-110 SALARIES	NOVEMBER WRS PREMIUMS			\$335.68
Cash Payment Invoice	E 204-53610-390 BILLING/COLLECTION/	NOVEMBER WRS PREMIUMS			\$598.02
Cash Payment Invoice	G 101-21520 RETIREMENT DEDUCTION	NOVEMBER WRS PREMIUMS			\$11,934.43
Cash Payment Invoice	G 101-21520 RETIREMENT DEDUCTION	NOVEMBER WRS PREMIUMS			\$13,317.73
Transaction Date	12/31/2025	GF Checking	11100	Total	\$65,949.15
Refer	27397 WI DEFERRED COMPENSATION P	Ck# 2025845E	12/31/2025		
Cash Payment Invoice	G 101-21570 DEFERRED COMP DEDUC	MONTHLY EMPLOYEE DEFERRED COMP CONTRIBUTIONS			\$16,509.30
Transaction Date	12/31/2025	GF Checking	11100	Total	\$16,509.30
Refer	27398 WI SUPPORT COLLECTIONS TRUS	Ck# 2025846E	12/31/2025		
Cash Payment Invoice	G 101-21580 GARNISHMENT DEDUCTIO	MONTHLY EMPLOYEE WAGE GARNISHMENTS			\$2,176.32
Transaction Date	12/31/2025	GF Checking	11100	Total	\$2,176.32

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Refer	27399	PAYMENT SERVICE NETWORK	Ck# 2025847E	12/2/2025		
Cash Payment	E 620-53700-923	OUTSIDE SERVICES	MONTHLY CREDIT CARD PROCESSING FEES		\$83.50	
Invoice						
Cash Payment	E 204-53610-290	OUTSIDE SERVICES/C	MONTHLY CREDIT CARD PROCESSING FEES		\$83.50	
Invoice						
Transaction Date	12/31/2025		GF Checking	11100	Total	\$167.00
Refer	27400	WI DEPT OF REVENUE (SALES TA	Ck# 2025848E	12/30/2025		
Cash Payment	G 101-21515	SALES TAXES PAYABLE	NOVEMBER SALES TAX PAYABLE		\$12.82	
Invoice						
Cash Payment	R 101-48000	MISCELLANEOUS REVENU	NOVEMBER SALES TAX PAYABLE		-\$10.00	
Invoice						
Transaction Date	12/31/2025		GF Checking	11100	Total	\$2.82
Refer	27401	WI DEPT OF REVENUE (SALES TA	Ck# 2025849E	12/1/2025		
Cash Payment	G 101-21515	SALES TAXES PAYABLE	OCTOBER SALES TAX PAYABLE		\$23.83	
Invoice						
Cash Payment	R 101-48000	MISCELLANEOUS REVENU	OCTOBER SALES TAX PAYABLE		-\$10.00	
Invoice						
Transaction Date	12/31/2025		GF Checking	11100	Total	\$13.83

Fund Summary

	11100 GF Checking	
101 GENERAL FUND		\$189,632.33
204 SEWER		\$1,287.92
620 WATER FUND		\$1,895.19
804 BUSINESS IMPROVEMENT DISTRICT		\$4,524.96
		<u>\$197,340.40</u>

Pre-Written Checks	\$197,340.40
Checks to be Generated by the Computer	\$0.00
Total	<u>\$197,340.40</u>

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Payments Batch DEC25CC		\$22,150.97			
Refer	0 ADOBE INC			Ck# 2025809E 12/24/2025	
Cash Payment Invoice	E 101-55110-300 OPERATING SUPPLIE		Adobe subscription		\$818.87
Transaction Date	12/24/2025	GF Checking	11100	Total	\$818.87
Refer	0 ALLWORX SERVICES			Ck# 2025821E 12/24/2025	
Cash Payment Invoice	E 101-51400-300 OPERATING SUPPLIE		Allworx monthly billing		\$123.24
Cash Payment Invoice	E 101-52400-300 OPERATING SUPPLIE		Allworx monthly billing		\$123.24
Cash Payment Invoice	E 101-51500-300 OPERATING SUPPLIE		Allworx monthly billing		\$123.24
Cash Payment Invoice	E 101-55300-300 OPERATING SUPPLIE		Allworx monthly billing		\$123.24
Cash Payment Invoice	E 101-55110-220 UTILITY SERVICES		Allworx monthly billing		\$123.24
Cash Payment Invoice	E 101-52100-300 OPERATING SUPPLIE		Allworx monthly billing		\$123.24
Cash Payment Invoice	E 101-53000-220 UTILITY SERVICES		Allworx monthly billing		\$123.24
Cash Payment Invoice	E 620-53700-605 MAINTENANCE-WATE		Allworx monthly billing		\$123.24
Cash Payment Invoice	E 204-53610-385 MAINTENANCE-COLLE		Allworx monthly billing		\$123.23
Transaction Date	12/24/2025	GF Checking	11100	Total	\$1,109.15
Refer	0 AMAZON			Ck# 2025797E 12/24/2025	
Cash Payment Invoice	E 101-53000-430 SNOW & ICE REMOVA		Telescoping Truck Wash Brushes		\$269.88
Cash Payment Invoice	E 101-53000-365 BLDGS/GROUNDS MAI		utensils		\$23.98
Cash Payment Invoice	E 101-53000-365 BLDGS/GROUNDS MAI		desk heater		\$42.49
Cash Payment Invoice	E 620-53700-605 MAINTENANCE-WATE		radio batteries		\$27.47
Cash Payment Invoice	E 620-53700-602 SOURCE OF SUPPLY-		First Aid Supplies		\$6.20
Cash Payment Invoice	E 101-53000-360 VEHICLE MAINT/EXPE		Truck Service Stickers		\$4.99
Cash Payment Invoice	E 101-53000-350 EQUIPMENT PURCHA		levels - tools		\$27.35
Cash Payment Invoice	E 101-54910-300 OPERATING SUPPLIE		portable WiFi Battery		\$15.99
Cash Payment Invoice	E 101-53000-360 VEHICLE MAINT/EXPE		hardware		\$9.49
Cash Payment Invoice	E 101-52100-300 OPERATING SUPPLIE		Plastic Cups (100 ct)		\$20.89
Cash Payment Invoice	E 620-53700-602 SOURCE OF SUPPLY-		grease gun holders		\$56.98

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Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	Plastic Forks (1000 ct) & Paper Clips (300 ct)	\$46.86
Cash Payment Invoice	E 620-53700-921	OFFICE SUPPLIES & E	Tablet Screen Protectors	\$15.98
Cash Payment Invoice	E 620-53700-623	PUMPING - SUPPLIES/	Engine Heater	\$138.99
Cash Payment Invoice	E 101-53000-300	OPERATING SUPPLIE	Office Supplies	\$6.99
Cash Payment Invoice	E 620-53700-921	OFFICE SUPPLIES & E	Tablet Protective Case	\$55.98
Cash Payment Invoice	E 101-53000-365	BLDGS/GROUNDS MAI	5g jugs & spigots	\$63.03
Cash Payment Invoice	E 620-53700-623	PUMPING - SUPPLIES/	Brass Vacuum Breaker	\$62.97
Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	Duty Pants, Shirts, Gloves, Light - ZTB ClothAllow	\$208.76
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies - Light Bulbs	\$15.77
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Craft Supplies	\$12.99
Cash Payment Invoice	E 620-53700-605	MAINTENANCE-WATE	Well#6 Thermostat	\$113.32
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Craft Supplies	\$58.15
Cash Payment Invoice	E 101-51500-300	OPERATING SUPPLIE	EMPLOYEE FOLDERS	\$63.82
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection	\$72.89
Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	Sharps Container for Needles - Property Room	\$16.79
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies - Stickers	\$14.98
Cash Payment Invoice	E 620-53700-605	MAINTENANCE-WATE	Well #6 Heater	\$1,125.72
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies - Storytrail	\$19.82
Cash Payment Invoice	E 101-51600-255	BLDGS/GROUNDS	snow blower belts	\$40.08
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Craft Supplies	\$32.52
Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	Duty Pants - Offc Bell's Clothing Allowance	\$54.72
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies	\$11.37
Cash Payment Invoice	E 101-51400-300	OPERATING SUPPLIE	ENVELOPES/ SURGE PROTECTOR	\$27.76
Cash Payment Invoice	E 620-53700-602	SOURCE OF SUPPLY-	First Aid supplies	\$30.68

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Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	Batteries - CR1620 (20 ct)	\$75.60
Cash Payment Invoice	E 101-53000-300	OPERATING SUPPLIE	Batteries	\$35.74
Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	Flashlight - Lt. Jewell's Clothing Allowance	\$54.82
Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	Aluminum Foil (1000 Sq Ft)	\$54.39
Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	Pens (48 ct) and Correction Tape (6 ct)	\$70.10
Cash Payment Invoice	E 101-53000-300	OPERATING SUPPLIE	Batteries	\$65.59
Cash Payment Invoice	E 101-54910-300	OPERATING SUPPLIE	Cargo Straps	\$192.32
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	Young Adult Books - Refund	-\$7.79
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection	\$14.96
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	CDs for Collection	\$13.97
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection	\$19.14
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies	\$99.95
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection	\$107.44
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Spice Club Kit Materials	\$8.47
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies	\$11.45
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection	\$12.96
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	Young Adult Books	\$11.39
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Replacement Material	\$8.24
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection	\$92.86
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection	\$17.95
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	Adult Fiction Books	\$16.50
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Book Repair/Processing Supplies	\$84.12
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies - Paper Clips	\$6.71
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection	\$71.17
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	Young Adult Books	\$7.79

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Cash Payment	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection		\$54.99
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection		\$23.99
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Young Adult Books		\$8.89
Invoice					
Cash Payment	E 101-51440-300	OPERATING SUPPLIE	USB for Badger Book training - tproject to monitor		\$13.98
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	DVDs for Collection		\$35.90
Invoice					
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	Office Supplies		\$5.76
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Adult Nonfiction Books		\$279.76
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Adult Nonfiction Books		\$38.50
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Adult Fiction Books		\$59.19
Invoice					
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	Replacement Material		\$16.99
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Adult Fiction Books		\$206.58
Invoice					
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	Office Supplies		\$3.92
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Young Adult Books		\$16.18
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Adult Nonfiction Books		\$19.25
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Adult Nonfiction Books		\$80.28
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Lucky Day Books		\$47.30
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Adult Nonfiction Books		\$21.73
Invoice					
Cash Payment	E 101-52100-300	OPERATING SUPPLIE	Sheet Protectors for 3 Ring Binder (100 ct)		\$6.34
Invoice					
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	Replacement Material		\$15.95
Invoice					
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	Office Supplies - Adult Replacement		\$15.43
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Young Adult Books		\$7.19
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Lucky Day Books		\$19.25
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$4,959.84
Refer	0 AMERICAN HEART SHOPCPR		<u>Ck# 2025817E 12/24/2025</u>		
Cash Payment	E 101-52300-300	OPERATING SUPPLIE	CPR cards		\$5.42
Invoice					

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Transaction Date	12/24/2025	GF Checking	11100	Total	\$5.42
Refer	0 <i>APPLE</i>	<u>Ck# 2025812E 12/24/2025</u>			
Cash Payment	E 101-55110-310 BOOKS & MATERIALS	DVDs for Collection - Apple TV			\$103.95
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$103.95
Refer	0 <i>ARLO TECHNOLOGIES</i>	<u>Ck# 2025813E 12/24/2025</u>			
Cash Payment	E 101-52100-290 OUTSIDE SERVICES/C	Arlo Security Camera Monthly Service Fee			\$10.54
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$10.54
Refer	0 <i>AT&T BOX 9009</i>	<u>Ck# 2025824E 12/24/2025</u>			
Cash Payment	E 101-52200-300 OPERATING SUPPLIE	FD FIRSTNET			\$219.05
Invoice					
Cash Payment	E 101-52300-300 OPERATING SUPPLIE	FD FIRSTNET			\$219.06
Invoice					
Cash Payment	E 101-52100-300 OPERATING SUPPLIE	ATT PD INTERNET			\$85.60
Invoice					
Cash Payment	E 101-51400-300 OPERATING SUPPLIE	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 101-52400-300 OPERATING SUPPLIE	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 101-51500-300 OPERATING SUPPLIE	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 101-55300-300 OPERATING SUPPLIE	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 101-52200-220 UTILITY SERVICES	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 101-55110-220 UTILITY SERVICES	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 101-52100-300 OPERATING SUPPLIE	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 101-53000-220 UTILITY SERVICES	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 620-53700-923 OUTSIDE SERVICES	ATT PHONE SERVICE			\$51.53
Invoice					
Cash Payment	E 204-53610-290 OUTSIDE SERVICES/C	ATT PHONE SERVICE			\$51.52
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$1,039.00
Refer	0 <i>BETTY BRINN CHILDRENS</i>	<u>Ck# 2025788E 12/24/2025</u>			
Cash Payment	E 101-55110-310 BOOKS & MATERIALS	Library of Things			\$500.00
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$500.00
Refer	0 <i>BLAUER MANUFACTURING</i>	<u>Ck# 2025803E 12/24/2025</u>			
Cash Payment	E 101-52100-300 OPERATING SUPPLIE	Chief Misko Patrol Boots - Clothing Allowance			\$155.99
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$155.99
Refer	0 <i>BONFIRE.COM</i>	<u>Ck# 2025826E 12/24/2025</u>			

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Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	social media		\$34.63
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	social media		\$27.28
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	social media		\$32.53
Transaction Date	12/24/2025		GF Checking	11100	Total \$94.44
Refer	0	<u>CARRIES CRISPIES</u>		<u>Ck# 2025834E 12/24/2025</u>	
Cash Payment Invoice	E 101-51400-395	COMMUNITY RELATIO	Holiday Party Treats		\$179.55
Transaction Date	12/24/2025		GF Checking	11100	Total \$179.55
Refer	0	<u>CLEAN RITE SUPPLY INC</u>		<u>Ck# 2025808E 12/24/2025</u>	
Cash Payment Invoice	E 101-51600-355	JANITORIAL SUPPLIES	tile floor cleaner for salt residue		\$46.91
Transaction Date	12/24/2025		GF Checking	11100	Total \$46.91
Refer	0	<u>COMPETITOR AWARDS & ENGRAV</u>		<u>Ck# 2025786E 12/24/2025</u>	
Cash Payment Invoice	E 205-59100-305	EXPENSES-OTHER	building signage - Donations		\$291.20
Transaction Date	12/24/2025		GF Checking	11100	Total \$291.20
Refer	0	<u>COSTCO</u>		<u>Ck# 2025805E 12/24/2025</u>	
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	tuesday taste supplies		\$193.53
Cash Payment Invoice	E 205-59100-305	EXPENSES-OTHER	TV warranty		\$68.24
Cash Payment Invoice	E 205-59100-305	EXPENSES-OTHER	TV mount		\$94.49
Transaction Date	12/24/2025		GF Checking	11100	Total \$356.26
Refer	0	<u>DISCOUNT PAPER PRODUCTS</u>		<u>Ck# 2025827E 12/24/2025</u>	
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	receipt paper		\$141.98
Transaction Date	12/24/2025		GF Checking	11100	Total \$141.98
Refer	0	<u>DISNEY PLUS</u>		<u>Ck# 2025810E 12/24/2025</u>	
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	Roku subscription		\$13.70
Cash Payment Invoice	E 101-55110-310	BOOKS & MATERIALS	Roku subscription		\$13.70
Transaction Date	12/24/2025		GF Checking	11100	Total \$27.40
Refer	0	<u>DOLLAR TREE</u>		<u>Ck# 2025799E 12/24/2025</u>	
Cash Payment Invoice	E 101-55300-300	OPERATING SUPPLIE	supplies for holiday train		\$32.50
Transaction Date	12/24/2025		GF Checking	11100	Total \$32.50
Refer	0	<u>ESCALADE SPORTS</u>		<u>Ck# 2025828E 12/24/2025</u>	
Cash Payment Invoice	E 101-55300-300	OPERATING SUPPLIE	Indoor Pickleballs - REC		\$169.90
Transaction Date	12/24/2025		GF Checking	11100	Total \$169.90
Refer	0	<u>FARONICS</u>		<u>Ck# 2025791E 12/24/2025</u>	

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Cash Payment	E 101-55110-290	OUTSIDE SERVICES/C	yearly renewal		\$288.80
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$288.80
Refer	0	<u>FBINAA NATL OFFICE</u>		<u>Ck# 2025819E 12/24/2025</u>	
Cash Payment	G 101-15005	PREPAID ITEMS	FBINAA Dues for 2026		\$135.00
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$135.00
Refer	0	<u>FIRE DEPT COFFEE</u>		<u>Ck# 2025802E 12/24/2025</u>	
Cash Payment	E 101-52200-300	OPERATING SUPPLIE	Station Coffee		\$80.94
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$80.94
Refer	0	<u>FOX BROS PIGGLY WIGGLY</u>		<u>Ck# 2025781E 12/24/2025</u>	
Cash Payment	E 101-55300-300	OPERATING SUPPLIE	Bingo Prizes - REC		\$54.45
Invoice					
Cash Payment	E 101-55300-300	OPERATING SUPPLIE	Supplies for hartland lights		\$101.59
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$156.04
Refer	0	<u>GOOD HOUSEKEEPING MAGAZIN</u>		<u>Ck# 2025816E 12/24/2025</u>	
Cash Payment	E 101-55110-325	PERIODICALS	Good Housekeeping Subscription		\$39.97
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$39.97
Refer	0	<u>HARTLAND CHAMBER COMMERC</u>		<u>Ck# 2025835E 12/24/2025</u>	
Cash Payment	G 101-15005	PREPAID ITEMS	Chamber of Commerce 2026 Membership		\$175.00
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$175.00
Refer	0	<u>HOBBY LOBBY</u>		<u>Ck# 2025806E 12/24/2025</u>	
Cash Payment	E 101-52200-255	BLDGS/GROUNDS	Bin decoration		\$18.84
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$18.84
Refer	0	<u>HOME DEPOT (NO MAILING ADDR)</u>		<u>Ck# 2025790E 12/24/2025</u>	
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	Bridges grant		\$64.39
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$64.39
Refer	0	<u>HONEYBERRY BROOKFIELD</u>		<u>Ck# 2025829E 12/24/2025</u>	
Cash Payment	E 101-51400-395	COMMUNITY RELATIO	Parade Lunch Meeting with president, police chief		\$107.56
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$107.56
Refer	0	<u>INGRAM LIBRARY SERVICES</u>		<u>Ck# 2025782E 12/24/2025</u>	
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	BOOKS		\$1,114.14
Invoice					
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	BOOKS		\$1,004.98
Invoice					
Transaction Date	12/24/2025		GF Checking	11100	Total \$2,119.12
Refer	0	<u>JOURNAL SENTINEL</u>		<u>Ck# 2025822E 12/24/2025</u>	

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Cash Payment	E 101-55110-325	PERIODICALS	Milwaukee Journal Sentinel Monthly Subscription	\$60.99
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$60.99
Refer	0	<u>KALAHARI RESORT</u>	<u>Ck# 2025792E 12/24/2025</u>	
Cash Payment	G 101-15005	PREPAID ITEMS	Ehlers Conference Hotel Bailey	\$120.00
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$120.00
Refer	0	<u>KAPCO</u>	<u>Ck# 2025785E 12/24/2025</u>	
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	repair tape	\$81.16
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$81.16
Refer	0	<u>KWIK TRIP</u>	<u>Ck# 2025795E 12/24/2025</u>	
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	Thank You Gift Card for Delivery Transit Driver	\$20.00
Invoice				
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	salt for the walkway, snacks	\$9.63
Invoice				
Cash Payment	E 101-52200-300	OPERATING SUPPLIE	Rehab water	\$23.95
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$53.58
Refer	0	<u>LOCAL GOVT EDUCATION</u>	<u>Ck# 2025801E 12/24/2025</u>	
Cash Payment	E 101-51500-300	OPERATING SUPPLIE	WGFOA Dues	\$25.00
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$25.00
Refer	0	<u>MENARDS- PEWAUKEE</u>	<u>Ck# 2025836E 12/24/2025</u>	
Cash Payment	E 101-55110-300	OPERATING SUPPLIE	Bridges grant	\$232.26
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$232.26
Refer	0	<u>MICHAELS STORES</u>	<u>Ck# 2025830E 12/24/2025</u>	
Cash Payment	E 101-51400-395	COMMUNITY RELATIO	winter decorations for VH outdoor pots	\$69.03
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$69.03
Refer	0	<u>MKE DOMES PURCHASE</u>	<u>Ck# 2025831E 12/24/2025</u>	
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Library of Things	\$500.00
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$500.00
Refer	0	<u>NETFLIX</u>	<u>Ck# 2025811E 12/24/2025</u>	
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Roku subscription	\$35.68
Invoice				
Cash Payment	E 101-55110-310	BOOKS & MATERIALS	Roku subscription	\$35.68
Invoice				
Transaction Date	12/24/2025		GF Checking 11100	Total \$71.36
Refer	0	<u>OFFICEMAX</u>	<u>Ck# 2025837E 12/24/2025</u>	
Cash Payment	E 101-51500-300	OPERATING SUPPLIE	1099 FORMS	\$201.54
Invoice				

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Cash Payment Invoice	E 101-51400-300	OPERATING SUPPLIE	COPY PAPER			\$69.57
Transaction Date	12/24/2025		GF Checking	11100	Total	\$271.11
Refer	0	PASSION PLANNER		<u>Ck# 2025818E 12/24/2025</u>		
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Passion Planners for Staff 2026			\$286.75
Transaction Date	12/24/2025		GF Checking	11100	Total	\$286.75
Refer	0	PICK N SAVE		<u>Ck# 2025800E 12/24/2025</u>		
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	tuesday taste supplies			\$31.53
Transaction Date	12/24/2025		GF Checking	11100	Total	\$31.53
Refer	0	QUILL CORPORATION		<u>Ck# 2025784E 12/24/2025</u>		
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies - Paper			\$79.99
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Office Supplies			\$189.96
Transaction Date	12/24/2025		GF Checking	11100	Total	\$269.95
Refer	0	SEEDSAVERS		<u>Ck# 2025832E 12/24/2025</u>		
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Bridges grant			\$203.67
Transaction Date	12/24/2025		GF Checking	11100	Total	\$203.67
Refer	0	SENDIKS HARTLAND LLC		<u>Ck# 2025796E 12/24/2025</u>		
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Tuesday Tastes supplies			\$36.37
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Books and Bagels supplies			\$12.66
Transaction Date	12/24/2025		GF Checking	11100	Total	\$49.03
Refer	0	SHUTTERSTOCK		<u>Ck# 2025804E 12/24/2025</u>		
Cash Payment Invoice	E 101-51400-395	COMMUNITY RELATIO	SHUTTERSTOCK SUBSCRIPTION			\$19.95
Transaction Date	12/24/2025		GF Checking	11100	Total	\$19.95
Refer	0	SPECTRUM		<u>Ck# 2025825E 12/24/2025</u>		
Cash Payment Invoice	E 101-52200-300	OPERATING SUPPLIE	FIRE DEPT FIBER			\$379.00
Cash Payment Invoice	E 101-53000-220	UTILITY SERVICES	DPW FIBER			\$150.00
Cash Payment Invoice	E 620-53700-605	MAINTENANCE-WATE	DPW FIBER			\$150.00
Cash Payment Invoice	E 204-53610-385	MAINTENANCE-COLLE	DPW FIBER			\$150.00
Cash Payment Invoice	E 101-51400-300	OPERATING SUPPLIE	SPECTRUM INTERNET			\$106.72
Cash Payment Invoice	E 101-52400-300	OPERATING SUPPLIE	SPECTRUM INTERNET			\$106.72
Cash Payment Invoice	E 101-51500-300	OPERATING SUPPLIE	SPECTRUM INTERNET			\$106.72

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Cash Payment Invoice	E 101-55300-300	OPERATING SUPPLIE	SPECTRUM INTERNET		\$106.72
Cash Payment Invoice	E 101-52100-300	OPERATING SUPPLIE	SPECTRUM INTERNET		\$106.72
Cash Payment Invoice	E 101-53000-220	UTILITY SERVICES	SPECTRUM INTERNET		\$106.72
Cash Payment Invoice	E 620-53700-605	MAINTENANCE-WATE	SPECTRUM INTERNET		\$106.71
Cash Payment Invoice	E 204-53610-385	MAINTENANCE-COLLE	SPECTRUM INTERNET		\$106.71
Cash Payment Invoice	E 101-55370-300	OPERATING SUPPLIE	SPECTRUM INTERNET		\$64.26
Transaction Date	12/24/2025		GF Checking	11100	Total \$1,747.00
Refer	0	STAPLES	<u>Ck# 2025820E 12/24/2025</u>		
Cash Payment Invoice	E 101-52200-300	OPERATING SUPPLIE	Station supplies		\$57.97
Transaction Date	12/24/2025		GF Checking	11100	Total \$57.97
Refer	0	TARGET	<u>Ck# 2025798E 12/24/2025</u>		
Cash Payment Invoice	E 101-55110-300	OPERATING SUPPLIE	Bridges grant		\$33.98
Transaction Date	12/24/2025		GF Checking	11100	Total \$33.98
Refer	0	TERMINIX BATZNER	<u>Ck# 2025823E 12/24/2025</u>		
Cash Payment Invoice	E 101-51600-255	BLDGS/GROUNDS	PEST CONTROL SERVICES		\$86.64
Cash Payment Invoice	E 101-52200-255	BLDGS/GROUNDS	PEST CONTROL SERVICES		\$85.35
Cash Payment Invoice	E 101-55110-255	BLDGS/GROUNDS	PEST CONTROL SERVICES		\$118.50
Cash Payment Invoice	E 101-55110-255	BLDGS/GROUNDS	PEST CONTROL SERVICES		\$83.69
Cash Payment Invoice	E 101-52200-255	BLDGS/GROUNDS	PEST CONTROL SERVICES		\$85.35
Cash Payment Invoice	E 101-51600-255	BLDGS/GROUNDS	PEST CONTROL SERVICES		\$86.64
Transaction Date	12/24/2025		GF Checking	11100	Total \$546.17
Refer	0	U.S. CELLULAR	<u>Ck# 2025783E 12/24/2025</u>		
Cash Payment Invoice	E 101-55300-300	OPERATING SUPPLIE	US CELLULAR PHONE SERVICES		\$61.45
Cash Payment Invoice	E 101-53000-220	UTILITY SERVICES	US CELLULAR PHONE SERVICES + EQUIPMENT		\$843.41
Cash Payment Invoice	E 620-53700-605	MAINTENANCE-WATE	US CELLULAR PHONE SERVICES + EQUIPMENT		\$843.41
Cash Payment Invoice	E 204-53610-385	MAINTENANCE-COLLE	US CELLULAR PHONE SERVICES + EQUIPMENT		\$843.41
Cash Payment Invoice	E 620-53700-923	OUTSIDE SERVICES	US CELLULAR PHONE SERVICES		\$63.29

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Transaction Date	12/24/2025	GF Checking	11100	Total	\$2,654.97
Refer	0 <i>US POSTAL SERVICE</i>	<u>Ck# 2025794E 12/24/2025</u>			
Cash Payment	E 101-55110-300 OPERATING SUPPLIE	ILL shipping			\$4.96
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$4.96
Refer	0 <i>USA TODAY</i>	<u>Ck# 2025815E 12/24/2025</u>			
Cash Payment	E 101-55110-325 PERIODICALS	USA Today Subscription			\$37.09
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$37.09
Refer	0 <i>VEGO GARDEN</i>	<u>Ck# 2025833E 12/24/2025</u>			
Cash Payment	E 101-55110-300 OPERATING SUPPLIE	Bridges grant			\$650.85
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$650.85
Refer	0 <i>VERIZON WIRELESS</i>	<u>Ck# 2025793E 12/24/2025</u>			
Cash Payment	E 101-52100-290 OUTSIDE SERVICES/C	VERIZON MODEM AND PHONE			\$432.12
Invoice					
Cash Payment	E 101-52100-290 OUTSIDE SERVICES/C	VERIZON PHONE			\$229.20
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$661.32
Refer	0 <i>WALL STREET JOURNAL</i>	<u>Ck# 2025789E 12/24/2025</u>			
Cash Payment	E 101-55110-325 PERIODICALS	WSJ Subscription			\$40.94
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$40.94
Refer	0 <i>WEMSA</i>	<u>Ck# 2025814E 12/24/2025</u>			
Cash Payment	E 101-52300-300 OPERATING SUPPLIE	Refund			-\$25.00
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	-\$25.00
Refer	0 <i>WI CHIEFS OF POLICE ASSOC INC</i>	<u>Ck# 2025787E 12/24/2025</u>			
Cash Payment	G 101-15005 PREPAID ITEMS	WCPA Dues for 2026			\$150.00
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$150.00
Refer	0 <i>ZOOM</i>	<u>Ck# 2025807E 12/24/2025</u>			
Cash Payment	E 101-51400-395 COMMUNITY RELATIO	MONTHLY ZOOM ACCOUNT			\$16.79
Invoice					
Transaction Date	12/24/2025	GF Checking	11100	Total	\$16.79

VILLAGE OF HARTLAND
Payments

Current Period: DECEMBER 2025

Fund Summary

	11100 GF Checking	
101 GENERAL FUND		\$17,449.70
204 SEWER		\$1,274.87
205 SPECIAL LIBRARY FUND		\$453.93
620 WATER FUND		\$2,972.47
		<hr/>
		\$22,150.97

Pre-Written Checks	\$22,150.97
Checks to be Generated by the Computer	\$0.00
Total	<hr/>
	\$22,150.97



H25013028
ballantyne1983@gmail

July 1, June 30,
2024-2026

APPLICATION FOR:

REGULAR OPERATOR LICENSE
To serve fermented malt beverages and intoxicating liquors
License expires June 30, 2026

NEW APPLICANT (\$50) RENEWAL APPLICANT (\$40)
(Not applicable after 8/31/24)

Regular Operator License Only \$50.00

Renewal: \$40.00

Total Amount: 50.00

Date Paid: 12-30-25

Receipt No.: 268634
19460

PRINT the answers to the following questions fully and completely:

Name Matthew James Ballantyne
(First, Middle, Last)

Date of Birth: 4-4-83 Driver's License No. and State [REDACTED]

Address: 725 Canterbury Cir

City, State, Zip: Hartland WI 53029

Home Phone Number: 414-305-7970 Citizen of United States? Yes No

How long have you lived at this address? 5 years

List all previous residences for the past 10 years: (City and State Only) 409 Oxford Dr.
Hartland WI 53029

Name of establishment where you will be serving/selling Malt Beverages and/or Intoxicating Liquors?
Beer Snobs

CHECK ONE:

- I have held an operators, premises or managers license within the past two years (if in another Municipality other than the Village of Hartland, proof required)
- I have completed the "Responsible Beverage Server's Training Course" at WCTC or an On-Line Responsible Beverage Server's Training Course that is approved by the Wisconsin Department of Revenue. Certificate is required.
- I have enrolled in the "Responsible Beverage Server's Training Course" (Classes are held at Waukesha County Technical College). Copy of enrollment receipt is required.

HAVE YOU EVER BEEN CONVICTED OF ANY ALCOHOL BEVERAGE RELATED OFFENSES, INCLUDING ANY OF THE FOLLOWING, AS A JUVENILE OR AN ADULT?

1. Illegal purchase, sale or providing of intoxicating liquor or beer? YES NO
2. Violation of closing hours at a licensed premise? YES NO
3. Any other violation of laws pertaining to alcoholic beverages? YES NO
4. Disorderly conduct or criminal damage to property that occurred at a licensed establishment? YES NO
5. Obstruction of a police officer while on a licensed premise for the sale of alcoholic beverages? YES NO
6. Operating a motor vehicle while under the influence of alcohol or controlled substance or with a prohibited alcohol concentration (Wis. Stat. 346.63)? YES NO
7. Operating a motor vehicle while under age 21 with a blood alcohol of more than .0% but not more than .1% (Wis. Stat. 346.63(2)(m))? YES NO
8. Having alcohol beverages in your possession in a motor vehicle as a driver or a passenger (Wis. Stat. 346.935)? YES NO

HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES NO

DO YOU HAVE ANY CRIMINAL OR ORDINANCE CHARGES PRESENTLY PENDING AGAINST YOU? YES NO

DO YOU PRESENTLY HAVE ANY OVERDUE OR OUTSTANDING FORFEITURES RESULTING FROM A VIOLATION OF AN ORDINANCE OF ANY COUNTY, CITY, VILLAGE, OR TOWN? YES NO

If you have answered yes to any of the above questions, list the date, nature of offense and the location of the offense (City, County and State)

<u>Date</u>	<u>Nature of Offense</u>	<u>Location: City, County and State</u>

Please list additional convictions or other pertinent information below:
3-15-18 CC Fraudulent use Waukesha, Waukesha County WI
DDV: 2013

Approval by Municipal Authority

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory, and I have no objection.

Approved on 01/02/26 by [Signature] Title Police Chief
 (Date) (Signature of Proper Local Official)

I hereby apply for a license to serve Fermented Malt Beverages and Intoxicating Liquors, subject to the limitations imposed by Section 125.32(2), and 125.68(2) of the Wisconsin Statutes and all acts amendatory and supplementary of those sections, and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the sale of such beverages and liquors if a license is granted to me.

The license shall, if issued, be from the date of its issuance to June 30, 2026, unless the license is revoked for cause by the Village Board prior to that date.

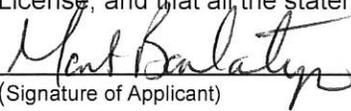
STATE OF WISCONSIN

§

WAUKESHA COUNTY

(Please Print)

being first duly sworn on oath says that he/she is at least eighteen years of age, is of good moral character, and is the person who made and signed the foregoing application for an Operator's License; and that all the statements made by the applicant are true.



(Signature of Applicant)

IN THE EVENT THAT THE VILLAGE OF HARTLAND POLICE DEPARTMENT DECLARES ANY OBJECTION TO THE ISSUANCE OF THE LICENSE, THE APPLICANT SHALL DISCUSS THE ISSUE DIRECTLY WITH THE POLICE CHIEF.

NOTICE:

TO ALL APPLICANTS FOR AN OPERATOR'S LICENSE:

If you have had a conviction for any alcohol related offense within the past 12 months, you should know that the Village Board policy has been to deny the application for an Operator's License until at least a 12-month period of time has elapsed since the conviction date of the offense.

Serving Alcohol

is proud to present this certificate to

Matthew Ballantyne

for successful completion of the online course

Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECARD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.



Verify online at
servingalcohol.com

Verification Code
yIqt7Y8CP4

Date Issued
Dec 30th, 2025

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: **Matthew Ballantyne**

Certification Date: **Dec 30th, 2025**

Certificate Code: **yIqt7Y8CP4**

Verify Online: **servingalcohol.com**

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality
License Period

License(s) Requested: (up to two boxes may be checked)

- Class "A" Beer \$ _____
 Class "B" Beer \$ 50.00
 "Class A" Liquor \$ _____
 "Class B" Liquor \$ _____
 "Class A" Liquor (cider only) \$ _____
 Reserve "Class B" Liquor \$ _____
 "Class C" Liquor (wine only) \$ 50.00

Fees	
License Fees	\$ <u>100.00</u>
Background Check Fee	\$ <u>7.00</u>
Publication Fee	\$ <u>40.00</u>
Total Fees	\$ <u>147.00</u>

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) <u>Pretty Please LLC</u>		
2. Business Trade Name or DBA <u>Pretty Please</u>		
3. FEIN <u>84-3240308</u>	4. Wisconsin Seller's Permit Number <u>456-1030144249-02</u>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization		
6. State of Organization <u>WI</u>	7. Date of Organization <u>03/21/2019</u>	8. Wisconsin DFI Registration Number <u>P074812</u>
9. Premises Address <u>122 Cottonwood Ave #2</u>		
10. City <u>Hartland</u>		11. State <u>WI</u>
12. Zip Code <u>53029</u>		13. County <u>Waukesha</u>
14. Governing Municipality: <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: <u>Hartland</u>		15. Aldermanic District
16. Premises Phone <u>(414) 731-0720</u>	17. Premises Email <u>jenny@prettyplease.events</u>	18. Website <u>www.prettyplease.events</u>
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. My business operates within a single open-unit layout consisting of one main open room, a restroom, and a small utility/storage room. All beverages for sale will be stored and displayed in the main open room in the designated bar area. No production of any beverages occurs on-site; only the storage and retail of beverages. Records and files will also be kept on premises for employees only.		
20. Mailing Address (if different from premises address) <u>1309 Lookout Drive</u>		
21. City <u>Waukesha</u>		22. State <u>WI</u>
23. Zip Code <u>53186</u>		

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. Yes No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . . Yes No beverages.

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . . Yes No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? Yes No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. Yes No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? Yes No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? Yes No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Wiktorek	Jenny	Manager/Owner	414-731-0720

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name	First Name	M.I.
Wiktorek	Jenny	M
Title	Email	Phone
Owner	jenny@prettyplease.events	(414) 731-0720
Signature	Date	
	12/8/2025	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF HARTLAND

AND

SANDHILL OF HARTLAND, LLC

_____, 2025

1 SANDHILL OF HARTLAND, LLC

2 FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

3
4 THIS FIRST AMENDMENT TO THE PLANNED UNIT DEVELOPMENT
5 AGREEMENT (the “Agreement”) is entered into as of the ____ day of _____, 2026,
6 by and between SANDHILL OF HARTLAND, LLC (the “Developer”) upon approval of the
7 Village, and the VILLAGE OF HARTLAND, a Wisconsin Municipality, (the “Village”).

8 RECITALS

9 A. Developer and the Village entered into PLANNED UNIT DEVELOPMENT AGREEMENT
10 dated November 2, 2021 (the “PUD”) pertaining to approximately 59.26 acres of real
11 property located in the Village (the “Site”), as more particularly described in the PUD.

12
13 B. The PUD contemplated that the Developer would construct thirty-three (33) 2-unit buildings
14 (66 units) and eleven (11) 4-unit double duplex buildings (44 units) for a total of 110 units
15 under condominium ownership in four (4) phases.

16
17 C. Developer desires to amend the PUD to provide that Developer will construct twenty-four
18 (24) 2-unit buildings (48 units), two (2) 4-unit double duplex buildings (8 units) and thirty-
19 six (36) single-family condo sites for a total of 92 units under condominium ownership in
20 three (3) phases.

21
22 D. The thirty-six (36) single-family condo sites will be part of a separate condominium (the
23 “Single-Family Condo”), which shall be subject to a master condominium association that
24 will govern the management of the common facilities (i.e. private water system, private
25 sanitary system and private roads) that are shared by the Single-Family Condo and Sandhill
26 Condominium (under which the twenty-four (24) 2-unit buildings (48 units) and two (2) 4-
27 unit double duplex buildings (8 units) are being developed).

28
29 E. The revised site plans for the Sandhill Condominium (the “Revised Sandhill Site Plan”) and
30 Single-Family Condo (the “Single-Family Condo Site Plan”) are attached hereto as
31 EXHIBIT A and incorporated herein by this reference.

32
33 F. The Village Board has conditionally approved Developer’s plans and specifications for the
34 Project on _____, which were considered by the Plan Commission and
35 recommended for approval on _____, subject to representations made during the

36 consideration process by the Developer and final approval by Village Staff and the
37 RECORDING of this Agreement.

38

39 G. Developer agrees to develop the Site as herein described in strict accordance with this
40 Agreement.

41

42 **FINDINGS**

43 The Village of Hartland Plan Commission and Village Board of Trustees have made the
44 following findings as they relate to the Project.

45

46 All of the findings set forth in the original PUD are acknowledged to be achievable by the
47 proposed development, as revised by this Agreement.

48

49 NOW, THEREFORE, in consideration of the granting of final approvals as stated in the above
50 RECITALS by the Village Staff, the incorporation of all of the above RECITALS which are
51 made a part of this Agreement, the covenants of the Village and Developer set forth herein, and
52 other good and valuable consideration, the receipt and sufficiency of which is hereby
53 acknowledged, Developer and the Village hereby agree that the PUD is amended as follows:

54 **Section I. PUD Requirements.**

55 A. Footnote 2 on page 5 of the PUD is amended to provide that the total deposit into the
56 statutory reserve account shall be \$64,400 instead of \$77,000 due to the reduction in the
57 total number of units to be developed in the Project.

58 B. Footnote 2 on page 5 of the PUD is amended to delete the reference to the Letter of
59 Credit for Phase 3 & 4.

60 **Section VI. Time.**

61 A. Subsection A.1. of Section VI of the PUD is amended to provide that completion of the
62 sanitary sewage collection and water distribution systems, and storm/surface water
63 drainage facilities serving Phase 3 of the Site, as herein amended (formerly phases 3 & 4)
64 shall be completed on or before December 31, 2026. The final lift of asphalt for phases
65 1 & 2 shall be completed on or before December 31, 2028.

66 B. The number one hundred ten (110) in Subsection B.3. of Section VI of the PUD is hereby
67 revised to ninety-two (92).

68 **Section VIII. Security of Payment and Performance of Developer's Obligations.**

69 A. Subsection A of Section VIII of the PUD is amended to delete reference to Phases 3 & 4.

70 **Miscellaneous Provisions**

71 **A.** Site Plan. The revised Site Plan for both the Sandhill Condominium and the Single-
72 Family Condominium, attached hereto as EXHIBIT Aa and incorporated herein by this
73 reference, shall replace the Site Plan attached as Exhibit B to the PUD.

74 **B.** Plans and Specification. The civil engineering plans and specifications for the Single-
75 Family Condominium, as herein revised, are attached hereto as EXHIBIT Ba and
76 incorporated herein by this reference. The civil engineering plans and specifications for
77 the Sandhill Condominium have not been modified.

78 **C.** Final Condominium Plat. The final condominium plat for the Single-Family
79 Condominium is attached hereto as EXHIBIT Ca and incorporated herein by this
80 reference. The final condominium plat for Sandhill Condominium is attached hereto as
81 EXHIBIT D and incorporated herein by this reference.

82 **D.** Condominium Declaration of Restrictions. The Condominium Declaration of
83 Restrictions for the Single-Family Condominium are attached hereto as EXHIBIT Ea and
84 incorporated herein by this reference.

85 **E.** Condominium Building Renderings. The building renderings for the Sandhill
86 Condominium structures have not changed, however, the Single-Family Condominium
87 shall contain individual, custom designed single-family homes, which will be
88 individually submitted for approval to the Village for approval as part of the permitting
89 process, but shall not require submittal to and approval by the Village's Architectural
90 Control Committee. All building plans will conform to the architectural guidelines
91 established by Developer which are attached hereto as Exhibit Fa and incorporated herein
92 by this reference.

93
94 **F.** This Agreement may be executed in one or more counterparts, each of which shall be
95 deemed an original but all of which together shall constitute one and the same instrument.

96
97 **G.** This Agreement and the original Planned Unit Development Agreement signed on
98 November 2, 2021, are the complete and entire agreement of the parties with respect to
99 the matters covered by this Agreement, and it shall supersede all prior agreements to the
100 contrary. This Agreement may be introduced into evidence by any party without

101 objection in any action to enforce the terms of this Agreement. No modification of this
102 Agreement shall be binding unless in writing and signed by Developer and Village.

103

104 H. The Parties acknowledge and represent that this Agreement is the subject of negotiation
105 by all parties and that all parties together shall be construed to be the drafter hereof and
106 this Agreement shall not be construed against any party individually as drafter.

107

108 I. Legal Relationship. Nothing in this Agreement shall be construed to create an
109 employer/employee relationship, joint employer, a joint venture or partnership
110 relationship, or a principal/agent relationship.

111

112 J. Survival. All agreements, representations, or warranties made herein shall survive the
113 execution of this Agreement and the making of the grants hereunder and the original
114 Planned Unit Development Agreement signed on November 2, 2021, and additionally
115 stated in Section XIII. This Agreement shall be binding upon the Parties, their respective
116 successors and assigns.

117

118 K. Recording of Agreement. This Agreement shall be recorded with the Register of Deeds
119 for Waukesha County.

120

121 L. Easements. Developer shall provide documentation satisfactory to the Village that it has
122 legal power and authority to grant all easements required under this Agreement.

123

124 M. All other terms, covenants and conditions set forth in the Planned Unit Development
125 Agreement signed on November 2, 2021 remain in full force and affect and any defined
126 terms used in this Agreement that are not defined herein shall be ascribed the meaning set
127 forth in the PUD.

128

129 IN WITNESS WHEREOF, Developer and the Village have caused this Agreement to be signed
130 by their appropriate officers and their corporate seals to be hereunto affixed in three (3) original
131 counter-parts the day and year first above written.

132

SANDHILL OF HARTLAND, LLC

By: _____

VILLAGE OF HARTLAND

By: _____
_____, Village President

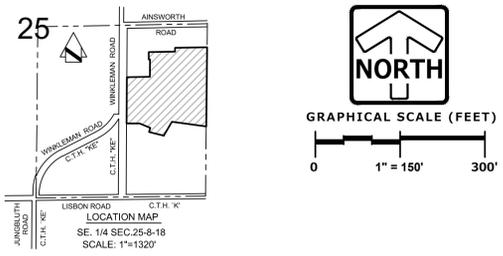
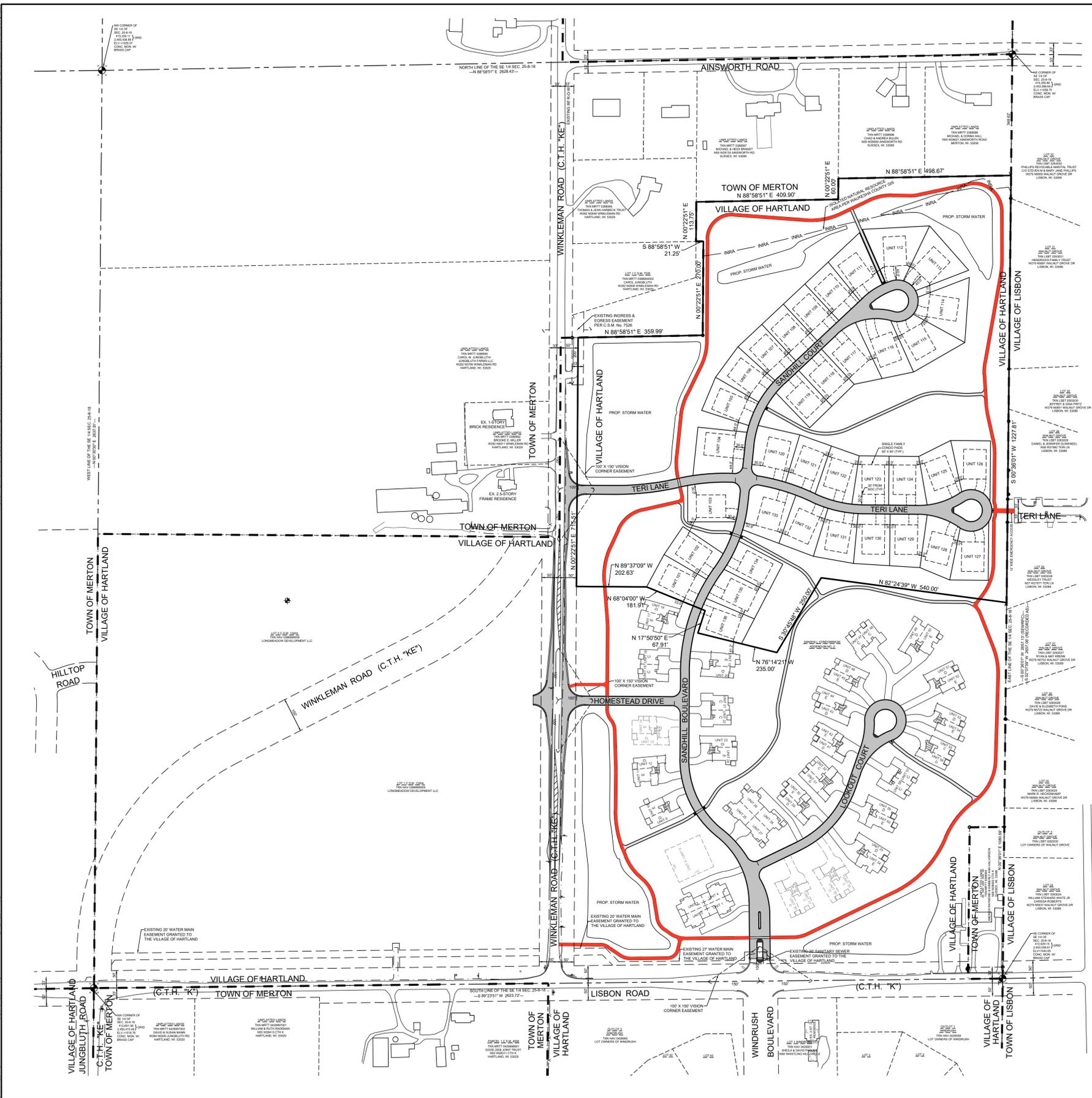
Attest: _____
_____, Village Clerk

[NOTARY STATEMENTS FOLLOW]

SCHEDULE OF EXHIBITS

<i>EXHIBIT Aa</i>	<i>Site Plan</i>
<i>EXHIBIT Ba</i>	<i>Plans and Specifications – Single-Family Condominium</i>
<i>EXHIBIT Ca</i>	<i>Final Condominium Plat – Single-Family Condominium</i>
<i>EXHIBIT Da</i>	<i>Final Condominium Plat – Sandhill Condominium</i>
<i>EXHIBIT Ea</i>	<i>Condominium Declarations and Restrictions – Single-Family Condo</i>
<i>EXHIBIT Fa</i>	<i>Architectural Guidelines</i>

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



- LEGEND:**
- EX. MONUMENT
 - EX. IRON PIPE
 - EX. IRON ROD
 - EX. WOOD POST
 - EX. POST
 - X — X — EX. FENCE LINE
 - INRA — INRA — EX. ISOLATED NATURAL RESOURCE AREA
- PUBLIC PATHS AREA RED.**
ALL OTHER PATHS ARE PRIVATE.
PUBLIC PATHS TO BE COVERED BY A 12' WIDE PUBLIC ACCESS PATH EASEMENT GRANTED TO THE VILLAGE OF HARTLAND.



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

SEE STATEMENT OF WORK FOR DETAILS.
REGIONS WITH 3 HOUR DAVE SERVICE BEYOND THIS BOUNDARY.
MILW. AREA 259-1181

DESIGNED: ASZ
REVIEWED: ASZ
DRAFTED: BR

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

SANDHILL SINGLE-FAMILY CONDO

VILLAGE OF HARTLAND, WI

PROPOSED SITE PLAN

REVISIONS	

REG. JOB NO.	26720-WI	SHEET
REG. PM	ASZ	
START DATE	01-06-26	SHEET
SCALE	1" = 150'	

FOR REVIEW

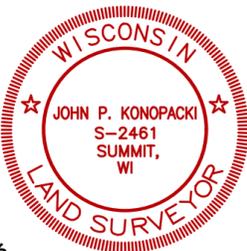
CONDOMINIUM PLAT OF SANDHILL SINGLE-FAMILY CONDOMINIUM

Being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of SANDHILL SINGLE-FAMILY CONDOMINIUM, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

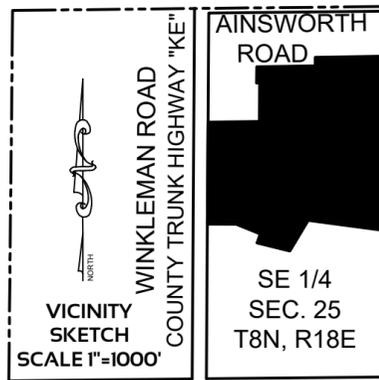


DRAFT
SIGNATURE: [Signature] JANUARY 5, 2026
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

LEGAL DESCRIPTION:

Being all of "Expansion Lands B" and "Expansion Lands C" of Sandhill Condominium, as recorded in the Register of Deeds office for Waukesha County as Document No. 4632282, also known as Lot 2 of Certified Survey Map No. 12244 as recorded in Volume 125, on Pages 336 - 339, as Document No. 4630928, in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

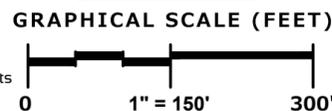
Commencing at the southeast corner of the Southeast 1/4 of said Section 25; thence North 00°36'01" East along the east line of the Southeast 1/4, 1080.69 feet to the Point of Beginning; thence North 82°24'39" West, 540.00 feet; thence South 30°45'48" West, 250.00 feet; thence North 76°14'21" West, 235.00 feet; thence North 17°50'50" East, 67.91 feet; thence North 68°04'00" West, 181.91 feet; thence North 89°37'09" West, 202.63 feet to the east right of way line of Winkleman Road - County Trunk Highway "KE"; thence North 00°22'51" East along said east right of way line, 715.51 feet; thence North 88°58'51" East, 359.99 feet; thence North 00°22'51" East, 270.00 feet; thence South 88°58'51" West, 21.25 feet; thence North 00°22'51" East, 113.75 feet; thence North 88°58'51" East, 409.90 feet; thence North 00°22'51" East, 60.00 feet; thence North 88°58'51" East, 498.67 feet to the aforesaid east line of the Southeast 1/4; thence South 00°36'01" West along said east line, 1227.81 feet to the Point of Beginning. Said land containing 1,333,277 square feet (30.6078 acres).



COUNTY TRUNK HIGHWAY "K"
LIBSON ROAD

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East has a bearing of S89°23'51"W.

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - ▨ - Indicates Limited Common Elements

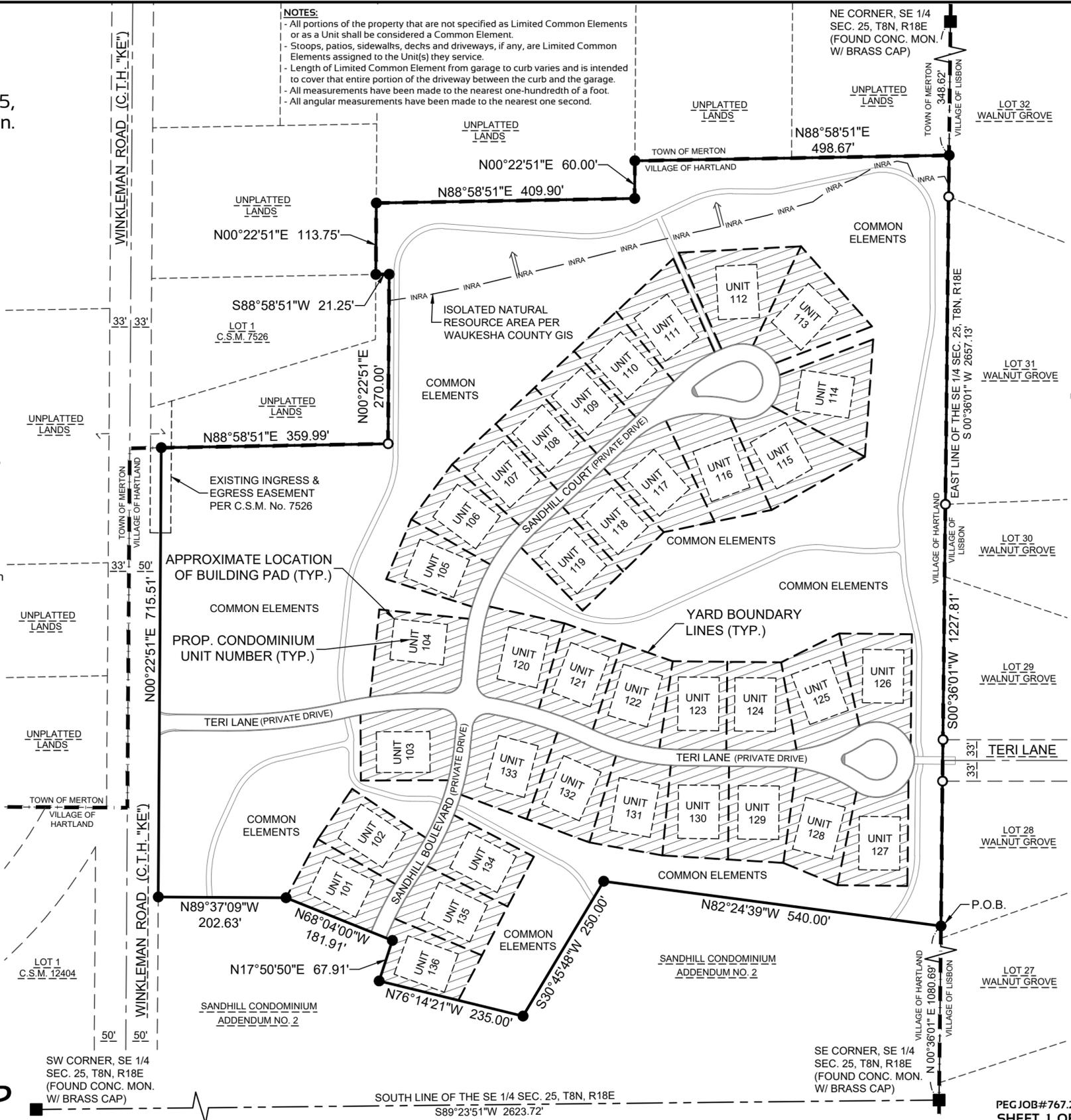


DECLARANT:
Sandhill of Hartland, LLC
Prepared for:
Sandhill of Hartland, LLC
W229 N1433 Westwood Drive, Suite 200
Waukesha, WI 53186
phone: (262) 650-9700
Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888



- ADDRESS:**
- UNIT 101: Sandhill Blvd, Hartland, WI
 - UNIT 102: Sandhill Blvd, Hartland, WI
 - UNIT 103: Sandhill Blvd, Hartland, WI
 - UNIT 104: Sandhill Ct, Hartland, WI
 - UNIT 105: Sandhill Ct, Hartland, WI
 - UNIT 106: Sandhill Ct, Hartland, WI
 - UNIT 107: Sandhill Ct, Hartland, WI
 - UNIT 108: Sandhill Ct, Hartland, WI
 - UNIT 109: Sandhill Ct, Hartland, WI
 - UNIT 110: Sandhill Ct, Hartland, WI
 - UNIT 111: Sandhill Ct, Hartland, WI
 - UNIT 112: Sandhill Ct, Hartland, WI
 - UNIT 113: Sandhill Ct, Hartland, WI
 - UNIT 114: Sandhill Ct, Hartland, WI
 - UNIT 115: Sandhill Ct, Hartland, WI
 - UNIT 116: Sandhill Ct, Hartland, WI
 - UNIT 117: Sandhill Ct, Hartland, WI
 - UNIT 118: Sandhill Ct, Hartland, WI
 - UNIT 119: Sandhill Ct, Hartland, WI
 - UNIT 120: Teri Ln, Hartland, WI
 - UNIT 121: Teri Ln, Hartland, WI
 - UNIT 122: Teri Ln, Hartland, WI
 - UNIT 123: Teri Ln, Hartland, WI
 - UNIT 124: Teri Ln, Hartland, WI
 - UNIT 125: Teri Ln, Hartland, WI
 - UNIT 126: Teri Ln, Hartland, WI
 - UNIT 127: Teri Ln, Hartland, WI
 - UNIT 128: Teri Ln, Hartland, WI
 - UNIT 129: Teri Ln, Hartland, WI
 - UNIT 130: Teri Ln, Hartland, WI
 - UNIT 131: Teri Ln, Hartland, WI
 - UNIT 132: Teri Ln, Hartland, WI
 - UNIT 133: Sandhill Blvd, Hartland, WI
 - UNIT 134: Sandhill Blvd, Hartland, WI
 - UNIT 135: Sandhill Blvd, Hartland, WI
 - UNIT 136: Sandhill Blvd, Hartland, WI

- NOTES:**
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
 - Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
 - Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
 - All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

DRAFTED BY: B.R.

SW CORNER, SE 1/4 SEC. 25, T8N, R18E (FOUND CONC. MON. W/ BRASS CAP)

SOUTH LINE OF THE SE 1/4 SEC. 25, T8N, R18E
S89°23'51"W 2623.72'

SE CORNER, SE 1/4 SEC. 25, T8N, R18E (FOUND CONC. MON. W/ BRASS CAP)

PEG JOB#767.20A
SHEET 1 OF 1

www.pinnacle-engr.com

"EXHIBIT D"

CONDOMINIUM PLAT OF SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of SANDHILL CONDOMINIUM, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

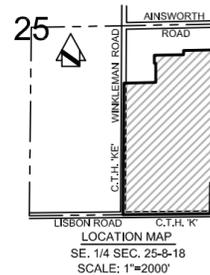
SIGNED 
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



DATE: APRIL 9, 2021

NOTES:

- Expansion land may contain up to an additional 70 Units for a total of 110 Units in the SANDHILL CONDOMINIUM.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.



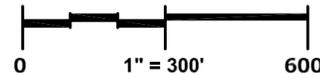
ADDRESS:

- UNIT 1: Sandhill Blvd, Hartland, Wisconsin
- UNIT 2: Sandhill Blvd, Hartland, Wisconsin
- UNIT 3: Sandhill Blvd, Hartland, Wisconsin
- UNIT 4: Sandhill Blvd, Hartland, Wisconsin
- UNIT 5: Sandhill Blvd, Hartland, Wisconsin
- UNIT 6: Sandhill Blvd, Hartland, Wisconsin
- UNIT 7: Sandhill Blvd, Hartland, Wisconsin
- UNIT 8: Sandhill Blvd, Hartland, Wisconsin
- UNIT 9: Sandhill Blvd, Hartland, Wisconsin
- UNIT 10: Sandhill Blvd, Hartland, Wisconsin
- UNIT 11: Sandhill Blvd, Hartland, Wisconsin
- UNIT 12: Sandhill Blvd, Hartland, Wisconsin
- UNIT 13: Sandhill Blvd, Hartland, Wisconsin
- UNIT 14: Sandhill Blvd, Hartland, Wisconsin
- UNIT 15: Sandhill Blvd, Hartland, Wisconsin
- UNIT 16: Sandhill Blvd, Hartland, Wisconsin
- UNIT 17: Sandhill Blvd, Hartland, Wisconsin
- UNIT 18: Sandhill Blvd, Hartland, Wisconsin
- UNIT 19: Sandhill Blvd, Hartland, Wisconsin
- UNIT 20: Sandhill Blvd, Hartland, Wisconsin
- UNIT 21: Sandhill Blvd, Hartland, Wisconsin
- UNIT 22: Sandhill Blvd, Hartland, Wisconsin
- UNIT 23: Sandhill Blvd, Hartland, Wisconsin
- UNIT 24: Sandhill Blvd, Hartland, Wisconsin
- UNIT 25: Sandhill Blvd, Hartland, Wisconsin
- UNIT 26: Sandhill Blvd, Hartland, Wisconsin
- UNIT 27: Lookout Court, Hartland, Wisconsin
- UNIT 28: Lookout Court, Hartland, Wisconsin
- UNIT 29: Lookout Court, Hartland, Wisconsin
- UNIT 30: Lookout Court, Hartland, Wisconsin
- UNIT 31: Lookout Court, Hartland, Wisconsin
- UNIT 32: Lookout Court, Hartland, Wisconsin
- UNIT 33: Lookout Court, Hartland, Wisconsin
- UNIT 34: Lookout Court, Hartland, Wisconsin
- UNIT 35: Lookout Court, Hartland, Wisconsin
- UNIT 36: Lookout Court, Hartland, Wisconsin
- UNIT 37: Lookout Court, Hartland, Wisconsin
- UNIT 38: Lookout Court, Hartland, Wisconsin
- UNIT 39: Sandhill Blvd, Hartland, Wisconsin
- UNIT 40: Sandhill Blvd, Hartland, Wisconsin



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East has a bearing of S89°23'51"W.

GRAPHICAL SCALE (FEET)



LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

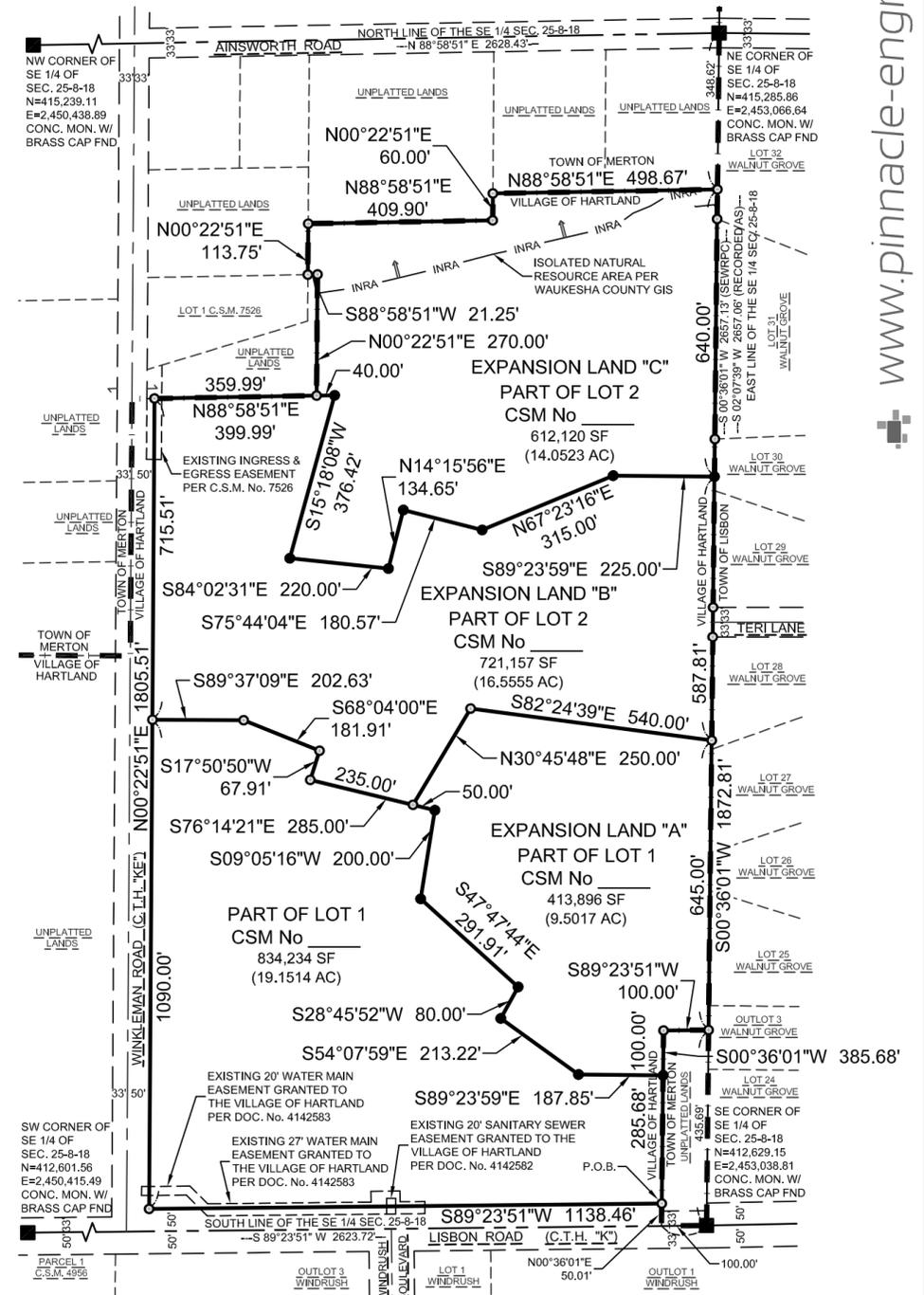
REGISTER OF DEEDS

DECLARANT:

Sandhill of Hartland, LLC

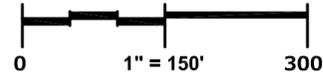
Prepared for:
Sandhill of Hartland, LLC
W240 N1221 Pewaukee Road
Waukesha, WI 53188-9700
phone: (262) 650-9700

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888





GRAPHICAL SCALE (FEET)



CONDOMINIUM PLAT OF SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

NOTES:

- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a general Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to the edge of the Private Drive varies and is intended to cover that entire portion of the driveway between the edge of the Private Drive and the garage.



DATE: APRIL 9, 2021

WINDRUSH BOULEVARD

LISBON ROAD (C.T.H. "K")

WINKLEMAN ROAD (C.T.H. "KE")

AINSWORTH ROAD

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

- LEGEND:**
- Indicates Limited Common Elements
 - Public Path
 - Private Path

**CONDOMINIUM PLAT OF
SANDHILL CONDOMINIUM**

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

LEGAL DESCRIPTION:

Part of Lot 1 of Certified Survey Map No. _____ as recorded in Volume _____, on Pages _____ - _____, as Document No. _____, Waukesha County Register of Deeds Office, being part of the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:
Commencing at the southeast corner of said Southeast 1/4; thence South 89°23'51" West along the south line of said Southeast 1/4 and the centerline of Lisbon Road (CTH K), 100.00 feet;
thence North 00°36'01" East, 50.01 feet to the north right-of-way line of Lisbon Road (CTH K) and the point of beginning;
thence South 89°23'51" West along said north right-of-way line, 1138.46 feet to the east right-of-way line of Winkleman Road (CTH KE);
thence North 00°22'51" East along said east right-of-way line, 1090.00 feet;
thence South 89°37'09" East, 202.63 feet;
thence South 68°04'00" East, 181.91 feet;
thence South 17°50'50" West, 67.91 feet;
thence South 76°14'21" East, 285.00 feet;
thence South 09°05'16" West, 200.00 feet;
thence South 47°47'44" East, 291.91 feet;
thence South 28°45'52" West, 80.00 feet;
thence South 54°07'59" East, 213.22 feet;
thence South 89°23'59" East, 187.85 feet;
thence South 00°36'01" West, 285.68 feet to the point of beginning.
Containing 834,234 square feet (19.1514 acres) of land.

EXPANSION LAND "A" LEGAL DESCRIPTION:

Part of Lot 1 of Certified Survey Map No. _____ as recorded in Volume _____, on Pages _____ - _____, as Document No. _____, Waukesha County Register of Deeds Office, being part of the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:
Commencing at the southeast corner of said Southeast 1/4; thence North 00°36'01" East along the east line of said Southeast 1/4 and the west subdivision line of Walnut Grove, a recorded subdivision, 435.69 feet to the point of beginning;
thence South 89°23'51" West, 100.00 feet;
thence South 00°36'01" West, 100.00 feet;
thence North 89°23'59" West, 187.85 feet;
thence North 54°07'59" West, 213.22 feet;
thence North 28°45'52" East, 80.00 feet;
thence North 47°47'44" West, 291.91 feet;
thence North 09°05'16" East, 200.00 feet;
thence North 76°14'21" West, 50.00 feet;
thence North 30°45'48" East, 250.00 feet;
thence South 82°24'39" East, 540.00 feet to the aforesaid east line of said Southeast 1/4 and the west subdivision line of Walnut Grove;
thence South 00°36'01" West along said east line and west subdivision line, 645.00 feet to the point of beginning.
Containing 413,896 square feet (9.5017 acres) of land.

EXPANSION LAND "B" LEGAL DESCRIPTION:

Part of Lot 2 of Certified Survey Map No. _____ as recorded in Volume _____, on Pages _____ - _____, as Document No. _____, Waukesha County Register of Deeds Office, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:
Commencing at the southeast corner of said Southeast 1/4; thence South 89°23'51" West along the south line of said Southeast 1/4 and the centerline of Lisbon Road (CTH K), 100.00 feet;
thence North 00°36'01" East, 50.01 feet to the north right-of-way line of Lisbon Road (CTH K);
thence South 89°23'51" West along said north right-of-way line, 1138.46 feet to the east right-of-way line of Winkleman Road (CTH KE);
thence North 00°22'51" East along said east right-of-way line, 1090.00 feet to the point of beginning;
thence continuing North 00°22'51" East along said east right-of-way line, 715.51 feet;
thence North 88°58'51" East, 399.99 feet;
thence South 15°18'08" West, 376.42 feet;
thence South 84°02'31" East, 220.00 feet;
thence North 14°15'56" East, 134.65 feet;
thence South 75°44'04" East, 180.57 feet;
thence North 67°23'16" East, 315.00 feet;
thence South 89°23'59" East, 225.00 feet to the east line of said Southeast 1/4 and the west subdivision line of Walnut Grove, a recorded subdivision;
thence South 00°36'01" West along said east line and west subdivision line, 587.81 feet;
thence North 82°24'39" West, 540.00 feet;
thence South 30°45'48" West, 250.00 feet;
thence North 76°14'21" West, 235.00 feet;
thence North 17°50'50" East, 67.91 feet;
thence North 68°04'00" West, 181.91 feet;
thence North 89°37'09" West, 202.63 feet to the point of beginning.
Containing 721,157 square feet (16.5555 acres) of land.

EXPANSION LAND "C" LEGAL DESCRIPTION:

Part of Lot 2 of Certified Survey Map No. _____ as recorded in Volume _____, on Pages _____ - _____, as Document No. _____, Waukesha County Register of Deeds Office, being part of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:
Commencing at the southeast corner of said Southeast 1/4; thence South 89°23'51" West along the south line of said Southeast 1/4 and the centerline of Lisbon Road (CTH K), 100.00 feet;
thence North 00°36'01" East, 50.01 feet to the north right-of-way line of Lisbon Road (CTH K);
thence South 89°23'51" West along said north right-of-way line, 1138.46 feet to the east right-of-way line of Winkleman Road (CTH KE);
thence North 00°22'51" East along said east right-of-way line, 1805.51 feet;
thence North 88°58'51" East, 359.99 feet to the point of beginning;
thence North 00°22'51" East, 270.00 feet;
thence South 88°58'51" West, 21.25 feet;
thence North 00°22'51" East, 113.75 feet;
thence North 88°58'51" East, 409.90 feet;
thence North 00°22'51" East, 60.00 feet;
thence North 88°58'51" East, 498.67 feet to the east line of said Southeast 1/4 and the west subdivision line of Walnut Grove, a recorded subdivision;
thence South 00°36'01" West along said east line and west subdivision line, 640.00 feet;
thence North 89°23'59" West, 225.00 feet;
thence South 67°23'16" West, 315.00 feet;
thence North 75°44'04" West, 180.57 feet;
thence South 14°15'56" West, 134.65 feet;
thence North 84°02'31" West, 220.00 feet;
thence North 15°18'08" East, 376.42 feet;
thence South 88°58'51" West, 40.00 feet to the point of beginning.
Containing 612,120 square feet (14.0523 acres) of land.



DATE: APRIL 9, 2021

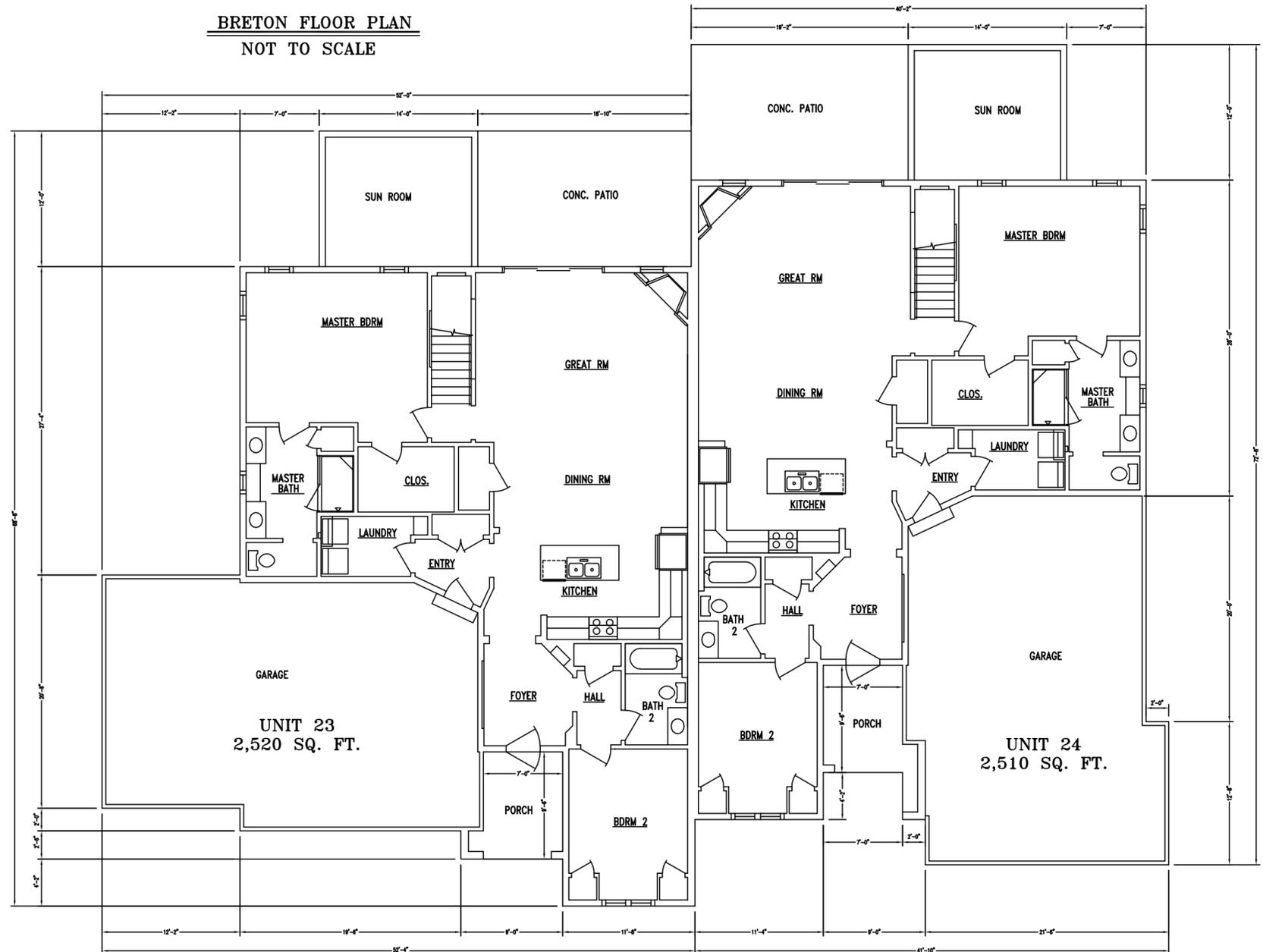
CONDOMINIUM PLAT OF SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

BRETON FLOOR PLAN
NOT TO SCALE



DATE: APRIL 9, 2021



NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-builts and are the exterior footprint of the unit, including the garage, and do not include possible changes requested by purchaser.

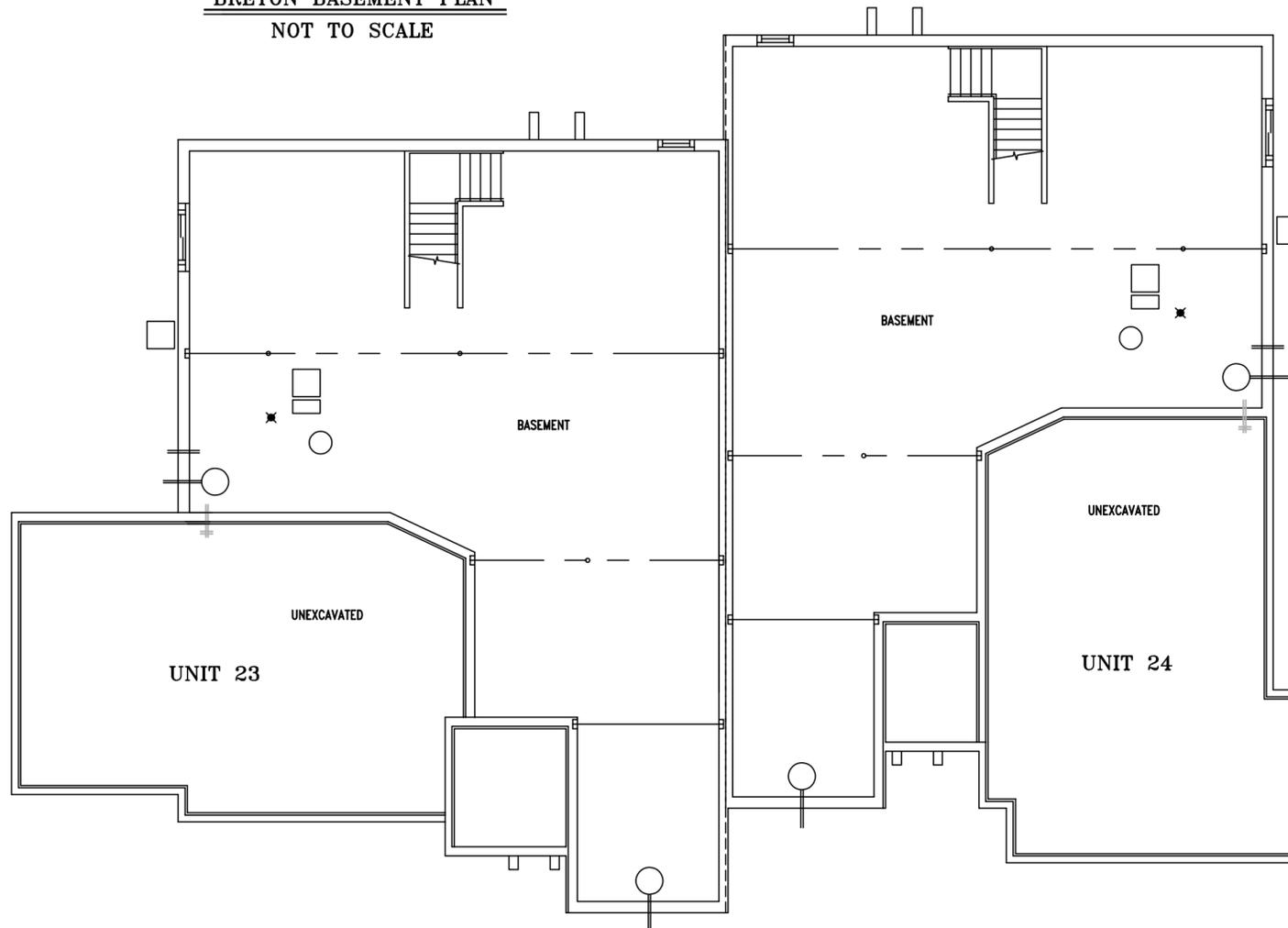
CONDOMINIUM PLAT OF
SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of
Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021

BRETON BASEMENT PLAN
NOT TO SCALE



NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

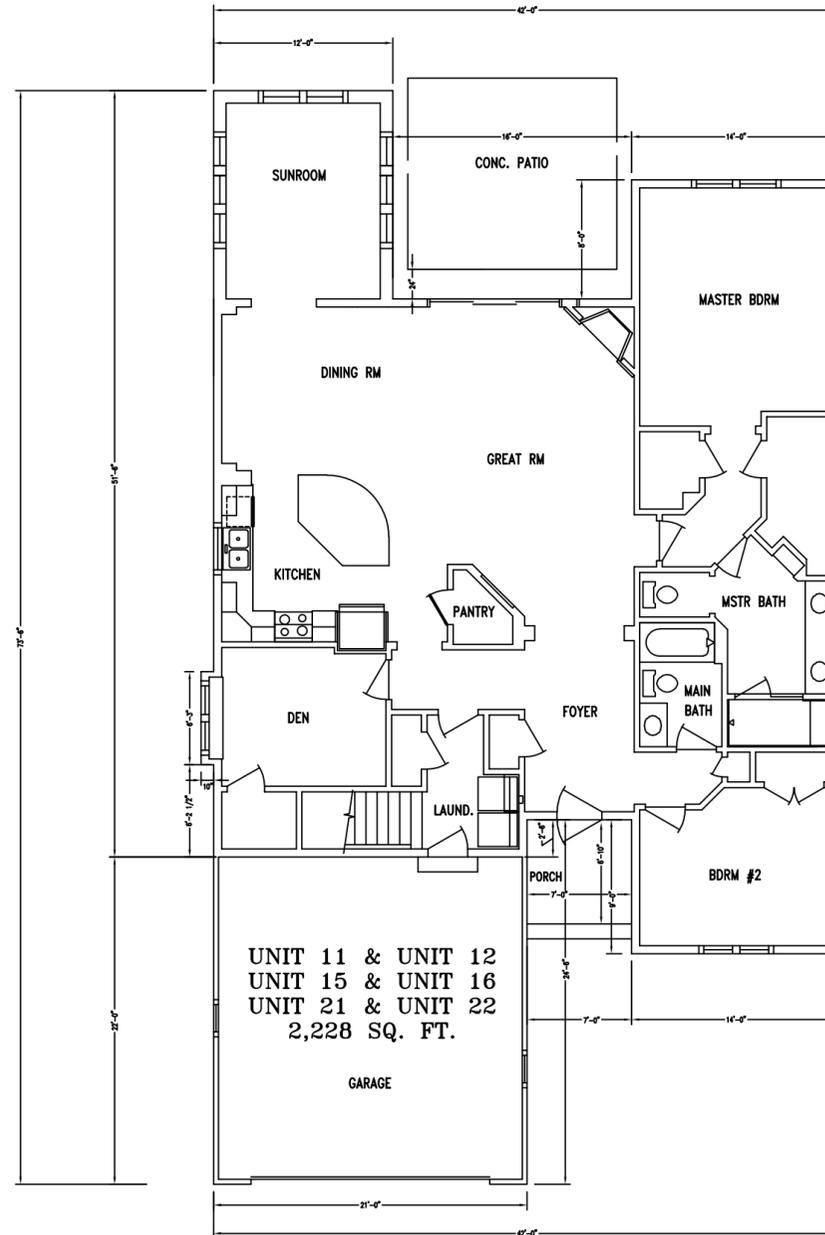
PINNACLE ENGINEERING GROUP

CONDOMINIUM PLAT OF SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021



CASTILIAN FLOOR PLAN
NOT TO SCALE

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-builts and are the exterior footprint of the unit, including the garage, and do not include possible changes requested by purchaser.

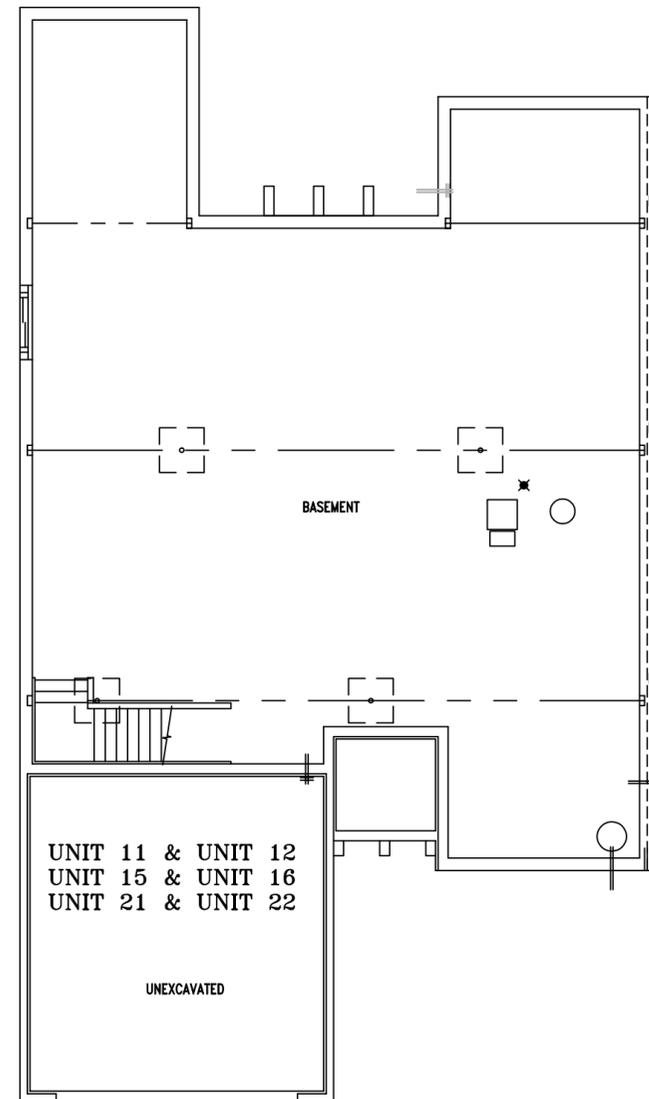
This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

CONDOMINIUM PLAT OF
SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021



CASTILIAN BASEMENT PLAN
NOT TO SCALE

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

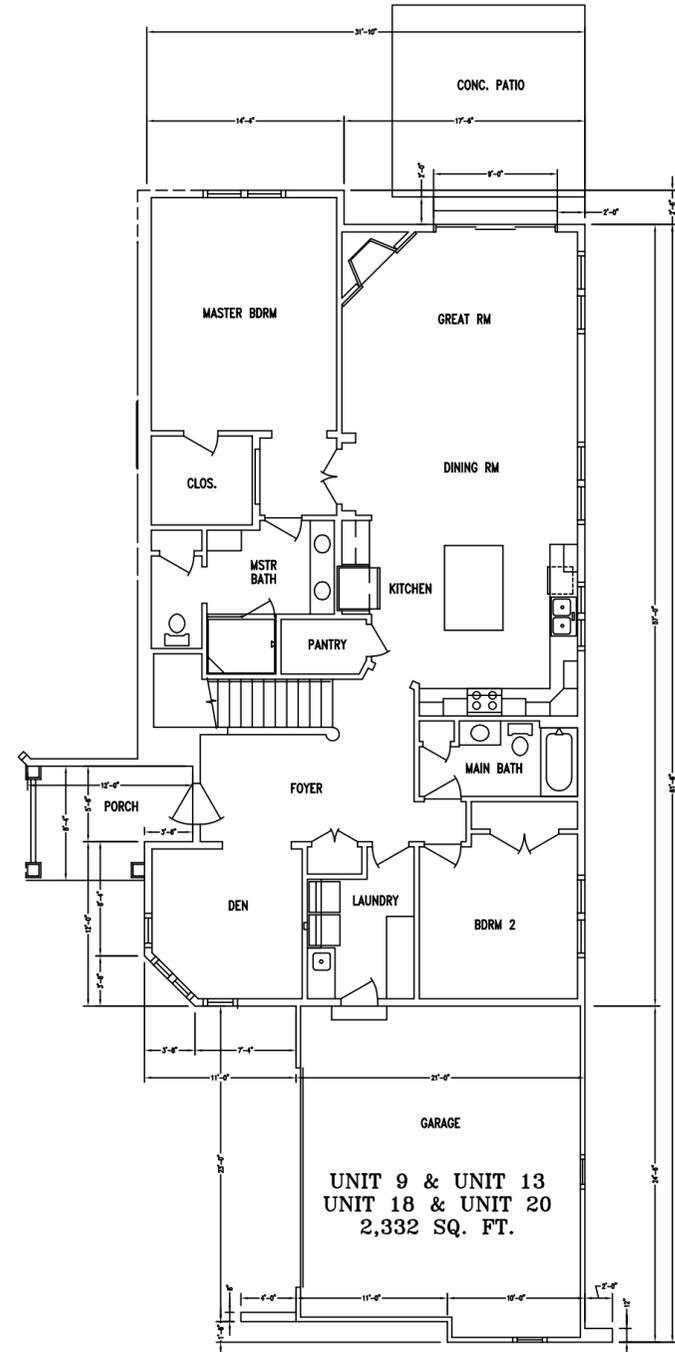
PINNACLE ENGINEERING GROUP

**CONDOMINIUM PLAT OF
SANDHILL CONDOMINIUM**

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021



DARTMOOR
SUNROOM
FLOOR PLAN
NOT TO SCALE

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-builts and are the exterior footprint of the unit, including the garage, and do not include possible changes requested by purchaser.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

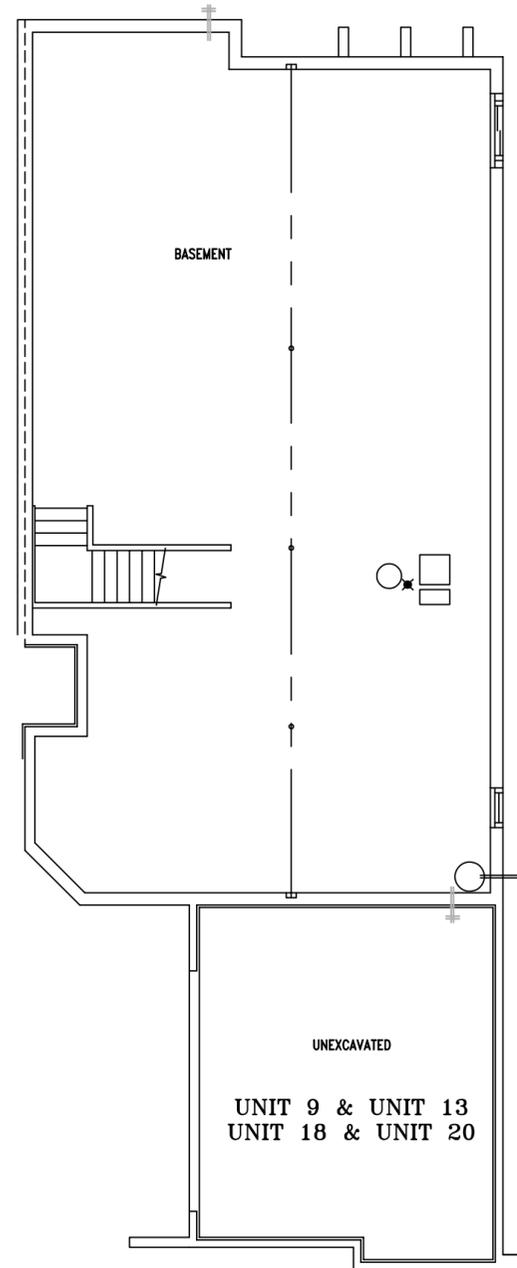
PINNACLE ENGINEERING GROUP

CONDOMINIUM PLAT OF
SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021



DARTMOOR
SUNROOM
BASEMENT PLAN
NOT TO SCALE

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

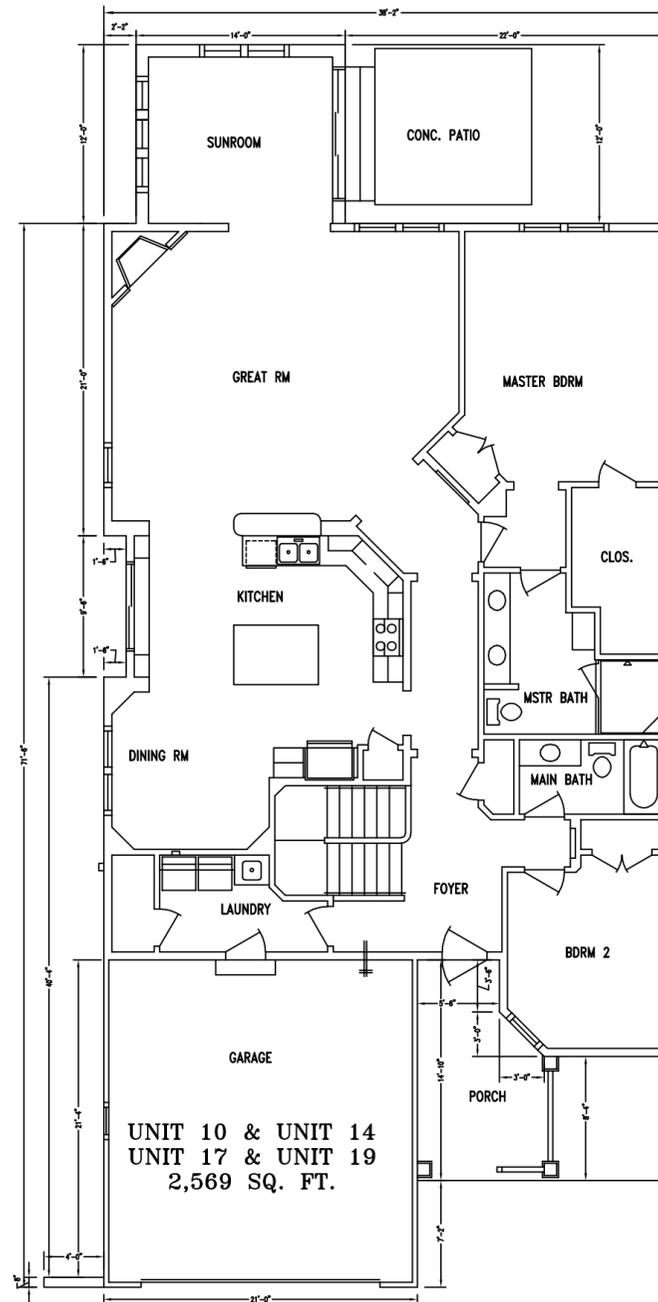
PINNACLE ENGINEERING GROUP

CONDOMINIUM PLAT OF SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021



ESTONIAN
SUNROOM
FLOOR PLAN
NOT TO SCALE

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-builts and are the exterior footprint of the unit, including the garage, and do not include possible changes requested by purchaser.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

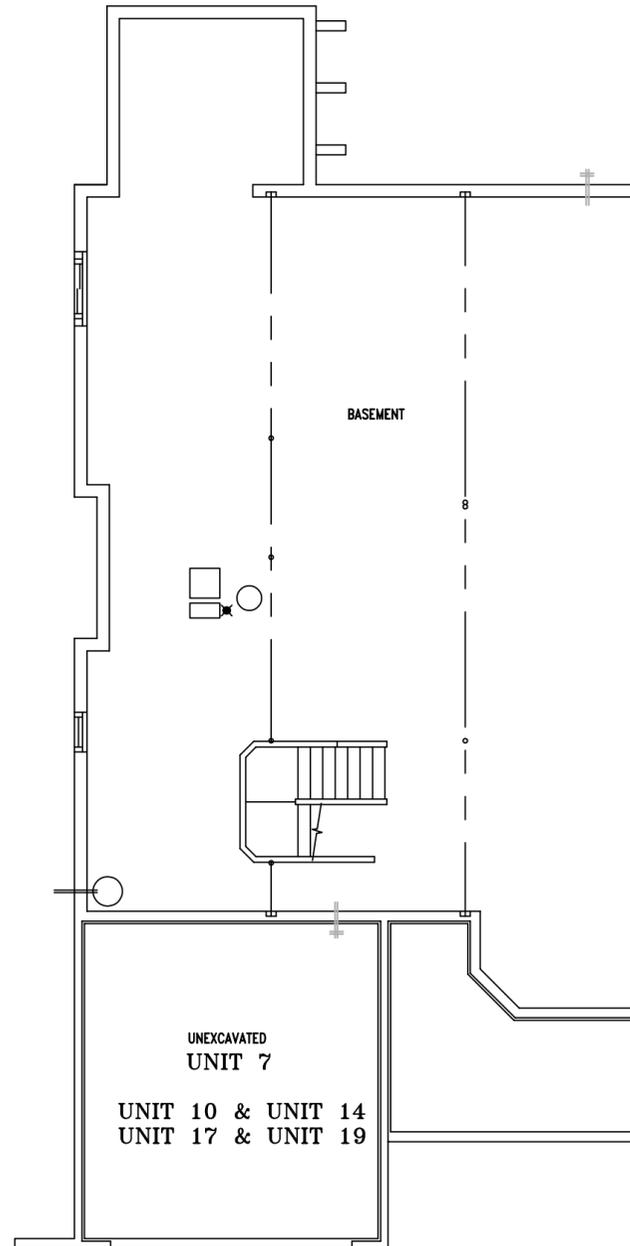
PINNACLE ENGINEERING GROUP

CONDOMINIUM PLAT OF
SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021



ESTONIAN
SUNROOM
BASEMENT PLAN
NOT TO SCALE

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

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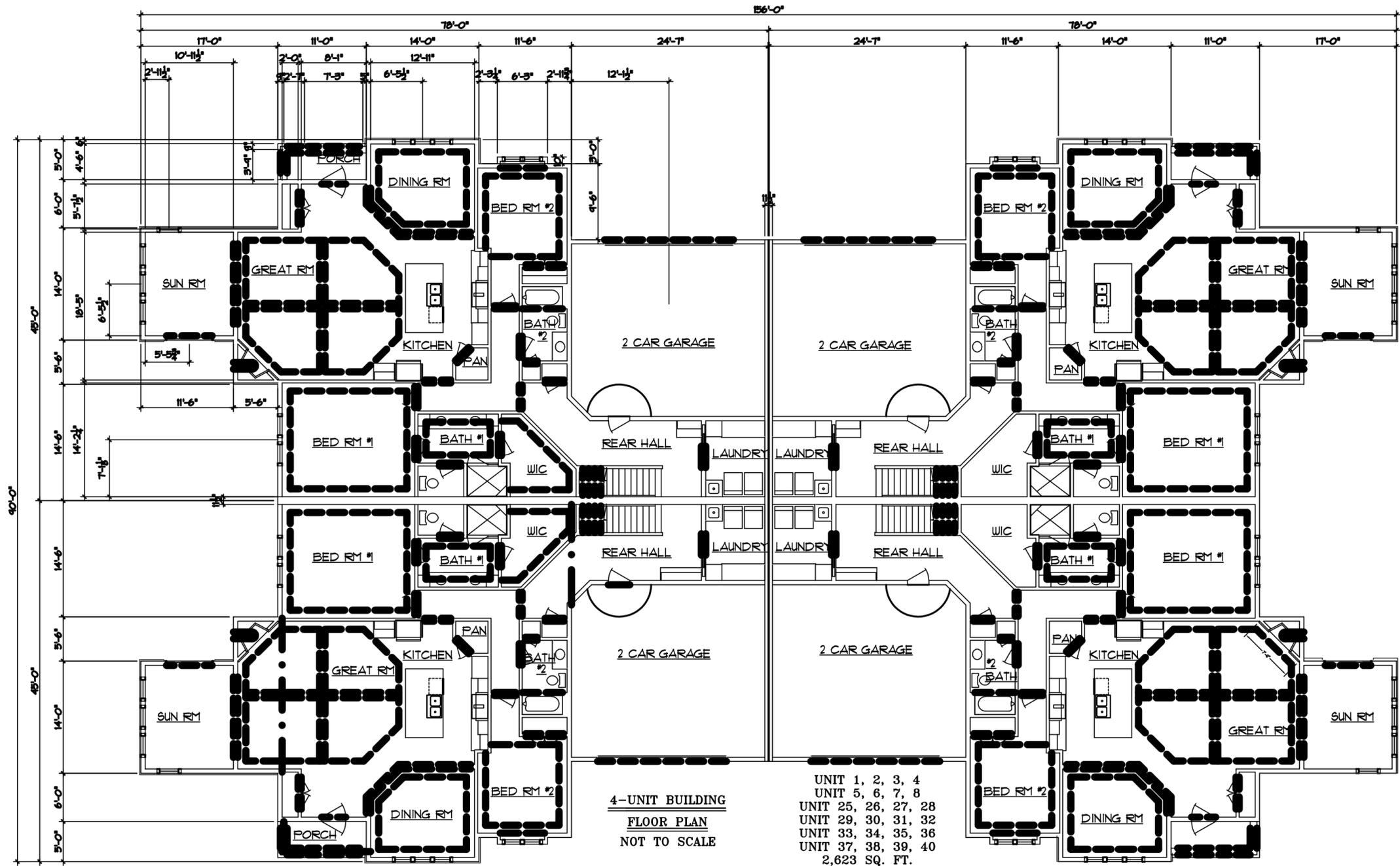
PINNACLE ENGINEERING GROUP

CONDOMINIUM PLAT OF SANDHILL CONDOMINIUM

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021



4-UNIT BUILDING
FLOOR PLAN
NOT TO SCALE

UNIT 1, 2, 3, 4
UNIT 5, 6, 7, 8
UNIT 25, 26, 27, 28
UNIT 29, 30, 31, 32
UNIT 33, 34, 35, 36
UNIT 37, 38, 39, 40
2,623 SQ. FT.

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-builts and are the exterior footprint of the unit, including the garage, and do not include possible changes requested by purchaser.

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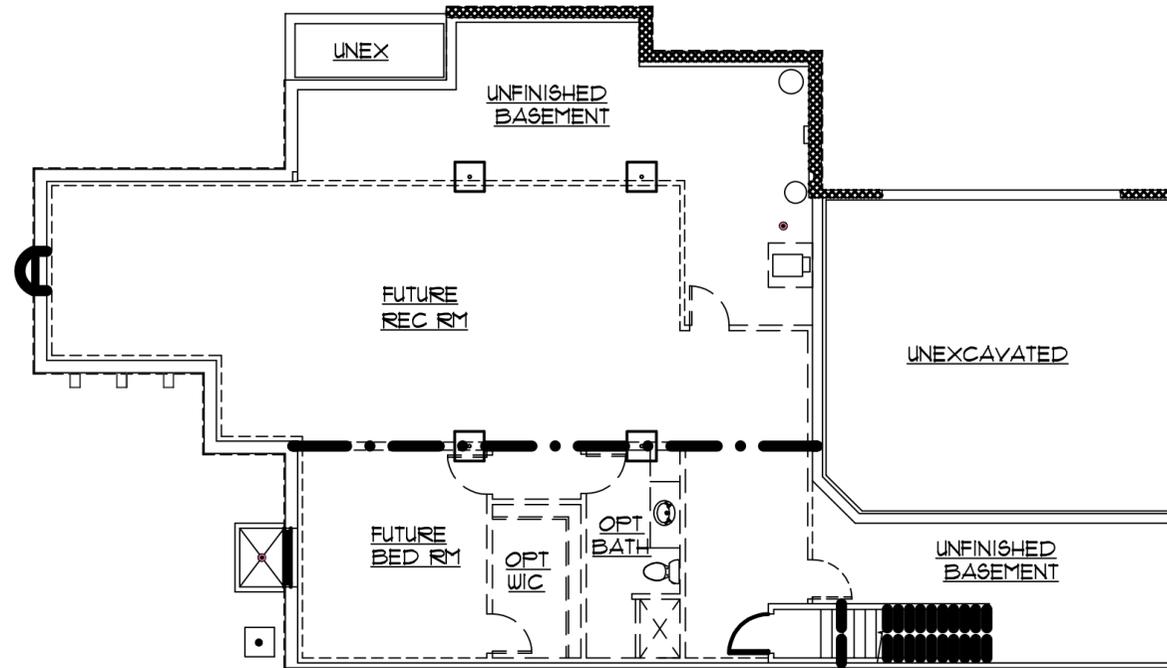
PINNACLE ENGINEERING GROUP

**CONDOMINIUM PLAT OF
SANDHILL CONDOMINIUM**

Being Lot 1 and 2 of Certified Survey Map No. _____ in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



DATE: APRIL 9, 2021



4-UNIT BUILDING
BASEMENT PLAN
NOT TO SCALE

UNIT 1, 2, 3, 4
UNIT 5, 6, 7, 8
UNIT 25, 26, 27, 28
UNIT 29, 30, 31, 32
UNIT 33, 34, 35, 36
UNIT 37, 38, 39, 40

NOTES:

- Unit Floor Plans may be mirrored in combinations according to Sheet 2.
- Buildings and improvements shown represent proposed construction.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

**DECLARATION OF CONDOMINIUM
OF
SANDHILL SINGLE-FAMILY CONDOMINIUM**

THIS DECLARATION is made and entered into by Sandhill of Hartland, LLC, a Wisconsin limited liability company (the "Declarant") pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act").

WITNESSETH:

Declarant owns certain real property (the "Property"), legally described on Exhibit A attached hereto. Declarant intends to improve the Property by constructing infrastructure improvements, including, but not limited to, private drives, curbs, utility services and landscaping in order to establish a total of thirty-six (36) single-family building sites as shown on the condominium plat (the "Condominium Plat") attached hereto as Exhibit B and incorporated herein by this reference. The Property, together with all buildings and improvements, is hereinafter called the "Condominium."

Declarant desires to submit the Property and all improvements constructed to be constructed thereon to the condominium form of ownership under the Act and this Declaration, and further desires to establish, for its own benefit and that of all future owners and occupants of the Condominium, certain easements, rights, restrictions, and obligations with respect to the ownership, use, and maintenance of the Condominium on the terms and conditions hereinafter set forth.

The name of the Condominium shall be "**Sandhill Single-Family Condominium**". The address of each Condominium Unit (defined below) is as set forth on attached Exhibit C. The initial address for the Condominium Association is **W229 N1433 Westwood Drive, Suite 200, Waukesha, WI 53186**.

NOW, THEREFORE, Declarant, the fee owner of the Property, by this Declaration hereby (i) submits the Property and the improvements subject to taxes and assessments not yet due and payable, municipal and zoning ordinances, recorded easements and restrictions, if any, and all other matters of record, to the condominium form of use and ownership as provided in the Act and this Declaration; (ii) establishes and imposes the following provisions, restrictions, conditions, easements, and uses to which the Condominium may be put; and (iii) specifies that the provisions of this Declaration shall constitute covenants to run with the land and shall be binding on Declarant, its successors and assigns, and all subsequent owners and occupants of all or any part of the Condominium.

**ARTICLE I
DIVISION OF CONDOMINIUM INTO SEPARATE FREEHOLD ESTATES**

Declarant divides the Condominium into the following separate freehold estates:

1. Thirty-Six (36) separately designated and legally described freehold estates (collectively called the "Units" and individually called a "Unit"), within the Building Sites shown on the Condominium Plat attached as Exhibit B.
2. A freehold estate in the "Common Elements" of the Condominium as hereinafter described.

**ARTICLE II
DESCRIPTION AND LOCATION OF UNITS**

A Unit is a part of the Condominium intended for individual, private use. Each Unit shall consist of a cubicle of air whose perimetrical boundaries shall be as set forth for such unit on the Condominium

Plat as a building site ("Building Site"), whose lower boundary is an imaginary horizontal plane located parallel to and 50 feet below the surface of the ground of the Building Site, extended to the perimetrical boundaries; and whose upper boundary is an imaginary horizontal plane located parallel to and 50 feet above the surface of the ground of the Building Site, extended to the perimetrical boundaries. At such time as a single family residential building ("Building") is constructed, reconstructed or expanded within the original Building Site, the Unit shall consist of the entire Building, comprised of one or more cubicles of air at one or more levels of space having outer boundaries formed by the exterior surfaces of the Building, including all roof, foundation, utilities, structural elements, ceilings, windows, window frames, doors and door frames of the Unit.

Each Unit shall be separately metered for utilities. Snow management and general landscape maintenance of the Common Elements (defined below), excluding the Limited Common Elements (defined below), and other maintenance of all Common Elements, excluding Limited Common Elements, shall be common expenses of the Condominium. Maintenance, repair and replacement of all Limited Common Elements within each Building Site, including, but not limited to, driveways, sidewalks, patios, and landscape and hardscape improvements, shall be the responsibility of the Owner of the Building Site in which the Unit is located.

ARTICLE III DESCRIPTION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

1. Common Elements. The Common Elements shall consist of all of the Condominium improvements, areas, fixtures, equipment, and facilities except the individual Units and Limited Common Elements (defined below). Common elements shall be for the joint use and benefit of all unit owners. Common Elements shall include, without limitation, roads, walking paths, entrance signs, storm water management facilities and open spaces.

2. Limited Common Elements. "Limited Common Elements" shall consist of those portions of the Property within each Building Site designated on the Condominium Plat which are reserved for the exclusive use of the owner or occupant of a Unit to which they are appurtenant, to the exclusion of all other Units in the Condominium. Limited Common Elements shall be the contiguous area bounded on one side by the Unit to which it appertains and on the other side by the adjacent Common Elements or the Limited Common Elements of another Unit, and shall include, but not be limited to, the private driveway, sidewalks, patios, landscaping and hardscaping areas of a Unit within each Building Site.

3. Use. The Association (defined below) shall govern the manner of use of the Common Elements and Limited Common Elements according to the Association's By-laws and such other rules and regulations as may be established by the Association.

4. Gardens. Notwithstanding the provisions of section 3 of this Article, when a residence is located on a Building Site, the Unit owner shall be allowed to maintain gardens within five (5) feet of the Unit; provided that such garden is compatible with the landscape design of the Limited Common Elements. A Unit owner may maintain gardens outside of said area with the prior written consent of the ACC (defined below).

ARTICLE IV PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

1. Ownership. Each Unit's percentage of ownership in the Common Element and Limited Common Elements shall be 1/36.

2. Sharing of Expenses and Surpluses. The common surpluses and expenses of the Condominium relating to Common Elements and Limited Common Elements shall be shared among

the owners of all Units according to the percentage of their undivided interest in the Common Elements and Limited Common Elements.

3. Use of Surpluses. All common surpluses of the Condominium for each fiscal year of the Association shall be credited to the reserves or replacement funds for common expenses of the Condominium for the next succeeding fiscal year or years.

ARTICLE V ASSOCIATION OF UNIT OWNERS

1. Administration. The Condominium shall be administered by a non-profit corporation known as Sandhill Single-Family Condominium Association, Inc. ("Association"). The Association shall be governed by a Board of Directors (the "Board of Directors"). The Board of Directors shall adopt By-laws and Rules and Regulations in furtherance thereof.

2. Membership and Voting. Each Unit owner shall be a member of the Association. One (1) vote shall appertain to each Unit. Membership shall commence and terminate with ownership. The manner of sharing and casting ballots shall be set forth in the By-laws.

3. Declarant Control. The Declarant shall be entitled to one (1) vote for each Unit owned by Declarant. Notwithstanding the foregoing provisions for voting, the Declarant shall be deemed to have sufficient votes to constitute a majority of votes until all of Declarant's Units are sold; provided, however, that Declarant's control shall cease the earlier of (a) three (3) years after the first Unit is conveyed to a purchaser other than the Declarant (unless the Act is amended to permit a longer period, in which event, such longer period shall apply), (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Elements, or (c) thirty (30) days after the Declarant's election to waive its right of control.

4. Association Management. Subject to Article XVI, Rights of Declarant, the Board of Directors may employ a professional property manager, management company, or managing agent on a salaried basis with such experience and qualifications and on such terms and conditions as may be acceptable to the Board of Directors. Any such agreement must be terminable without fee upon no more than ninety (90) days notice and the term thereof may not exceed three (3) years.

5. Condominium Instruments. The Association shall make available to Unit owners and to holders, insurers, or guarantors of any mortgage of a Unit, current copies of this Declaration, the By-laws, Rules and Regulations and the books, records, and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances. "Mortgage" as used in this Declaration includes a land contract for a Unit.

6. Audit. The holders of any first mortgage shall be entitled, upon written request, to an audited financial statement for the immediately preceding fiscal year of the Association prepared at the expense of such mortgagee. Such financial statement shall be furnished within a reasonable time following audit request. A "first mortgage" is one which is entitled to priority over all other mortgages for such Unit, without regard to other liens and encumbrances.

7. Easements. The Association shall have the right to grant permits, licenses, and easements over the Common Elements and Limited Common Elements for utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the Condominium, on such terms and conditions as the Board of Directors may deem advisable. Such easements may include easements to governmental bodies for walkways, jogging trails, or bike paths.

ARTICLE VI SINGLE FAMILY USE GENERAL RESTRICTION

1. Each Unit shall be used solely for residential purposes by one family. The term "residential purposes" shall include only those activities necessary for or normally associated with the use and enjoyment of a home site as a place of residence and limited recreation.

2. Only one home, including an attached garage, may be constructed on each Unit and no garage, tent, or other improvement (except for the home) shall be used for temporary or permanent living or sleeping for family or guests without the prior approval of the Board of Directors.

3. No Unit shall be used in whole or in part for conducting any unlawful activity or for any unlawful purpose. No noxious odors or loud noises shall be permitted to escape from any Unit or home nor shall any activity be permitted or engaged in which constitutes a public or private nuisance.

ARTICLE VII DECLARANT LANDSCAPING AND MAINTENANCE

1. Declarant Landscaping. In order to preserve the natural amenities of the Condominium and to provide for the enhancement of property values for the benefit of the property as a whole and for the benefit of each Unit owner, Declarant intends to install landscape improvements (the "Declarant Landscaping") in accordance with a master landscape plan adopted by the Declarant ("Landscape Plan"). The Declarant Landscaping may include berms, trees, shrubbery and related landscaping which are to be constructed by Declarant in certain areas. The Landscape Plan also includes the construction of improvements and landscaping for the entranceway. Declarant reserves the right to change the Declarant Landscaping, in its sole discretion.

2. Maintenance of Landscaping. The Association shall be responsible for maintaining and repairing the Declarant Landscaping and all other landscaping within the Common Elements and Limited Common Elements (except for Gardens which shall be maintained by the Unit owner). Such responsibility shall include, but is not limited to, the seeding and watering and mowing of all lawns, the pruning, cutting and replacement of all trees and shrubbery so as to maintain all landscaping in an attractive condition consistent with its original design. An irrevocable right and easement is hereby granted for the benefit of the Association to enter onto all Limited Common Elements to obtain ingress and egress necessary to maintain and make repairs to all landscaping within the Condominium. The costs of such maintenance and repairs will be levied by the Association equally against all Lot owners.

ARTICLE VIII CONSTRUCTION OF IMPROVEMENTS BY UNIT OWNER

1. Conveyance of Units. Declarant may convey undeveloped Units. Each owner of an undeveloped Unit shall construct a home on such undeveloped Unit that conforms with the requirements of this Declaration and to a construction plan approved by the ACC (the "Approved Plan"). Any subsequent alteration or modification to such Approved Plan must be approved in writing by the ACC. The Declarant or the Association shall have the right to bring an action at law or equity to remove or correct any part of a home constructed by a Unit owner which is not in compliance with the requirements of this Declaration, the Approved Plan, or any approved alteration thereof.

2. Unit Landscaping, Hardscaping, Grading and Drainage. In order to establish landscape harmony, maintain consistent landscaping quality, preserve the natural amenities of the Condominium, and to provide for the enhancement of property values for the benefit of the Condominium as a whole and for the benefit of each Unit owner, all landscaping within a Building Site shall be: (i) completed in accordance with a landscape plan (the "Landscape Plan") established and approved in accordance with this Declaration; and (ii) installed by a professional landscape contractor approved by Declarant. The initial Landscape Plan showing the landscaping, hardscaping (including all driveways, sidewalks, patios and retaining walls) grading and drainage plan for each Building Site (all such improvements being referred to herein as the "Unit Landscaping") shall be prepared by a landscape architect or professional landscape designer approved by the Declarant after the home plans for a Unit have been approved by the ACC. The final Landscape Plan for the Unit will be submitted for approval by the ACC prior to the issuance of an occupancy permit for the Unit. Within

seven (7) months from the date of the issuance of an occupancy permit for the Unit, the Unit landscaping shall be installed by a professional landscape contractor approved by Declarant and hired by the Owner, at the Owner's sole cost and expense. Upon the closing of the sale of a Unit, each Unit owner shall pay to Declarant a sum of money fixed by the Declarant (the "Unit Landscaping Payment") as a refundable financial guaranty for the installation of the Unit Landscaping in accordance with the approved Landscape Plan and within the time period set forth above. The Unit Landscaping Payment will be forfeited if the Unit Landscaping has not been completed within the time period specified above or if the Unit Landscaping does not conform to the approved Landscape Plans.

ARTICLE IX
ARCHITECTURAL STYLES AND BUILDING REQUIREMENTS

1. Architectural Styles. Each home in the Condominium must be constructed in consistent with the architectural guidelines attached hereto as Exhibit C.

2. Minimal Standards for Homes and Garages.
 - a. Each home shall have a minimum living area (exclusive of basement, attic, garage, porches, patios and storage areas) of:
 - (1) Single-story homes: a minimum of 2,300 square feet of living space (excluding the garage or finished lower level) on the main level of the home; and
 - (2) Two-story homes: a minimum of 2,300 square feet of living space (excluding the garage or finished lower level) on the first and second levels of the home, combined.

 - b. Every home in the subdivision shall have a minimum of a two and one half (2 ½) car garage and a maximum of a three (3 ½) car garage. All garages must be a side entry or courtyard entry type garage, however, the ACC shall have the discretion to allow front entry garages based upon aesthetic and practicality issues.

 - c. The main roof of each home in the subdivision shall have a roof pitch of no less than ten feet (10') in height for every twelve feet (12') in length. Any auxiliary gables which face the private drive shall have a roof pitch of no less than twelve feet (12') in height for every twelve feet (12') in length. All roof pitches shall be subject to ACC review and approval. Accent shed roofs may be allowed at a lower pitch subject to ACC approval. Accent roofs may be clad with standing seam metal roof materials. Roofs shall be covered in either wood shakes or dimensional shingles in a "weatherwood" color and may have standing seam metal roofs as accents, color of which is subject to ACC approval.

 - d. All exterior colors on each home must be neutral or earth tones and must be approved by the ACC. Homes shall not be painted black, including as a primary body color, trim color or as an overall exterior color scheme. Refer to the Requirements and Guidelines for Building, Construction and Improvement for Sandhill Single-Family Condominium for details.

 - e. All decks and/or patios for each home must be constructed at the time of initial construction of the home and be installed prior to the installation of the Landscape Package.

 - f. Chain link fences will not be allowed in the Condominium. Any accessory landscape structures such as gazebos, decks, arbors or decorative fencing are subject to approval by the ACC.

- g. Although each home will be an individualized custom home, there will be a consistency and harmony between all of the homes in the development. There will be strict architectural control, governed by the developer, which will pertain to all exterior improvements, including building elevations, decorations, landscaping, driveways, sidewalks, patios and decks.
- h. Hot tubs on decks or patios will be allowed, provided they are located next to the home and concealed from view. The size and location of any hot tub must be approved by the ACC. Dog runs and dog kennels are prohibited.

The Declarant shall have the exclusive right to determine whether such requirements will be satisfied and any decision of the Declarant shall be final and conclusive. The Declarant has the right to approve homes smaller or larger than those specified herein, if such homes are exceptional in design and quality. The Declarant further has the right to assign a determination as to minimal architectural standards to the Association at the Declarant's discretion.

ARTICLE X MAINTENANCE, ALTERATION AND IMPROVEMENT OF CONDOMINIUM

1. Unit Owner's Responsibility. The owner of each Unit shall: (a) maintain in good condition and repair and replace all of the components or installations within or used by the Unit, including but not limited to, all utility lines and installations, the heating and air conditioning systems for the Unit, fixtures, appliances water heater, equipment, exterior and interior walls, roof, structures, flooring, ceilings, windows, window frames and doors, including all glass and locks in windows and doors; (b) paint and decorate the Unit; (c) keep the patio, deck, or porch appurtenant to the Unit in a clean and neat condition; and (d) repair and replace any portion of the Common Elements or Limited Common Elements damaged through the fault or negligence of such owner or such owner's family, guests or invitees, or any other occupants of the Unit.

2. Association Responsibility. The Association shall maintain in good condition and repair, replace, and operate all of the Common Elements. **The responsibility of the Association for such maintenance shall include, but not be limited to, all roadways, pedestrian paths, landscaping, natural areas, drainage ways, drainage facilities and storm water management facilities, and other site improvements which are located within the Condominium but are not located inside of a Building Site or Unit.**

3. Structural Changes by Owners. An owner of a Unit shall make no changes regarding the exterior structure or exterior appearance of the Unit without prior approval of the ACC.

4. Decorations, Signs, Patios, Decks and Porches. No Unit owner shall decorate or alter the Common Elements or Limited Common Elements without the consent of the Association and ACC. No owner of a Unit, except the Declarant, may erect, post, or display posters, signs, or advertising material in the Common Elements or Limited Common Elements, except that a Unit owner may place upon the lawn a temporary sign relating to the sale of a Unit not exceeding 18" x 24". No awnings or enclosures shall be installed on patios, decks, or porches without the consent of the Association and ACC. Fixed grills shall be allowed on patios on such terms and conditions as approved by the Association and ACC and all other grills must be covered. Patios, decks, and porches shall not be used for storage, including the storage of motorcycles, baby carriages, bicycles, wagons, etc., or for airing or drying of laundry, carpet, rugs, or clothing.

5. Landscaping and Gardening. Except as otherwise approved from time to time by the Association and ACC, the maintenance and care of landscaping, lawns, and yards within each Owner's Building Site shall be the responsibility of the Unit Owner. Except as approved by the Association and ACC, or as otherwise authorized under this Declaration, no Unit owner shall have the right to alter, improve, or modify the landscaping, lawns, yards, or any portion of the Limited Common Elements within a Building Site which materially deviates from the approved Landscape Plan.

6. Home Exterior Maintenance Standards. The Association shall be responsible for establishing from time to time minimum standards for the maintenance, upkeep, and repair of the exterior of all homes and related building improvements located within a Unit of the Condominium (such standards being herein referred to as "Home Maintenance Standards"). Except to the extent reasonably necessary to take into account variations in the size, location, materials, and other characteristics of individual homes and improvements, such Home Maintenance Standards shall be uniform. Home Maintenance Standards may be established through incorporation in the Rules and Regulations or through such other procedures as may be calculated to provide Unit owners with reasonable notice of the terms and content of such Home Maintenance Standards.

7. Structural Changes by Association. Except as reserved to the Declarant, its successors and assigns, the Association shall not make or permit any alterations or additions of a structural nature or otherwise to the Common Elements without the affirmative vote of two-thirds (2/3) of the Board of Directors. In no case shall any such alterations or additions prejudice the rights of any owner of a Unit unless his written consent has been obtained.

8. Architectural Control Committee. As long as the Declarant is the owner of at least one (1) Unit of the Condominium, the architectural control committee (the "ACC") for the Condominium shall be comprised of two (2) individuals selected by the Declarant. Upon the sale of the last Unit by the Declarant, the ACC shall consist of the Board of Directors. The ACC shall establish procedures for facilitating and administering requests for:

- a. Approval of a home plan to be constructed or reconstructed on a Unit;
- b. Approval of all Unit Landscape Plans;
- c. Approval of the alteration of any home improvements within a Unit;
- d. Permission to install and maintain a Garden within the Limited Common elements;
- e. Change a Limited Common Element or construct porches or similar matters.

ARTICLE XI WATER SUPPLY AND SANITARY SEWER

Each Unit shall be connected with the Village of Hartland ("Village") water system and sanitary sewer system and no septic tank or other individual sewage system shall be used or permitted on any Unit or in the Condominium.

ARTICLE XII ASSESSMENTS

1. Assessments.

(a) Each Unit owner (excluding the Declarant which shall be obligated to pay for common expenses in accordance with the provisions set forth below), hereby covenants and agrees with each other owner and with the Association to pay annual assessments, special assessments for capital improvements and for other matters as provided in this Declaration. Such assessments shall be fixed, established and collected from time to time in the manner provided in this Article. Declarant shall be responsible for paying the difference between the actual aggregate common expenses incurred by the Association, and the actual aggregate amount of assessments collected from Unit owners from the date the first Unit is sold by Declarant until the date the last Unit is sold by Declarant. In no event shall Declarant's obligation for common expenses exceed the amount that Declarant would have been obligated to pay in assessments had Declarant been deemed an owner of a Unit subject to the imposition of assessments from the date the first Unit was sold by Declarant. The Declarant

shall not be responsible for paying for any expenses after the date of conveyance of the last Unit by the Declarant.

(b) The Board of Directors shall from time to time, and at least annually, prepare a budget and fix the annual assessment, which assessment shall be used exclusively to promote the recreation, health, safety and welfare of the Unit owners, for the improvement and maintenance of the Common Elements, and such emergency repairs as the Association may deem necessary, including any reserve accounts. In addition to the annual assessments, the Board of Directors may levy, in any assessment year, a special assessment applicable to that year only for the purposes determined by the Board of Directors; provided, however, that any such special assessment shall have the assent of the Unit owners having two-thirds (2/3) of the votes at a meeting duly called for this purpose.

(c) The Board of Directors may also levy special assessments against a particular Unit owner and Unit for: (1) costs and expenses (anticipated or incurred) for damage to the Common Elements caused by or at the direction of that Unit owner or guests or tenants of the Unit owner or other occupants of the Unit; (2) costs, expenses and actual attorneys' fees incurred in, or in anticipation of, any suit, action or other proceeding to enforce the Act, the Declaration, the By-laws, or the Rules and Regulations; (3) costs and expenses (anticipated or incurred) for emergency repairs to a Unit; (4) liabilities, costs and expenses incurred by the Association as a result of any temporary or permanent condition or defect in the Unit; (5) interest due on general and special assessments; (6) forfeitures and other penalties levied by the Board of Directors for violations of the condominium documents by a Unit owner or the tenants or guests of the Unit owner or occupants of a Unit; (7) all other costs and expenses anticipated or incurred by the Association which are subject to special assessments as provided under this Declaration or the By-laws of the Association.

(d) The annual assessments provided for herein shall be payable in monthly installments and shall commence as to a Unit on the date of first conveyance of such Unit by the Declarant. The first annual assessment shall be adjusted according to the number of months then remaining in the calendar year. At the closing of the first sale by Declarant of each Unit, that portion of the annual assessment due and payable in the month in which the closing occurs shall be prorated. The Board of Directors shall fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner. The due date shall be the 1st day of each month. If such assessments are not paid by the 10th day of each month, an additional \$50.00 late fee will be assessed to such Unit. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer or agent of the Association setting forth whether the assessments on a specified Unit have been paid.

2. Liens. If a Unit owner defaults in the payment of any assessment or installment, the Association shall take appropriate measures as provided by law in accordance with the By-laws. The lien for unpaid assessments provided in the Act shall also secure reasonable attorney fees incurred by the Association incident to the collection of such assessment or enforcement of such lien, in any foreclosure of a lien for assessments, the owner of a Unit subject to a lien shall be required to pay a reasonable rental for the Unit and the Association shall be entitled to the appointment of a receiver to collect the same. To the extent permitted by the Act, the lien provided therein and herein shall be subordinate to the lien of any first mortgage on a Unit.

3. Rights of Mortgagees. Any first mortgagee who obtains title to a Unit pursuant to remedies provided in the mortgage or foreclosure of the mortgage and any party purchasing the Unit in such a foreclosure shall not be liable for such Unit's unpaid installments of assessments which accrued prior to the acquisition of title to such Unit by such mortgagee or other party. Notwithstanding the foregoing, the obligation of the former Unit owner to pay assessment shall not be deemed extinguished under the provisions of this section.

4. Association Statements. The Association, upon ten (10) days request, shall provide a letter to the purchaser of any Unit which states the existence, if any, of outstanding general or special assessments against the owner of the Unit being sold, provided, however, that all Units conveyed by Declarant shall be deemed to be conveyed free from all such outstanding general or special assessments and no such letter shall be required or given as to such Units.

5. Impact Fees. All impact fees, if any, imposed or assessed by the Village against the Condominium or any Unit shall be paid by the Unit owner.

ARTICLE XIII
RESTRICTIONS ON USE, OCCUPANCY AND TRANSFER

1. Residential Purposes Only. Each Unit shall be occupied and used only for private dwelling purposes and for no other purposes. No trade or business shall be carried on anywhere within the Condominium, except as otherwise provided herein.

2. Leases of Units. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion. Any other owner may lease a Unit for a term of not less than one (1) year. Any lease or rental agreement must be in writing. Any person occupying a Unit with the authority of an owner shall comply with all of the provisions hereof and the By-laws imposed on an owner and a breach of such provisions shall be deemed a breach of such lease. Each such lease shall contain a provision making a breach of any of the provisions of this Declaration or of the By-laws of the Association a breach under the lease. No rooms in any Unit may be rented and no transient tenants may be accommodated.

3. Pets. No animals, reptiles, or birds shall be permitted within the Condominium, except as hereinafter set forth. The Association may issue a permit for the keeping of any pets. Such permit shall allow the keeping of pets in accordance with rules and regulations to be established by the Board of Directors. Such permit shall be deemed a revocable license which may be revoked at any time following notice and hearing if in the judgment of the Board of Directors, such licensed animal is or becomes offensive, a nuisance, or harmful in any way to the Condominium or those occupying or owning therein. The Association may charge an application fee to cover its administrative and enforcement costs. All permitted pets shall be housed indoors and, if allowed outdoors, shall be kept on a leash at all times while outdoors. Any pet excrement in the Common Elements or Limited Common Elements shall be removed immediately by the occupant of the Unit in which the pet resides. A violation of the provisions of this paragraph shall subject the Unit owner responsible for such violation to additional special assessment by the Board of Directors for the enforcement costs, including, but not limited to, reasonable attorney fees incurred by the Association incident to the enforcement of this paragraph and the rules and regulations established by the Board of Directors.

4. No Obstructions. No owner shall cause or permit the Common Elements to be so used as to deny to other owners the full use of such portion of the Common Elements. Accordingly, there shall be no obstruction of any Common Elements. Walks and drives shall be kept clean and orderly. Junked, inoperative, or unlicensed vehicles, and vehicles licensed as trailers, campers, camping trucks, house trailers, motorized bicycles, snowmobiles or land vehicles, or the like shall not be stored, parked, or placed on the Condominium. Licensed boats, boat trailers, vans (other than mini-vans), and trucks may be stored, parked, or placed on the Condominium provided that they are so stored, parked, or placed only in a garage and further provided that such storing, parking, or placing does not cause an automobile or mini-van to be parked outside of a garage when but for the storing, parking, or placing of the other vehicle, the automobile could have been parked in the garage. No vans (other than mini-vans) or trucks may be stored, parked, or placed overnight in a driveway of a Building Site without a permit issued by the Board of Directors which permit may be issued in the discretion of the Board of Directors. No vehicle shall occupy, park upon, or otherwise block the access to or exit from another Unit or the approach thereto. No maintenance of any vehicle shall be permitted anywhere on the Condominium except that changing the oil in a vehicle and lubricating a vehicle are permitted if such work is done in a garage.

5. Waste. The unreasonable or unsightly accumulation of waste, litter, excess or unused building materials, or trash is prohibited, and garbage containers shall be situated only in designated locations. No materials shall be consumed by fire in incinerators, open fires, or elsewhere.

6. Antennas, Temporary Structures. No antennas for television or aerials for radios shall be erected on any roof or any other portion of the Condominium, except satellite dishes twenty-one

(21) incites or smaller, no community antennas, or cable receivers or any individual antennas may be erected or Installed without prior consent except for those maintained by Declarant.

7. Mutual Enjoyment. Each Unit shall be used only for such purposes and to such extent as will not overload or interfere with any Common Elements or the enjoyment thereof by the owners of other Units.

8. Noxious Activity. No use or practice shall be allowed on the Condominium which: (a) is a nuisance; (b) is immoral or improper or offensive in the opinion of the Board of Directors, or requires any alteration or any addition to any Common Elements; (c) is in violation of the By-laws or Rules and Regulations of the Association; or (d) unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the Condominium by other Unit owners or occupants, including the use of musical instruments, television, or radios at such times or in such volumes of sound as to be objectionable.

9. Outdoor Appearance. No clothes or other articles shall be hung outdoors or from the windows of the buildings, or draped over railings, for any such purpose whatsoever unless such clothing or articles are completely concealed from public view. Patio umbrellas and other outdoor furniture may be used by owners, provided that the color of same is inoffensive and neutral, as determined by the ACC in its sole and absolute discretion.

10. Acts Affecting Insurance. No Unit owner or occupant shall commit or permit any violation of the policies of Insurance taken out by the Association in accordance with the provisions of Article XIII hereof (the "Association Policies"), or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might: (i) result in termination of any such policies; (ii) adversely affect the right of recovery thereunder; (iii) result in reputable insurance companies refusing to provide Association Policies; or (iv) result in an increase in the insurance rate or premium unless, in the case of such increase, the Unit owner responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Policies or with respect to any policy of insurance carried by any Unit owner, as permitted by the provisions of Article XIV hereof, shall be increased, or shall otherwise reflect the imposition of a higher rate than that applicable to the lowest-rated Unit: (a) by reason of anything that is done or kept in a particular Unit; or (b) as a result of a failure of any Unit owner or any occupant of a Unit to comply with the requirement of the Association Policies; or (c) as a result of the failure of any such Unit owner or occupant to comply with any of the other terms and provisions of this Declaration, the By-laws or the Rules and Regulations, then the Unit owner of that particular Unit shall reimburse the Association and such other Unit owners respectively for the resulting additional premiums which shall be payable by the Association or such other Unit owners, as the case may be. The amount of any such reimbursement due the Association may, without prejudice to any other remedy of the Association, be enforced by assessing the same to that particular Unit pursuant to the By-laws.

11. Legal Restrictions. No unlawful use may be made of the Condominium or any part thereof and each Unit owner shall strictly comply with all valid laws, orders, rules, and regulations of all governmental agencies having jurisdiction thereof (collectively "Legal Requirements"). Compliance with any Legal Requirements shall be accomplished by and at the sole expense of the Unit owner or the Association, as the case may be, whichever shall have the obligation under this Declaration to maintain and repair the portion of the Condominium affected by any such Legal Requirements. Each Unit owner shall give prompt notice to the Board of Directors of any written notice it receives of the violation of any Legal Requirements affecting its Unit or the Condominium.

ARTICLE XIV RECONSTRUCTION AFTER LOSS

1. Reconstruction. In the event of fire, casualty, or any other disaster affecting one or more Units or other improvements on the Condominium (the "Damaged Premises"), the Damaged Premises shall be reconstructed and repaired, unless action is taken as otherwise provided herein. Reconstruction and repair as used herein shall mean restoring the Damage Premises to substantially

the same condition they were in prior to fire, casualty or disaster. The Unit owner shall undertake to cause such reconstruction and repair to be accomplished within a reasonable period of time.

2. Condemnation. The Association shall represent the Unit owners in condemnation proceedings or in negotiations, settlements, and agreements with the condemning authority for the acquisition of the Common Elements or part thereof. The award or proceedings settlement for a taking of part or all of the Common Elements shall be payable to the Association for the use and benefit of the Unit owners and their mortgages as their interests may appear. The procedure for dealing with the total or partial condemnation of the condominium shall be that set forth in Wis. Stats. Sec. 703.19 and 703.195, as the same may be amended from time to time.

ARTICLE XV INSURANCE

1. Association Insurance. The Board of Directors shall obtain and continue in effect insurance coverage on any improvements within the common areas, as well as personal and real property belonging to the Association in an amount equal to the maximum insurable replacement value, with "agreed amount," "inflation guard," "special condominium," and "condominium replacement cost" endorsements, without deduction or allowance for depreciation, which amount shall be determined annually by a recognized appraiser or insurer as selected by the Board of Directors, affording protection against loss or damage by fire and such hazards covered by a standard extended coverage endorsement and all risk endorsements and such other risks and hazards as from time to time shall be customarily covered with respect to buildings similar in construction, location, and use. Said insurance shall be for the benefit of the Association and all proceeds payable by reason of said insurance shall be paid to the Association for the express purpose of reconstruction and repair or as otherwise provided in Article XII hereof. All Unit owners shall, at their own expense, obtain homeowners insurance policies with hazard and liability coverage for their particular Unit.

2. Association Liability Insurance. In addition to the hazard insurance coverage provided above, the Board of Directors shall obtain comprehensive general public liability insurance in such amounts equal to or exceeding One Million Dollars (\$1,000,000) for a single occurrence covering all of the Common Elements and other property owned by the Association. Coverage under this policy shall include, without limitation, legal liability of the insured for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of the Common Elements, and legal liability arising out of an act related to employment contract of the Association. Such policy must provide that it may not be cancelled or substantially modified, by any party, without at least ten (10) days prior written notice to the Association and to each holder of a first mortgage which is listed as a schedule holder of a first mortgage in the insurance policy. The Board of Directors may also obtain other insurance as it shall determine from time to time to be desirable including without limitation directors and officers errors and omissions coverage.

3. Cost Waiver. All insurance premiums for any insurance coverage obtained by the Board of Directors shall be a common expense of the Condominium. The Association by each Unit owner hereby expressly waives any claim it or they may have against the other for the loss insured under any policy obtained by the Board of Directors, however caused, including losses as may be due to negligence of such other party, its agents or employees. All such policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, and such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any such policy.

ARTICLE XVI RIGHTS OF DECLARANT

1. Control of Association. The Declarant shall have the right to appoint and reappoint the members of the Board of Directors, other than those elected pursuant to Article V, Section 3 hereof; provided, however, that Declarant's control shall cease the earlier of (a) three (3) years after the first Unit is conveyed to a purchaser other than the Declarant (unless the Act is amended to permit a longer period, in which event, such longer period shall apply), (b) thirty (30) days after the conveyance of

seventy-five percent (75%) of the Common Elements, or (c) thirty (30) days after the Declarant's election to waive its right of control.

2. Other Rights. Pending the sale of all of the Units of the Condominium, Declarant, or its successors and assigns, acting alone:

- a. May, but shall not be obligated to, manage and operate the Condominium Association in accordance with the provisions of this Declaration, but any agreement for professional management of the Condominium, or any other contract providing for services of Declarant, shall not exceed three (3) years and shall provide for termination by either party without cause and without payment of a termination fee on no more than ninety (90) days written notice;
- b. May use the Common Elements and any unsold Units within the Condominium in any manner as may facilitate the sale or leasing of all Units thereon, including, but not limited to, in connection therewith, maintaining a sales and/or rental office or offices and models, showing the Condominium or maintaining signs;
- c. Reserves the right to (i) grant easements upon, over, through and across the Common Elements or Limited Common Elements as may be required for furnishing any kind of utility services including cable television or master antenna service, which easements may be granted to itself or its nominee and/or as may be necessary for excavation and construction of any of the Units; (ii) grant easements upon, over, through, or across the Common Elements for ingress or egress to and from the Condominium and other real property adjacent to it; and (iii) grant easements for road, sewer and other utility purposes across, over and under the Common Elements for the benefit of other lands provided that in the instrument creating such easement Declarant shall specify a method by which the maintenance costs of such easement shall be shared by the Association and such other users and provided that use of such easements will not be reasonably anticipated to overburden the existing use of the Common Elements; and

ARTICLE XVII RIGHTS OF MORTGAGEES

1. Notice. Upon written request to the Association, identifying the name and address of the holder, insurer, or guarantor of a Unit mortgage and the Unit number or address of any such mortgage holder, insurer, or guarantor will be entitled to timely written notice of:

- a. Any condemnation or casualty loss which affects either a material portion of the Condominium or the Unit searing its mortgage;
- b. Any sixty (60) day delinquency in the payment of assessments owed by the owner of any Unit on which it hold a mortgage or any breach of the provisions of any instrument or rule governing the Condominium which is not cured by such owner within sixty (60) days of such breach;
- c. Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; and
- d. Any proposed action which would require the consent of a specified percentage of eligible mortgage holders as specified below or in Article XVII hereof.

2. Other Provisions. Mortgage holders shall also be afforded the following rights:

- a. Any restoration or repair of the Condominium after a partial condemnation or damage to an insurable hazard shall be performed substantially in accordance with this Declaration and the original plans and specifications, unless other action is approved by holders of mortgages or Units which have at least fifty-one percent (51%) of the votes of Units subject to mortgages.
- b. Any election to terminate the Condominium after substantial destruction or a substantial taking in condemnation of the Property must require the approval of holders of mortgages on Units which have at least fifty-one percent (51%) of the votes of Units subject to mortgages.

ARTICLE XVIII
AMENDMENT OF DECLARATION

1. Procedure. This Declaration may only be amended or repealed in a writing executed by the presiding officer of the Association and attested by another officer, with the written consent of at least seventy-five percent (75%) of the Unit owners and their respective mortgagee, if any, and the written consent of the Village. For purposes of this Section, the seventy-five percent (75%) shall be computed as though the Condominium were fully expanded under this Declaration until the tenth anniversary of the recording of this Declaration. No amendment shall change the rights of Declarant as contained in this Declaration. Any amendment to this Declaration shall become effective when recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, and no action to challenge the validity of an amendment under this Article may be brought more than one (1) year after the amendment is recorded. Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions and for expansion of the Condominium as provided above.

2. Limitations on Certain Amendments. In addition to complying with Section 1 above, the approval of holders of mortgages on Units which have at least fifty-one percent (51%) of the votes of Units subject to mortgages; shall be required to add or amend any material provisions of this Declaration, the Articles, By-laws; or Rules and Regulations which establish, provide for, govern, or regulate any of the following:

- a. Voting rights;
- b. Assessments, assessment liens, or the priority of assessment liens;
- c. Reserves for maintenance, repair and replacement of the Common Elements;
- d. Insurance of fidelity bonds;
- e. Responsibility for maintenance and repair;
- f. Expansion or contraction of the Condominium or the addition, annexation or withdrawal of property to or from the Condominium;
- g. Redefinition of any Unit boundaries;
- h. Reallocation of interests In the Common Elements or rights to their use;
- i. Convertibility of Units into Common Elements or of Common Elements into Units;
- j. Leasing of Units;

- k. Imposition of any restriction on a Unit Owner's right to sell or transfer his or her Units;
- l. A decision by the Association to establish self-management of the Condominium;
- m. Restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than that specified in this Declaration;
- n. Any provisions that expressly benefit mortgage holders, insurers, or guarantors.

3. Approval. A Unit owner, or a mortgage holder in the cases of a technical amendment or any amendment not described in Section 2 above hereof, who receives a written request to approve additions or amendments who does not deliver or post to the requesting party a negative response within thirty (30) days after it receives proper notice of the proposal, provided the notice was delivered by certified or registered mail, with a return receipt requested, shall be deemed to have approved such request.

4. VA Approval. If any Unit is subject to a mortgage owned or guaranteed under the U.S. Veterans Administration programs; then the condominium regime created hereunder may not be amended or merged with a successor regime without prior written approval in accordance with regulations implementing such programs.

ARTICLE XIX REMEDIES FOR VIOLATION BY UNIT OWNERS

If any Unit owner fails to comply with the Act, this Declaration or the By-laws, such Unit owner shall be liable for damages caused by the failure or for injunctive relief, or both, by the Association or by any other Unit owner.

ARTICLE XX SERVICE OF PROCESS

Service of process shall be made on _____ at **W229 N1433 Westwood Drive, Suite 200, Waukesha, WI 53186** as registered agent for the Association. Any change in the person or location for the service of process designated by the Board of Directors shall become effective upon the recording of notice thereof in the Department of Financial Institutions in accordance with Chapter 703 of the Wisconsin Statutes.

ARTICLE XXI RIGHT OF ENTRY

The Declarant, for itself and its successors and assigns, reserves the right of entry to each Unit by itself or its agents or any person authorized by the Board of Directors to make installations, alterations, or repairs, upon prior request and at times convenient for the owner or occupant thereof, provided, however, that in case of emergency, entry of the Unit may be made immediately, whether the owner or occupant of the Unit is or is not present and without liability to Declarant, the Board of Directors or its agents. Any damage or loss caused as a result of such entry shall be at the expense only of the Unit owner if, in the judgment of these authorizing the entry, such entry was for emergency purposes. Notwithstanding the foregoing, the Declarant shall have no right of entry to a residential home constructed on a Unit without the prior approval of the owner.

ARTICLE XXII CONSTRUCTION AND EFFECT

1. Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

2. Captions. The captions and Article headings herein are intended only as matters of convenience and for reference and in no way define or limit the scope or intent of the various provisions hereof.

3. Successors and Assigns. All rights and benefits reserved or covenanted in favor of the Declarant under this Declaration shall inure to the benefit of and be binding upon its successors and assigns. Any reference in this Declaration to the "successors and assigns" of Declarant shall be deemed to refer only to such person or entity to whom Declarant has expressly assigned all of said rights and benefits by an instrument in writing specifically identifying the provisions so assigned.

4. Severability. If any provision, or any part thereof, of this Declaration or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. Each provision, or any part thereof, of this Declaration shall be valid, and be enforced, to the fullest extent permitted by law.

5. Deemed Interests. Wherever in this Declaration a specified percentage of Unit owners or Common Element interests is required for any action, decision or diminution of Declarant control or Declarant's rights, Declarant shall be deemed to own one twenty-one (1/21) interest, less any interests for Units already conveyed at the time of such determination.

6. Acceptance of Deed. By acceptance of a deed of conveyance of a Unit from Declarant, the grantee of such Unit and each successor in title to such Unit or an interest therein shall, in the event of the occurrence of any or all of the events specified in Article XII or XIII, be deemed to consent and agree to the action so taken. Each such grantee of a Unit and each successor in title to such Unit or an interest therein, hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney: (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such instruments, if any, as may be required to effect the same; and (ii) to do all other things necessary to accomplish the action so taken.

7. Partition of Common Elements Prohibited. There shall be no partition of the Common Elements or Limited Common Elements of the Condominium, through judicial proceedings or otherwise until this Declaration is terminated and the Property is withdrawn from its terms and from the terms of any statute applicable to condominium ownership, unless the partition is pursuant to this Section. If any Unit shall be owned by two or more co-owners as tenants-in-common or as joint tenants, nothing herein shall be deemed to prohibit a voluntary or judicial partition of their ownership interest in a Unit as between such co-owners.

ARTICLE XXIII
MODIFICATIONS TO CONDOMINIUM PLAT

For as long as Declarant owns any Units in the Condominium, the Declarant shall have the right to modify or change the boundaries of any Building Site and appurtenant Limited Common Elements which is still owned by the Declarant by recording an Addendum to the Condominium Plat. Any such modification shall not affect any Building Site and appurtenant Limited Common Elements of a Unit which has been sold by Declarant and any such Addendum to the Condominium Plat must be approved by the Village of Hartland.

ARTICLE XXIV
PRIVATE ROAD AND UTILITY COST SHARING AGREEMENT

TO BE COMPLETED

Executed this _____ day of 2026.

SANDHILL OF HARTAND, LLC

By: _____

COUNTY OF WAUKESHA) ss.
)

Personally came before me this _____ day of _____, 2026, the above-named _____, member, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
My commission: _____

This instrument was drafted by
And after recording should be returned to:
Craig A. Caliendo, Esq.
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122

EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION:

Being all of "Expansion Lands B" and "Expansion Lands C" of Sandhill Condominium, as recorded in the Register of Deeds office for Waukesha County as Document No. 4632282, also known as Lot 2 of Certified Survey Map No. 12244 as recorded in Volume 125, on Pages 336 - 339, as Document No. 4630928, in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 25; thence North 00°36'01" East along the east line of the Southeast 1/4, 1080.69 feet to the Point of Beginning; thence North 82°24'39" West, 540.00 feet; thence South 30°45'48" West, 250.00 feet; thence North 76°14'21" West, 235.00 feet; thence North 17°50'50" East, 67.91 feet; thence North 68°04'00" West, 181.91 feet; thence North 89°37'09" West, 202.63 feet to the east right of way line of Winkleman Road - County Trunk Highway "KE"; thence North 00°22'51" East along said east right of way line, 715.51 feet; thence North 88°58'51" East, 359.99 feet; thence North 00°22'51" East, 270.00 feet; thence South 88°58'51" West, 21.25 feet; thence North 00°22'51" East, 113.75 feet; thence North 88°58'51" East, 409.90 feet; thence North 00°22'51" East, 60.00 feet; thence North 88°58'51" East, 498.67 feet to the aforesaid east line of the Southeast 1/4; thence South 00°36'01" West along said east line, 1227.81 feet to the Point of Beginning. Said land containing 1,333,277 square feet (30.6078 acres).

EXHIBIT B
Condominium Plat

CONDOMINIUM PLAT OF
SANDHILL SINGLE-FAMILY CONDOMINIUM

Being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of SANDHILL SINGLE-FAMILY CONDOMINIUM, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

DRAFT
SIGNATURE: [Signature] JANUARY 5, 2026

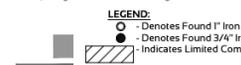
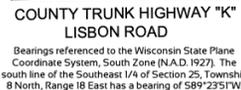
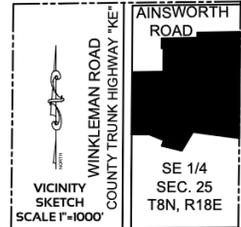
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



LEGAL DESCRIPTION:

Being all of "Expansion Lands B" and "Expansion Lands C" of Sandhill Condominium, as recorded in the Register of Deeds office for Waukesha County as Document No. 4632282, also known as Lot 2 of Certified Survey Map No. 12244 as recorded in Volume 125, on Pages 336 - 339, as Document No. 4630928, in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 25; thence North 00°36'01" East along the east line of the Southeast 1/4, 1080.69 feet to the Point of Beginning; thence North 82°24'39" West, 540.00 feet; thence South 30°45'48" West, 250.00 feet; thence North 76°14'21" West, 235.00 feet; thence North 17°50'50" East, 67.91 feet; thence North 68°04'00" West, 181.91 feet; thence North 89°37'09" West, 202.63 feet to the east right of way line of Winkelman Road - County Trunk Highway "KE"; thence North 00°22'51" East along said east right of way line, 715.51 feet; thence North 88°58'51" East, 359.99 feet; thence North 00°22'51" East, 270.00 feet; thence South 88°58'51" West, 21.25 feet; thence North 00°22'51" East, 113.75 feet; thence North 88°58'51" East, 409.90 feet; thence North 00°22'51" East, 60.00 feet; thence North 88°58'51" East, 498.67 feet to the aforesaid east line of the Southeast 1/4; thence South 00°36'01" West along said east line, 1227.81 feet to the Point of Beginning. Said land containing 1,333,277 square feet (30.6078 acres).

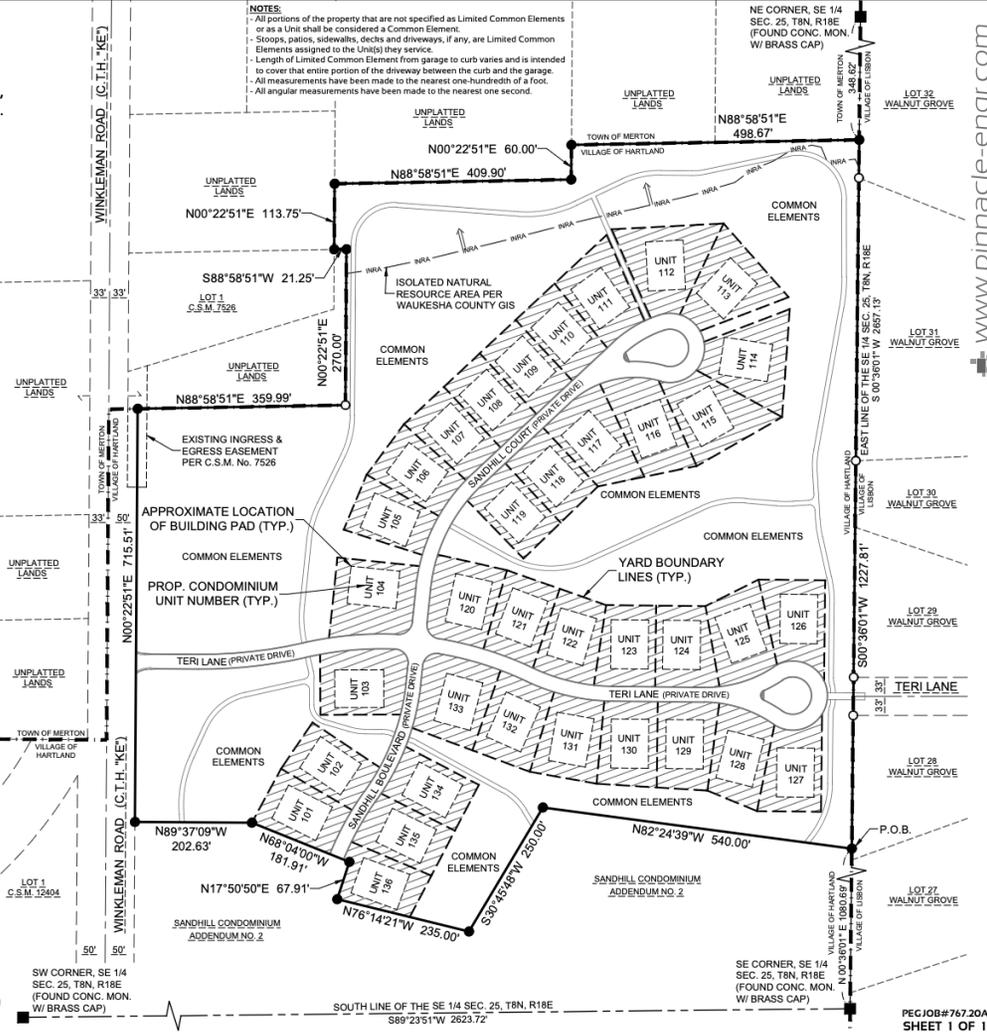
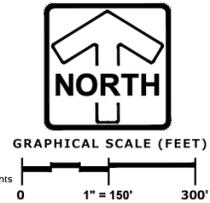


This instrument drafted by John P. Konopacki, PL S-Registration No. 5-2461
PINNACLE ENGINEERING GROUP
DRAFTED BY: B.R.

DECLARANT:
Sandhill of Hartland, LLC
Prepared for:
Sandhill of Hartland, LLC
W229 NI433 Westwood Drive, Suite 200
Waukesha, WI 53186
phone: (262) 650-9700

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

ADDRESS:
UNIT 01: Sandhill Blvd, Hartland, WI
UNIT 02: Sandhill Blvd, Hartland, WI
UNIT 03: Sandhill Blvd, Hartland, WI
UNIT 04: Sandhill Ct, Hartland, WI
UNIT 05: Sandhill Ct, Hartland, WI
UNIT 06: Sandhill Ct, Hartland, WI
UNIT 07: Sandhill Ct, Hartland, WI
UNIT 08: Sandhill Ct, Hartland, WI
UNIT 09: Sandhill Ct, Hartland, WI
UNIT 10: Sandhill Ct, Hartland, WI
UNIT 11: Sandhill Ct, Hartland, WI
UNIT 12: Sandhill Ct, Hartland, WI
UNIT 13: Sandhill Ct, Hartland, WI
UNIT 14: Sandhill Ct, Hartland, WI
UNIT 15: Sandhill Ct, Hartland, WI
UNIT 16: Sandhill Ct, Hartland, WI
UNIT 17: Sandhill Ct, Hartland, WI
UNIT 18: Sandhill Ct, Hartland, WI
UNIT 19: Sandhill Ct, Hartland, WI
UNIT 20: Teri Ln, Hartland, WI
UNIT 21: Teri Ln, Hartland, WI
UNIT 22: Teri Ln, Hartland, WI
UNIT 23: Teri Ln, Hartland, WI
UNIT 24: Teri Ln, Hartland, WI
UNIT 25: Teri Ln, Hartland, WI
UNIT 26: Teri Ln, Hartland, WI
UNIT 27: Teri Ln, Hartland, WI
UNIT 28: Teri Ln, Hartland, WI
UNIT 29: Teri Ln, Hartland, WI
UNIT 30: Teri Ln, Hartland, WI
UNIT 31: Teri Ln, Hartland, WI
UNIT 32: Teri Ln, Hartland, WI
UNIT 33: Teri Ln, Hartland, WI
UNIT 34: Sandhill Blvd, Hartland, WI
UNIT 35: Sandhill Blvd, Hartland, WI
UNIT 36: Sandhill Blvd, Hartland, WI



NOTES:
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Units they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

www.pinnacle-engr.com

EXHIBIT C

Architectural Guidelines

REQUIREMENTS AND GUIDELINES FOR BUILDING, CONSTRUCTION AND IMPROVEMENTS

FOR

SANDHILL SINGLE FAMILY CONDOMINIUM

SANDHILL SINGLE FAMILY Condominium (“SANDHILL”) is a high-quality residential condominium community designed to complement the surrounding countryside and thoughtfully preserve the site’s natural character. It is the intention of Sandhill of Hartland, LLC (“Developer”) to assist unit owners in achieving a compatible arrangement of quality homes. To this end, this document (i) summarizes for unit owners the required construction and improvement concerning building, and (ii) sets forth additional Guidelines for Plan Approval (the “Guidelines”) adopted by the Developer.

I. Restrictions and Covenants in the Declaration.

Below is a summary of the building restrictions, construction requirements and restrictions relating to improvements and owner maintenance. Developer requires four-sided architecture for homes. Architectural elements, materials, and detailing that begin on the front elevation must be carried consistently around all elevations, including sides, rear, and any exposed lower-level walls. Contemporary and prairie-style architectural designs are prohibited within the development.

A. Building Restrictions

1. All sites in SANDHILL are restricted to the erection of a single one-story, story and one-half, or two-story single-family residence building with a minimum square footage of living space (excluding basement level areas) of two thousand three hundred (2,300) square feet. The Developer has the right to approve homes smaller or larger than those specified herein, if such homes are exceptional in design and quality. The Developer further has the right to assign a determination as to minimal architectural standards to the Association at the Developer’s discretion.

2. Each single-family residence in SANDHILL must have a garage that accommodates at least 2 cars, that is attached to the residence directly or by breezeway or is located in the basement of the residence, and that is constructed at the same time as the residence (such single-family residence and garage together shall be referred to herein as the “Building”). The maximum size of the garage portion of the Building shall conform to Village of Hartland (hereinafter referred to as the “Village”) ordinances. Garage entrances may be on the side, front or rear of the Building. Courtyard-style and canted garage entrances conform with this requirement.

3. The exterior walls and fascia of the Building and any permitted improvements must be constructed of brick, stone, stucco, solid wood siding, or Hardiplank siding or its equivalent. Trim boards may also be made of Azek Trim, Miratec Trim or equivalents. Developer may, in its sole discretion, approve the use of artificial stone products. If masonry material is used on the exterior walls, it must terminate only at an inside corner. Siding materials such as aluminum, vinyl, steel, pressed board, Masonite or plywood will not be permitted on the exterior of the Building or any permitted improvements, except on soffits. Soffits (but not fascia) may be made of aluminum, vinyl or the siding materials permitted above for exterior walls. Fascia may only be made of the siding materials permitted above for exterior walls (not aluminum or vinyl). Any exposed basement or foundation wall must be covered with masonry veneer, plaster or the siding materials used on the exterior walls above such exposed wall.

4. All two-story and story and one-half Building roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (10/12), except for a porch roof, a shed-style roof or rear

dormers on story and one-half Buildings. All one-story Building roofs shall have a minimum pitch of ten feet in height for each twelve feet in length (10/12). No flat or prairie-style rooflines shall be permitted. All roofs shall be covered with either wood shakes or dimensional shingles in a "weatherwood" color. Standing seam metal roof accents are permitted, with color selections subject to Developer approval.

5. The Building must be constructed within the Building Envelope depicted on the condominium Plat.

6. Each Owner must obtain the prior written approval of Developer of all of the design and layout plans listed in subparagraph (a) below prior to application for a building permit. Each Owner must submit preliminary plans for review by Developer before submitting final plans. The final plans shall incorporate the plan changes, if any required by Developer, as noted in its review of the preliminary plans.

(a) Each Owner must submit to Developer in connection with its application for approval of the design/layout plan three complete sets of the following final plans (2 full-size sets and one 11" x 17" reduction):

:

- Exterior elevations drawn to scale (1/4" = 1' minimum)
- Floor plans drawn to scale (1/4" = 1' minimum)
- Identification of all exterior building materials;
- Stake-out survey showing the proposed location of the Building, existing and proposed yard grades and location of erosion control.
- Grading Plan showing the proposed location of the Building, existing and proposed yard grades and drainageways per the Master Grading Plan.
- Statement of square footage of living area by floor.
- Other things that may be required from time to time as set forth in the Guidelines (Section III, below).

(b) Approval of the design/layout plan shall be based upon the SANDHILL Guidelines for Plan Approval (Section II, below), as may be adopted from time to time by Developer.

(c) Design/layout plan approval may be withheld if the design is too similar in appearance to other Buildings in close proximity.

(d) If in the opinion of Developer the submitted plans do not comply with the SANDHILL Requirements and Guidelines the Developer may, at its option, but only with Owner's consent, refer the plans to a professional home designer for redesign so that the plans will comply with the SANDHILL Requirements and Guidelines. The Owner will be responsible for the payment of any fees charged by such professional.

(e) In its decision to grant Approval, Developer will take into consideration not only the required minimum setbacks but also the relationship of the location and position of the proposed Building and Permitted Improvements to the street and to the Buildings that have been constructed or that may be constructed on the adjoining lots.

B. Construction (See Declaration, Section III)

1. The Building must be constructed in accordance with the design and layout plan which has been approved by Developer and must be completed within twelve (12) months of the date the building permit is issued by the Village. A sodded or seeded lawn and a driveway paved with concrete, asphalt or brick must be installed within six (6) months of the date that the occupancy permit is issued by the Village.

2. Each Owner must submit to Developer and Village of Hartland, a grading plan which adheres to the Master Grading Plan or any amendment thereto approved by the Village Engineer and on file with the Village ("Master Grading Plan"), and grade such Owner's lot in accordance with the Master

Grading Plan. Developer and/or the Village and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition (whether or not Owner complied with the Master Grading Plan), and the Owner is responsible for the cost of the same. Each Owner, at the time of construction of the Building, shall also be responsible for grading its lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of any obstructions. No plantings other than grass shall be permitted within 3 feet of side or rear lot lines without prior written approval of the Developer. Each Owner must consult with the adjacent lot Owner to agree upon compatible grading of their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither Developer nor the Village shall be responsible for establishing lot line grades. The services of a professional engineer may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot Owner(s). Final grading of the lot shall be completed within two months after the date that an occupancy permit has been issued for the Building (subject to delays caused by adverse weather conditions).

3. Electric transformers, cable TV and telephone equipment boxes have been placed by Developer to serve each lot. Any subsequent relocation, either horizontally or vertically, or modification of these equipment boxes shall require written authorization from the appropriate utility company or service provider and Developer. The lot Owner shall pay all costs of such relocation or modification.

4. Each Owner shall be responsible for installing and maintaining erosion control measures from the commencement of grading until such time as a lawn or other plantings sufficient to prevent erosion has been established on the Owner's site. These measures include but are not limited to: installation of silt fence, hay/straw bales and/or ditch checks; street cleaning following precipitation events or tracking of mud on streets by any vehicle leaving the lot; and sodding or seeding and mulching lawn areas. Steep slopes may require installation of straw mat, jute mat or other materials designed to stabilize steep and highly erodible areas. Any areas where erosion control measures have been compromised by weather, construction or any other event shall be repaired within 7 days of damage. After every rainfall exceeding ½ inch and at least once per week, erosion control measures must be inspected by the Owner or the Owner's contractor, and any necessary maintenance or repairs made. Failure to comply with these requirements may result in sanctions against the Owner by the Village, the Wisconsin Department of Commerce, and/or the Wisconsin Department of Natural Resources. All erosion control measures shall be installed and maintained according to the then current standards and specifications set forth in Wisconsin Department of Natural Resources Conservation Practice Standard and local ordinances.

5. All construction-related activity shall be confined to the Owner's site unless the adjoining Owners have given permission to use their respective lots or outlots. In the event that landscaping on adjacent lots or outlots is disturbed during construction or grading, all disturbed areas shall be immediately restored with vegetation of like kind. In the event that eroded material is deposited onto a street or neighboring property, the Owner of the lot from which the material came shall be responsible for removing the material and restoring the street or neighboring property to its original condition.

6. Each Owner shall be responsible to Developer for the costs of repairing and replacing any street pavement, and curb and gutter (including restoration of topsoil and lawn abutting the curb and gutter) which have been damaged during the course of constructing the Building and/or any permitted improvements on the Owner's lot.

7. Post Lamps shall be uniform throughout Sandhill Single Family Condominium.

8. Driveways shall be paved with concrete, asphalt, or decorative pavers.

C. Improvements/Owner Maintenance (See Declaration, Section IV)

1. No buildings, outbuildings or other structures will be permitted on the Property except the Building, and except the following exclusive list of permitted improvements, which are subject to the Guidelines and require developer's prior written approval:

(a) Fences of a decorative style. Chain link fences, privacy fences or fences which enclose an entire yard will not be allowed.

(b) Deck structures constructed of wood or metal. Developer may, in its sole discretion, approve the use of artificial wood products on decks.

(c) Retaining walls and decorative walls: Must be constructed of natural stone or certain artificial modular stone products having a so-called "tumbled stone" effect and variations in the dimensions of the tumbled manufactured stone.

(d) Berms

2. There shall be no outside parking or storage of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by either Developer or the SANDHILL Homeowners Association.

3. Satellite dish antennas may not exceed 24 inches in diameter. No antenna or satellite dish shall be mounted or installed on any roof. Any antenna or satellite dish should, if possible without interfering with reception, be placed and screened so as to minimize its visibility from roadways and neighboring lots.

II. SANDHILL Guidelines for Plan Approval.

The Developer may establish from time to time Guidelines for Plan Approval. In furtherance of its goals for the development of a high quality residential community, Developer adopts the following Guidelines, which it may amend or revise at its own discretion:

1. Windows: Shutters, window casings, window grids and other trim features that are used on the front of the residence and garage must also be used on appropriate windows on the sides and rear. In non-masonry openings casings of at least four inches in width must be used on all windows without shutters, attic vents and on all doors. Windows, doors and attic vents in masonry openings must have stone or brick sills and stone or brick soldier courses or corbels at the top, or other similar appropriate detail. Developer will require the placement of windows or other design features in walls that would otherwise be blank or without architectural feature. (Chimneys, bays, or other projections on a wall are not, by themselves, an architectural feature.) Developer may require grids or muntin bars in all windows. An attractive, balanced exterior design will usually take precedence over concerns about furniture arrangement. Windows may be vinyl or aluminum clad.

2. Doors: Garage and service doors may be wood, steel or fiberglass and must have a raised panel or other decorative design.

3. Masonry: There is no minimum brick or stone requirement. If masonry material is used on the exterior walls, it must terminate only at an inside corner. Other exterior materials such as lap siding must also terminate at an inside corner.

4. Bay, Boxed-out Windows and Chimney Chases: Any bays, bay windows, boxed-out windows and other projections which extend down to the top of the foundation level must have a foundation beneath. "Hung

bays" which are at least 12" above the foundation are permitted, supported by appropriate brackets. All chimney chases must have a foundation beneath.

5. Sloped Lots: Developer may require on sloping lots that certain basement walls be exposed to minimize the impact on trees, vegetation and drainage as well as allow for a more natural transition between homes. Garages must be constructed on the high side of the lot unless a special exception is approved by Developer.

6. Materials and Colors: The variety of exterior materials should be kept to a minimum and must be used consistently on all elevations. The number of exterior colors should be kept to a minimum. It is recommended that a maximum of two colors be used on the walls and trim and one color for such items as shutters and doors. All exterior colors on each home must be neutral or earth tones and must be approved by Developer. Homes shall not be painted black, including as a primary body color trim color or as an overall exterior color scheme.

If a dark color is used on the body of the Building then a lighter, contrasting trim must be used on corner boards and window trim.

7. Landscape Features: Landscape features must not obstruct or interfere with lot line drainage swales.

8. Storage: Lot Owners must make sufficient provisions for storage within the perimeter of the Building. Firewood may be stored in the Owner's rear yard provided it is screened from view of neighboring lots by landscape materials.

9. Satellite Dishes: shall not exceed 24 inches in diameter and shall not be mounted on any roof. Where feasible without materially impairing reception, any permitted satellite dish or antenna shall be located and screened to minimize visibility from public roadways and neighboring lots. These guidelines are intended to comply with, and shall not supersede, any applicable federal or state laws or ordinances regulating over-the-air reception devices.

10. Solar Panels: Solar energy systems are permitted as accessory installations, subject to prior approval by Developer.

Location and mounting: Panels should be roof-mounted and located on rear or non-street-facing roof slopes wherever practicable. Arrays shall be mounted flush and parallel to the roof plane and shall not extend above the roof ridge or beyond roof edges.

Design and appearance: Panel frames, racking, and conduit shall be low-profile and coordinated in color to minimize visual contrast with the roof. All exposed wiring and hardware shall be concealed to the greatest extent feasible from street and neighboring property views.

Screening, glare, and compliance: Where ground-mounted or prominently visible, additional landscape screening may be required to reduce visual impact and potential glare toward adjacent properties.

All solar installations must comply with applicable building codes, utility interconnection requirements, and any state or federal solar access laws, which shall control in the event of a conflict.

11. Ice Rinks: Backyard ice rinks are permitted only as temporary, seasonal installations located in rear yards and constructed with simple, pre-formed plastic edging. Permanent or semi-permanent rink structures, boards, framing systems, or commercial-style rink assemblies are prohibited. Lighting specifically installed to illuminate ice rinks, including floodlights, string lights, or pole-mounted fixtures, is not permitted.

12. Professional Home Designer/Architect: In order to properly evaluate a design, Developer may require that design/layout plans submitted for plan approval be drawn by a professional home designer or architect. Submittal of a preliminary plan for review prior to preparation of final plans is required.

Rev. 1/7/2026

REQUIREMENTS AND GUIDELINES FOR BUILDING,
CONSTRUCTION AND IMPROVEMENTS
FOR
SANDHILL SINGLE FAMILY CONDOMINIUM

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story and one-half Buildings. All one-story Building roofs shall have a minimum pitch of ten feet in height for each twelve feet in length (10/12). No flat or prairie-style rooflines shall be permitted. All roofs shall be covered with either wood shakes or dimensional shingles in a "weatherwood" color. Standing seam metal roof accents are permitted, with color selections subject to Developer approval.

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2. Each Owner must submit to Developer and Village of Hartland, a grading plan which adheres to the Master Grading Plan or any amendment thereto approved by the Village Engineer and on file with the Village ("Master Grading Plan"), and grade such Owner's lot in accordance with the Master Grading Plan. Developer and/or the Village and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition (whether or not Owner complied with the Master Grading Plan), and the Owner is responsible for the cost of the same. Each Owner, at the time of construction of the Building, shall also be responsible for grading its lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of any obstructions. No plantings other than grass shall be permitted within 3 feet of side or rear lot lines without prior written approval of the Developer. Each Owner must consult with the adjacent lot Owner to agree upon compatible grading of their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither Developer nor the Village shall be responsible for establishing lot line grades. The services of a professional engineer may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot Owner(s). Final grading of the lot shall be completed within two months after the date that an occupancy permit has been issued for the Building (subject to delays caused by adverse weather conditions).

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5. All construction-related activity shall be confined to the Owner's site unless the adjoining Owners have given permission to use their respective lots or outlots. In the event that landscaping on adjacent lots or outlots is disturbed during construction or grading, all disturbed areas shall be immediately restored with vegetation of like kind. In the event that eroded material is deposited onto a street or neighboring property, the Owner of the lot from which the material came shall be responsible for removing the material and restoring the street or neighboring property to its original condition.

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7. Post Lamps shall be uniform throughout Sandhill Single Family Condominium.

8. Driveways shall be paved with concrete, asphalt, or decorative pavers.

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2. There shall be no outside parking or storage of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by either Developer or the SANDHILL Homeowners Association.

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3. Masonry: There is no minimum brick or stone requirement. If masonry material is used on the exterior walls, it must terminate only at an inside corner. Other exterior materials such as lap siding must also terminate at an inside corner.

4. Bay, Boxed-out Windows and Chimney Chases: Any bays, bay windows, boxed-out windows and other projections which extend down to the top of the foundation level must have a foundation beneath. "Hung bays" which are at least 12" above the foundation are permitted, supported by appropriate brackets. All chimney chases must have a foundation beneath.

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If a dark color is used on the body of the Building then a lighter, contrasting trim must be used on corner boards and window trim.

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8. Storage: Lot Owners must make sufficient provisions for storage within the perimeter of the Building. Firewood may be stored in the Owner's rear yard provided it is screened from view of neighboring lots by landscape materials.

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10. Solar Panels: Solar energy systems are permitted as accessory installations, subject to prior approval by Developer.

Location and mounting: Panels should be roof-mounted and located on rear or non-street-facing roof slopes wherever practicable. Arrays shall be mounted flush and parallel to the roof plane and shall not extend above the roof ridge or beyond roof edges.

Design and appearance: Panel frames, racking, and conduit shall be low-profile and coordinated in color to minimize visual contrast with the roof. All exposed wiring and hardware shall be concealed to the greatest extent feasible from street and neighboring property views.

Screening, glare, and compliance: Where ground-mounted or prominently visible, additional landscape screening may be required to reduce visual impact and potential glare toward adjacent properties.

All solar installations must comply with applicable building codes, utility interconnection requirements, and any state or federal solar access laws, which shall control in the event of a conflict.

11. Ice Rinks: Backyard ice rinks are permitted only as temporary, seasonal installations located in rear yards and constructed with simple, pre-formed plastic edging. Permanent or semi-permanent rink structures, boards, framing systems, or commercial-style rink assemblies are prohibited. Lighting specifically installed to illuminate ice rinks, including floodlights, string lights, or pole-mounted fixtures, is not permitted.

12. Professional Home Designer/Architect: In order to properly evaluate a design, Developer may require that design/layout plans submitted for plan approval be drawn by a professional home designer or architect. Submittal of a preliminary plan for review prior to preparation of final plans is required.

Rev. 1/7/2026



PHASE 3 & 4 SINGLE FAMILY DESIGN REQUIREMENTS

All homes must comply with the requirements indicated below

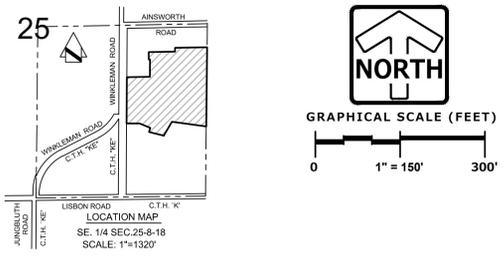
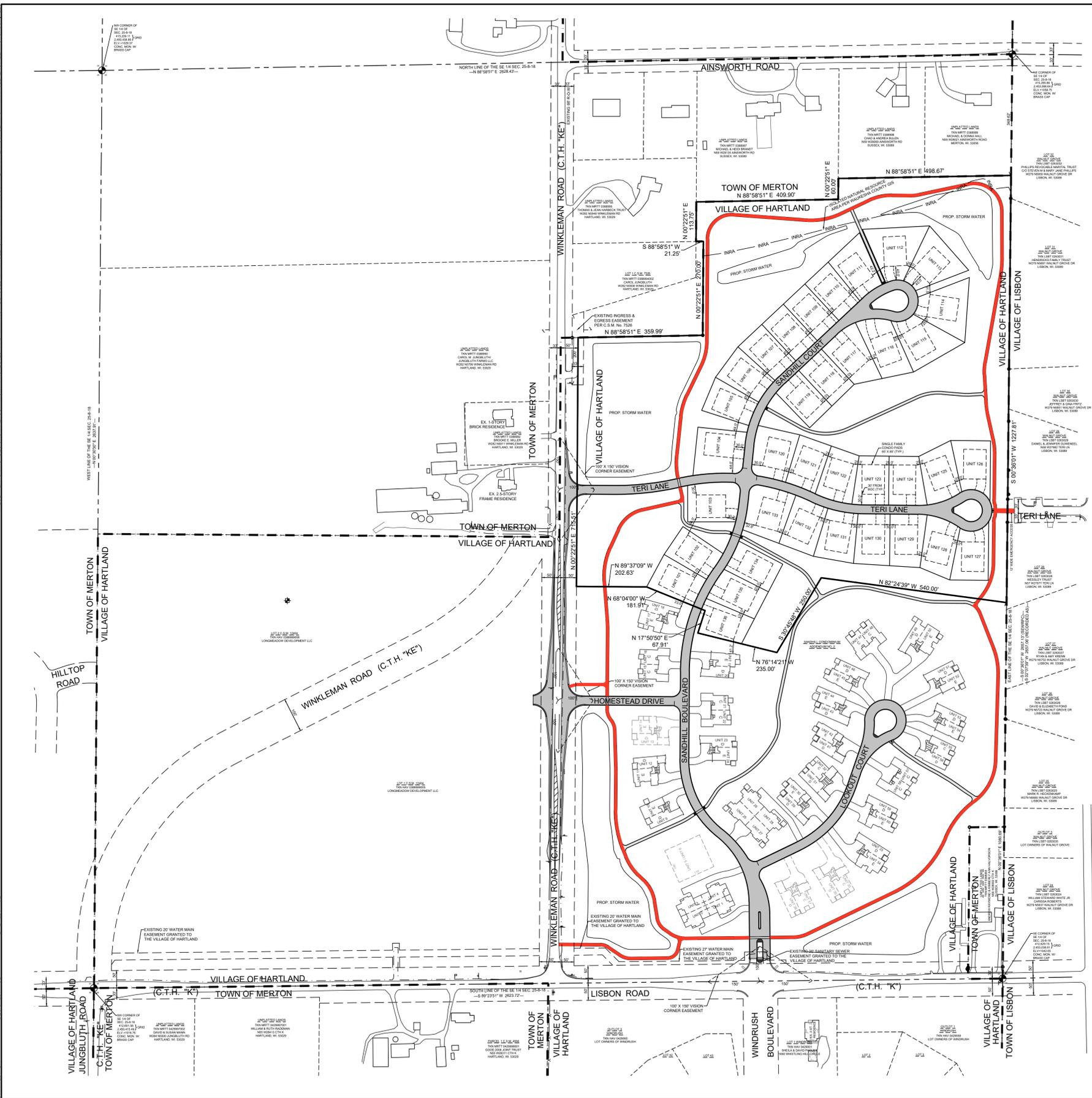
Minimum Home Size (sqft.)					2,300
Attached Garages					
Minimum Size					2 Cars
Side, Front, Rear or Canted					X
Windows					
Shutters or 4" Wide Trim Wrap Required- wood, Azek, Miratec or equiv.					X
Shutters - Wood or Textured Vinyl					X
Aluminum or Vinyl Clad Allowed					X
Consistent Trim Details Required on All Windows					X
Hung Bays must be at least 12" above top of foundation with Brackets, if appropriate					
Any windows or attic vents in masonry must have stone sills and corbels, soldier course or other appropriate detail above					X
Doors					
4" Wide Wrap Trim Required, may be made of wood, Azek, Miractec or equiv.					X
equivalent					
Garage Doors					
Wood, Steel or Fiberglass Only					X
Raised Panel or Other Decorative Design Req'd					X
Siding Materials Allowed					
Natural Wood					X
Real Brick or Stone					X
Stucco or EIFS					X
L-P Smartside or equivalent					
Hardiplank or equivalent					X
Cultured Stone or equivalent (Sample Required)					X
On Exposed Foundation					
Brick, Stone or Stucco					X
or Same Materials as Used Above Grade					X
Soffits - Aluminum or Vinyl Allowed					X
Facia - Must be Natural Wood, Hardiplank, Azek, Mimratec or equivalent					X
Transition or Termination of Siding Materials & Masonry					
At Inside Corner only					X
Chimneys & Fireplaces					
Full Masonry or Wood Chase with Foundation					X
Foundation Required Beneath all Bays, Chimneys & Projections					X
Roof					
Minimum Pitch					
One-story Home					10/12
Story and one-half Home					10/12
Two-story Home					10/12
Street Facing Gables					12/12
Materials Required					
Dimensional Shingles					X
Color - "Weathered Wood" Only					X
Standing Seam Accent Roofs--Color to be approved by Developer					X
House Color					
Black is not allowed. If dark color is used for body of Building then trim must be lighter or contrasting color					X
Minimum Setbacks & Offsets					
Within Building Envelopes of the Condominium Plat					
Driveway Pavement					
Asphalt, concrete or pavers					X
Uniform Outdoor Postlamp					X
Uniform Mailbox: CBU					X

***In the event of any inconsistency or discrepancy between these requirements and the approved house plan, these requirements shall control.**

EXHIBIT D

PRIVATE ROAD AND UTILITY COST SHARING AGREEMENT

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



- LEGEND:**
- EX. MONUMENT
 - EX. IRON PIPE
 - EX. IRON ROD
 - EX. WOOD POST
 - EX. POST
 - X — X — EX. FENCE LINE
 - INRA — INRA — EX. ISOLATED NATURAL RESOURCE AREA
- PUBLIC PATHS AREA RED.**
ALL OTHER PATHS ARE PRIVATE.
PUBLIC PATHS TO BE COVERED BY A 12' WIDE PUBLIC ACCESS PATH EASEMENT GRANTED TO THE VILLAGE OF HARTLAND.



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FOR DETAILS AND EXTENDED REQUIREMENTS, SEE SHEET 2 AND 3 AND 4 AND 5 AND 6 AND 7 AND 8 AND 9 AND 10 AND 11 AND 12 AND 13 AND 14 AND 15 AND 16 AND 17 AND 18 AND 19 AND 20 AND 21 AND 22 AND 23 AND 24 AND 25 AND 26 AND 27 AND 28 AND 29 AND 30 AND 31 AND 32 AND 33 AND 34 AND 35 AND 36 AND 37 AND 38 AND 39 AND 40 AND 41 AND 42 AND 43 AND 44 AND 45 AND 46 AND 47 AND 48 AND 49 AND 50 AND 51 AND 52 AND 53 AND 54 AND 55 AND 56 AND 57 AND 58 AND 59 AND 60 AND 61 AND 62 AND 63 AND 64 AND 65 AND 66 AND 67 AND 68 AND 69 AND 70 AND 71 AND 72 AND 73 AND 74 AND 75 AND 76 AND 77 AND 78 AND 79 AND 80 AND 81 AND 82 AND 83 AND 84 AND 85 AND 86 AND 87 AND 88 AND 89 AND 90 AND 91 AND 92 AND 93 AND 94 AND 95 AND 96 AND 97 AND 98 AND 99 AND 100 AND 101 AND 102 AND 103 AND 104 AND 105 AND 106 AND 107 AND 108 AND 109 AND 110 AND 111 AND 112 AND 113 AND 114 AND 115 AND 116 AND 117 AND 118 AND 119 AND 120 AND 121 AND 122 AND 123 AND 124 AND 125 AND 126 AND 127 AND 128 AND 129 AND 130 AND 131 AND 132 AND 133 AND 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DESIGNED: ASZ
REVIEWED: ASZ
DRAFTED: BR

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

SANDHILL SINGLE-FAMILY CONDO

VILLAGE OF HARTLAND, WI

PROPOSED SITE PLAN

REVISIONS	

REG. JOB NO. 26720-WI	ASZ	SHEET
REG. PM	ASZ	C-1
START DATE 01-06-26	1" = 150'	C-1
SCALE		

FOR REVIEW

www.pinnacle-engr.com

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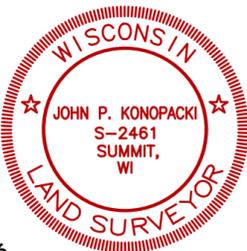
CONDOMINIUM PLAT OF SANDHILL SINGLE-FAMILY CONDOMINIUM

Being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of SANDHILL SINGLE-FAMILY CONDOMINIUM, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

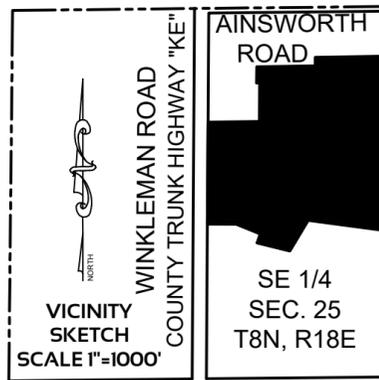


DRAFT
SIGN D **JANUARY 5, 2026**
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

LEGAL DESCRIPTION:

Being all of "Expansion Lands B" and "Expansion Lands C" of Sandhill Condominium, as recorded in the Register of Deeds office for Waukesha County as Document No. 4632282, also known as Lot 2 of Certified Survey Map No. 12244 as recorded in Volume 125, on Pages 336 - 339, as Document No. 4630928, in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

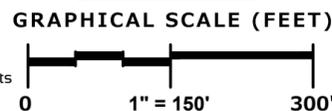
Commencing at the southeast corner of the Southeast 1/4 of said Section 25; thence North 00°36'01" East along the east line of the Southeast 1/4, 1080.69 feet to the Point of Beginning; thence North 82°24'39" West, 540.00 feet; thence South 30°45'48" West, 250.00 feet; thence North 76°14'21" West, 235.00 feet; thence North 17°50'50" East, 67.91 feet; thence North 68°04'00" West, 181.91 feet; thence North 89°37'09" West, 202.63 feet to the east right of way line of Winkleman Road - County Trunk Highway "KE"; thence North 00°22'51" East along said east right of way line, 715.51 feet; thence North 88°58'51" East, 359.99 feet; thence North 00°22'51" East, 270.00 feet; thence South 88°58'51" West, 21.25 feet; thence North 00°22'51" East, 113.75 feet; thence North 88°58'51" East, 409.90 feet; thence North 00°22'51" East, 60.00 feet; thence North 88°58'51" East, 498.67 feet to the aforesaid east line of the Southeast 1/4; thence South 00°36'01" West along said east line, 1227.81 feet to the Point of Beginning. Said land containing 1,333,277 square feet (30.6078 acres).



COUNTY TRUNK HIGHWAY "K"
LIBSON ROAD

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East has a bearing of S89°23'51"W.

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - ▨ - Indicates Limited Common Elements

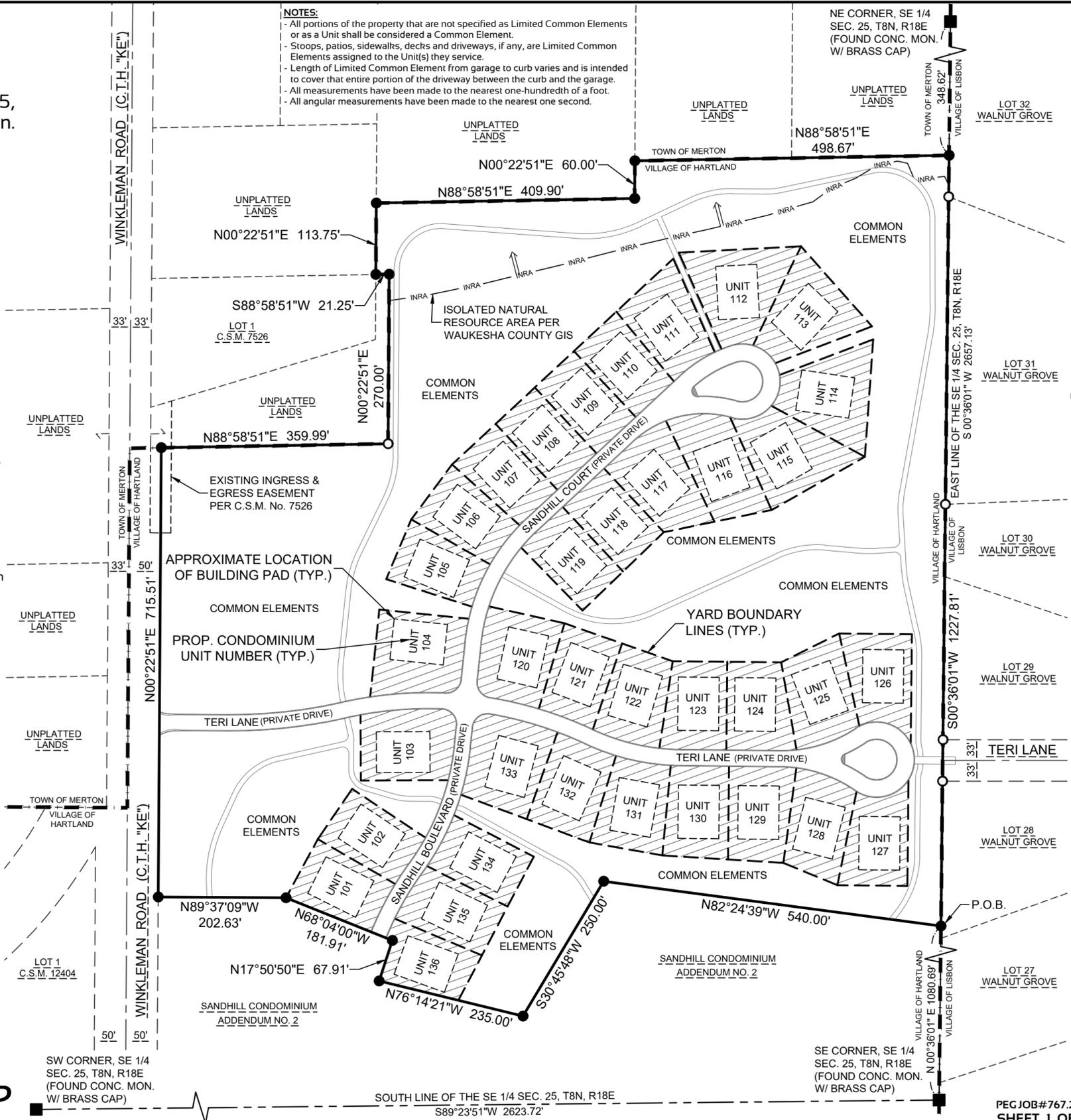


DECLARANT:
Sandhill of Hartland, LLC
Prepared for:
Sandhill of Hartland, LLC
W229 N1433 Westwood Drive, Suite 200
Waukesha, WI 53186
phone: (262) 650-9700
Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888



- ADDRESS:**
- UNIT 101: Sandhill Blvd, Hartland, WI
 - UNIT 102: Sandhill Blvd, Hartland, WI
 - UNIT 103: Sandhill Blvd, Hartland, WI
 - UNIT 104: Sandhill Ct, Hartland, WI
 - UNIT 105: Sandhill Ct, Hartland, WI
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 - UNIT 131: Teri Ln, Hartland, WI
 - UNIT 132: Teri Ln, Hartland, WI
 - UNIT 133: Sandhill Blvd, Hartland, WI
 - UNIT 134: Sandhill Blvd, Hartland, WI
 - UNIT 135: Sandhill Blvd, Hartland, WI
 - UNIT 136: Sandhill Blvd, Hartland, WI

- NOTES:**
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
 - Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
 - Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
 - All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

DRAFTED BY: B.R.

PEG JOB#767.20A
SHEET 1 OF 1

www.pinnacle-engr.com

REQUIREMENTS AND GUIDELINES FOR BUILDING,
CONSTRUCTION AND IMPROVEMENTS
FOR
SANDHILL SINGLE FAMILY CONDOMINIUM

SANDHILL SINGLE FAMILY Condominium (“SANDHILL”) is a high-quality residential condominium community designed to complement the surrounding countryside and thoughtfully preserve the site’s natural character. It is the intention of Sandhill of Hartland, LLC (“Developer”) to assist unit owners in achieving a compatible arrangement of quality homes. To this end, this document (i) summarizes for unit owners the required construction and improvement concerning building, and (ii) sets forth additional Guidelines for Plan Approval (the “Guidelines”) adopted by the Developer.

I. Restrictions and Covenants in the Declaration.

Below is a summary of the building restrictions, construction requirements and restrictions relating to improvements and owner maintenance. Developer requires four-sided architecture for homes. Architectural elements, materials, and detailing that begin on the front elevation must be carried consistently around all elevations, including sides, rear, and any exposed lower-level walls. Contemporary and prairie-style architectural designs are prohibited within the development.

A. Building Restrictions

1. All sites in SANDHILL are restricted to the erection of a single one-story, story and one-half, or two-story single-family residence building with a minimum square footage of living space (excluding basement level areas) of two thousand three hundred (2,300) square feet. The Developer has the right to approve homes smaller or larger than those specified herein, if such homes are exceptional in design and quality. The Developer further has the right to assign a determination as to minimal architectural standards to the Association at the Developer’s discretion.

2. Each single-family residence in SANDHILL must have a garage that accommodates at least 2 cars, that is attached to the residence directly or by breezeway or is located in the basement of the residence, and that is constructed at the same time as the residence (such single-family residence and garage together shall be referred to herein as the “Building”). The maximum size of the garage portion of the Building shall conform to Village of Hartland (hereinafter referred to as the “Village”) ordinances. Garage entrances may be on the side, front or rear of the Building. Courtyard-style and canted garage entrances conform with this requirement.

3. The exterior walls and fascia of the Building and any permitted improvements must be constructed of brick, stone, stucco, solid wood siding, or Hardiplank siding or its equivalent. Trim boards may also be made of Azek Trim, Miratec Trim or equivalents. Developer may, in its sole discretion, approve the use of artificial stone products. If masonry material is used on the exterior walls, it must terminate only at an inside corner. Siding materials such as aluminum, vinyl, steel, pressed board, Masonite or plywood will not be permitted on the exterior of the Building or any permitted improvements, except on soffits. Soffits (but not fascia) may be made of aluminum, vinyl or the siding materials permitted above for exterior walls. Fascia may only be made of the siding materials permitted above for exterior walls (not aluminum or vinyl). Any exposed basement or foundation wall must be covered with masonry veneer, plaster or the siding materials used on the exterior walls above such exposed wall.

4. All two-story and story and one-half Building roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (10/12), except for a porch roof, a shed-style roof or rear dormers on

story and one-half Buildings. All one-story Building roofs shall have a minimum pitch of ten feet in height for each twelve feet in length (10/12). No flat or prairie-style rooflines shall be permitted. All roofs shall be covered with either wood shakes or dimensional shingles in a "weatherwood" color. Standing seam metal roof accents are permitted, with color selections subject to Developer approval.

5. The Building must be constructed within the Building Envelope depicted on the condominium Plat.

6. Each Owner must obtain the **prior written approval** of Developer of all of the design and layout plans listed in subparagraph (a) below prior to application for a building permit. **Each Owner must submit preliminary plans for review by Developer before submitting final plans.** The final plans shall incorporate the plan changes, if any required by Developer, as noted in its review of the preliminary plans.

(a) Each Owner must submit to Developer in connection with its application for approval of the design/layout plan three complete sets of the following final plans (2 full-size sets and one 11" x 17" reduction):

:

- Exterior elevations drawn to scale (1/4" = 1' minimum)
- Floor plans drawn to scale (1/4" = 1' minimum)
- Identification of all exterior building materials;
- Stake-out survey showing the proposed location of the Building, existing and proposed yard grades and location of erosion control.
- Grading Plan showing the proposed location of the Building, existing and proposed yard grades and drainageways per the Master Grading Plan.
- Statement of square footage of living area by floor.
- Other things that may be required from time to time as set forth in the Guidelines (Section III, below).

(b) Approval of the design/layout plan shall be based upon the SANDHILL Guidelines for Plan Approval (Section II, below), as may be adopted from time to time by Developer.

(c) Design/layout plan approval may be withheld if the design is too similar in appearance to other Buildings in close proximity.

(d) If in the opinion of Developer the submitted plans do not comply with the SANDHILL Requirements and Guidelines the Developer may, at its option, but only with Owner's consent, refer the plans to a professional home designer for redesign so that the plans will comply with the SANDHILL Requirements and Guidelines. The Owner will be responsible for the payment of any fees charged by such professional.

(e) In its decision to grant Approval, Developer will take into consideration not only the required minimum setbacks but also the relationship of the location and position of the proposed Building and Permitted Improvements to the street and to the Buildings that have been constructed or that may be constructed on the adjoining lots.

B. Construction (See Declaration, Section III)

1. The Building must be constructed in accordance with the design and layout plan which has been approved by Developer and must be completed within twelve (12) months of the date the building permit is issued by the Village. A sodded or seeded lawn and a driveway paved with concrete, asphalt or brick must be installed within six (6) months of the date that the occupancy permit is issued by the Village.

2. Each Owner must submit to Developer and Village of Hartland, a grading plan which adheres to the Master Grading Plan or any amendment thereto approved by the Village Engineer and on file with the Village ("Master Grading Plan"), and grade such Owner's lot in accordance with the Master Grading Plan. Developer and/or the Village and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition (whether or not Owner complied with the Master Grading Plan), and the Owner is responsible for the cost of the same. Each Owner, at the time of construction of the Building, shall also be responsible for grading its lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of any obstructions. No plantings other than grass shall be permitted within 3 feet of side or rear lot lines without prior written approval of the Developer. Each Owner must consult with the adjacent lot Owner to agree upon compatible grading of their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither Developer nor the Village shall be responsible for establishing lot line grades. The services of a professional engineer may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot Owner(s). Final grading of the lot shall be completed within two months after the date that an occupancy permit has been issued for the Building (subject to delays caused by adverse weather conditions).

3. Electric transformers, cable TV and telephone equipment boxes have been placed by Developer to serve each lot. Any subsequent relocation, either horizontally or vertically, or modification of these equipment boxes shall require written authorization from the appropriate utility company or service provider and Developer. The lot Owner shall pay all costs of such relocation or modification.

4. Each Owner shall be responsible for installing and maintaining erosion control measures from the commencement of grading until such time as a lawn or other plantings sufficient to prevent erosion has been established on the Owner's site. These measures include but are not limited to: installation of silt fence, hay/straw bales and/or ditch checks; street cleaning following precipitation events or tracking of mud on streets by any vehicle leaving the lot; and sodding or seeding and mulching lawn areas. Steep slopes may require installation of straw mat, jute mat or other materials designed to stabilize steep and highly erodible areas. Any areas where erosion control measures have been compromised by weather, construction or any other event shall be repaired within 7 days of damage. After every rainfall exceeding ½ inch and at least once per week, erosion control measures must be inspected by the Owner or the Owner's contractor, and any necessary maintenance or repairs made. Failure to comply with these requirements may result in sanctions against the Owner by the Village, the Wisconsin Department of Commerce, and/or the Wisconsin Department of Natural Resources. All erosion control measures shall be installed and maintained according to the then current standards and specifications set forth in Wisconsin Department of Natural Resources Conservation Practice Standard and local ordinances.

5. All construction-related activity shall be confined to the Owner's site unless the adjoining Owners have given permission to use their respective lots or outlots. In the event that landscaping on adjacent lots or outlots is disturbed during construction or grading, all disturbed areas shall be immediately restored with vegetation of like kind. In the event that eroded material is deposited onto a street or neighboring property, the Owner of the lot from which the material came shall be responsible for removing the material and restoring the street or neighboring property to its original condition.

6. Each Owner shall be responsible to Developer for the costs of repairing and replacing any street pavement, and curb and gutter (including restoration of topsoil and lawn abutting the curb and gutter) which have been damaged during the course of constructing the Building and/or any permitted improvements on the Owner's lot.

7. Post Lamps shall be uniform throughout Sandhill Single Family Condominium.

8. Driveways shall be paved with concrete, asphalt, or decorative pavers.

C. Improvements/Owner Maintenance (See Declaration, Section IV)

1. No buildings, outbuildings or other structures will be permitted on the Property except the Building, and **except the following exclusive list of permitted improvements, which are subject to the Guidelines and require developer's prior written approval:**

(a) Fences of a decorative style. Chain link fences, privacy fences or fences which enclose an entire yard will not be allowed.

(b) Deck structures constructed of wood or metal. Developer may, in its sole discretion, approve the use of artificial wood products on decks.

(c) Retaining walls and decorative walls: Must be constructed of natural stone or certain artificial modular stone products having a so-called "tumbled stone" effect and variations in the dimensions of the tumbled manufactured stone.

(d) Berms

2. There shall be no outside parking or storage of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by either Developer or the SANDHILL Homeowners Association.

3. Satellite dish antennas may not exceed 24 inches in diameter. No antenna or satellite dish shall be mounted or installed on any roof. Any antenna or satellite dish should, if possible without interfering with reception, be placed and screened so as to minimize its visibility from roadways and neighboring lots.

II. SANDHILL Guidelines for Plan Approval.

The Developer may establish from time to time Guidelines for Plan Approval. In furtherance of its goals for the development of a high quality residential community, Developer adopts the following Guidelines, which it may amend or revise at its own discretion:

1. Windows: Shutters, window casings, window grids and other trim features that are used on the front of the residence and garage must also be used on appropriate windows on the sides and rear. In non-masonry openings casings of at least four inches in width must be used on all windows without shutters, attic vents and on all doors. Windows, doors and attic vents in masonry openings must have stone or brick sills and stone or brick soldier courses or corbels at the top, or other similar appropriate detail. Developer will require the placement of windows or other design features in walls that would otherwise be blank or without architectural feature. (Chimneys, bays, or other projections on a wall are not, by themselves, an architectural feature.) Developer may require grids or muntin bars in all windows. An attractive, balanced exterior design will usually take precedence over concerns about furniture arrangement. Windows may be vinyl or aluminum clad.

2. Doors: Garage and service doors may be wood, steel or fiberglass and must have a raised panel or other decorative design.

3. Masonry: There is no minimum brick or stone requirement. If masonry material is used on the exterior walls, it must terminate only at an inside corner. Other exterior materials such as lap siding must also terminate at an inside corner.

4. Bay, Boxed-out Windows and Chimney Chases: Any bays, bay windows, boxed-out windows and other projections which extend down to the top of the foundation level must have a foundation beneath. "Hung bays" which are at least 12" above the foundation are permitted, supported by appropriate brackets. All chimney chases must have a foundation beneath.

5. Sloped Lots: Developer may require on sloping lots that certain basement walls be exposed to minimize the impact on trees, vegetation and drainage as well as allow for a more natural transition between homes. Garages must be constructed on the high side of the lot unless a special exception is approved by Developer.

6. Materials and Colors: The variety of exterior materials should be kept to a minimum and must be used consistently on all elevations. The number of exterior colors should be kept to a minimum. It is recommended that a maximum of two colors be used on the walls and trim and one color for such items as shutters and doors. All exterior colors on each home must be neutral or earth tones and must be approved by Developer. Homes shall not be painted black, including as a primary body color trim color or as an overall exterior color scheme.

If a dark color is used on the body of the Building then a lighter, contrasting trim must be used on corner boards and window trim.

7. Landscape Features: Landscape features must not obstruct or interfere with lot line drainage swales.

8. Storage: Lot Owners must make sufficient provisions for storage within the perimeter of the Building. Firewood may be stored in the Owner's rear yard provided it is screened from view of neighboring lots by landscape materials.

9. Satellite Dishes: shall not exceed 24 inches in diameter and shall not be mounted on any roof. Where feasible without materially impairing reception, any permitted satellite dish or antenna shall be located and screened to minimize visibility from public roadways and neighboring lots. These guidelines are intended to comply with, and shall not supersede, any applicable federal or state laws or ordinances regulating over-the-air reception devices.

10. Solar Panels: Solar energy systems are permitted as accessory installations, subject to prior approval by Developer.

Location and mounting: Panels should be roof-mounted and located on rear or non-street-facing roof slopes wherever practicable. Arrays shall be mounted flush and parallel to the roof plane and shall not extend above the roof ridge or beyond roof edges.

Design and appearance: Panel frames, racking, and conduit shall be low-profile and coordinated in color to minimize visual contrast with the roof. All exposed wiring and hardware shall be concealed to the greatest extent feasible from street and neighboring property views.

Screening, glare, and compliance: Where ground-mounted or prominently visible, additional landscape screening may be required to reduce visual impact and potential glare toward adjacent properties.

All solar installations must comply with applicable building codes, utility interconnection requirements, and any state or federal solar access laws, which shall control in the event of a conflict.

11. Ice Rinks: Backyard ice rinks are permitted only as temporary, seasonal installations located in rear yards and constructed with simple, pre-formed plastic edging. Permanent or semi-permanent rink structures, boards, framing systems, or commercial-style rink assemblies are prohibited. Lighting specifically installed to illuminate ice rinks, including floodlights, string lights, or pole-mounted fixtures, is not permitted.

12. Professional Home Designer/Architect: In order to properly evaluate a design, Developer may require that design/layout plans submitted for plan approval be drawn by a professional home designer or architect. Submittal of a preliminary plan for review prior to preparation of final plans is required.

Rev. 1/7/2026



PHASE 3 & 4 SINGLE FAMILY DESIGN REQUIREMENTS

All homes must comply with the requirements indicated below

Minimum Home Size (sqft.)					2,300
Attached Garages					
Minimum Size					2 Cars
Side, Front, Rear or Canted					X
Windows					
Shutters or 4" Wide Trim Wrap Required- wood, Azek, Miratec or equiv.					X
Shutters - Wood or Textured Vinyl					X
Aluminum or Vinyl Clad Allowed					X
Consistent Trim Details Required on All Windows					X
Hung Bays must be at least 12" above top of foundation with Brackets, if appropriate					
Any windows or attic vents in masonry must have stone sills and corbels,					
soldier course or other appropriate detail above					X
Doors					
4" Wide Wrap Trim Required, may be made of wood, Azek, Miractec or equiv.					X
equivilant					
Garage Doors					
Wood, Steel or Fiberglass Only					X
Raised Panel or Other Decorative Design Req'd					X
Siding Materials Allowed					
Natural Wood					X
Real Brick or Stone					X
Stucco or EIFS					X
L-P Smartside or equivalent					
Hardiplank or equivalent					X
Cultured Stone or equivalent (Sample Required)					X
On Exposed Foundation					
Brick, Stone or Stucco					X
or Same Materials as Used Above Grade					X
Soffits - Aluminum or Vinyl Allowed					X
Facia - Must be Natural Wood, Hardiplank, Azek, Mimratec or equivalent					X
Transition or Termination of Siding Materials & Masonry					
At Inside Corner only					X
Chimneys & Fireplaces					
Full Masonry or Wood Chase with Foundation					X
Foundation Required Beneath all Bays, Chimneys & Projections					X
Roof					
Minimum Pitch					
One-story Home					10/12
Story and one-half Home					10/12
Two-story Home					10/12
Street Facing Gables					12/12
Materials Required					
Dimensional Shingles					X
Color - "Weathered Wood" Only					X
Standing Seam Accent Roofs--Color to be approved by Developer					X
House Color					
Black is not allowed. If dark color is used for body of Building then trim					X
must be lighter or contrasting color					
Minimum Setbacks & Offsets					
Within Building Envelopes of the Condominium Plat					
Driveway Pavement					
Asphalt, concrete or pavers					X
Uniform Outdoor Postlamp					X
Uniform Mailbox: CBU					X

***In the event of any inconsistency or discrepancy between these requirements and the approved house plan, these requirements shall control.**

WINKLEMAN ROAD (C.T.H. "KE")

WINKLEMAN ROAD (C.T.H. "KE")

NOTES

All planting beds to be mulched with shredded hardwood bark.

All plants to be guaranteed for one year.

All plants to be watered at time of planting.

*Locate all underground utilities before digging.
DIGGER'S HOTLINE
 1-800-242-8511


Siepmann
 REALTY CORPORATION

W229N1433 Westwood Drive, Suite 200
 Waukesha, WI 53186

262-650-9700



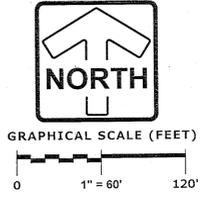
**Sandhill Single-Family Condominium
 Landscape Plan**

Drawn by Karen A Siepmann
 Siepmann Realty Corp.
 W229 N1433 Westwood Drive, Suite 200
 Waukesha, WI
 262-650-9700

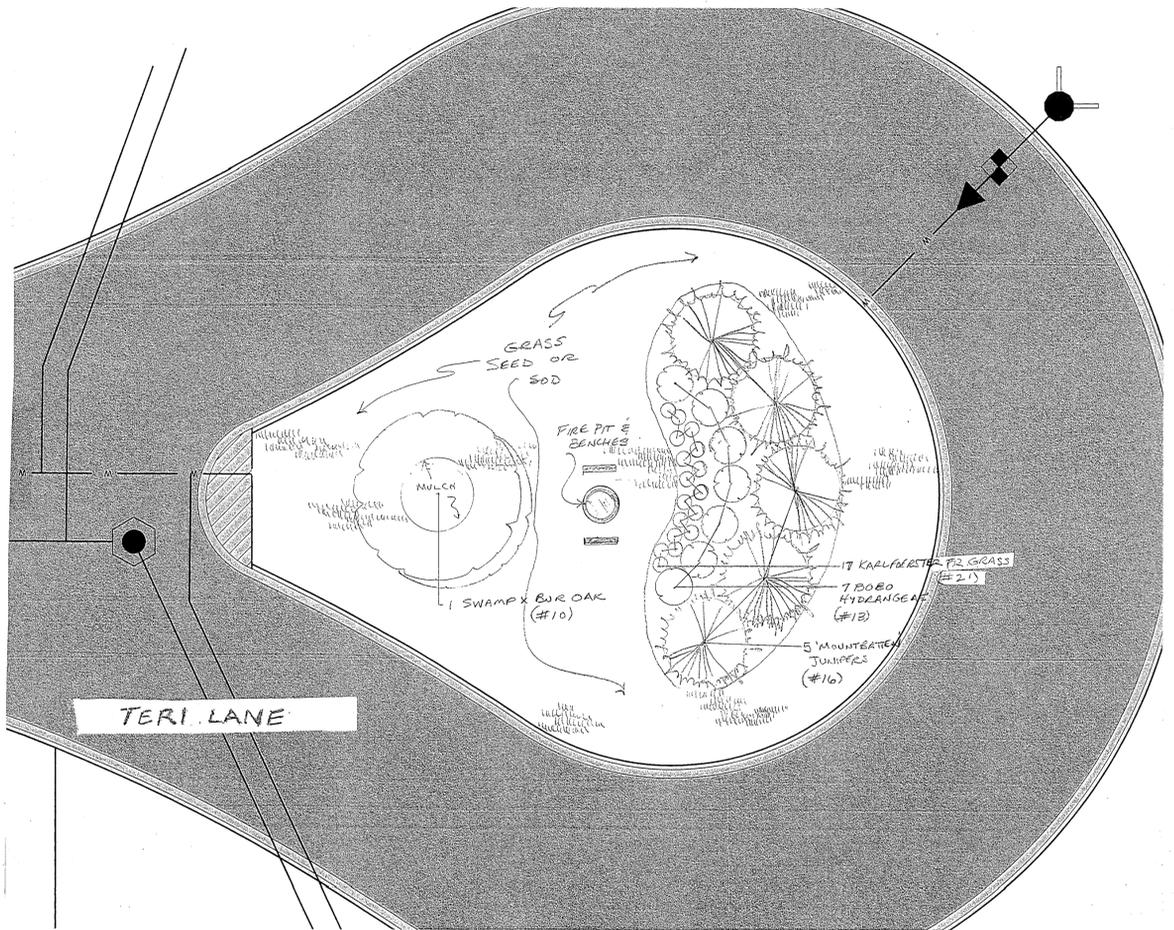
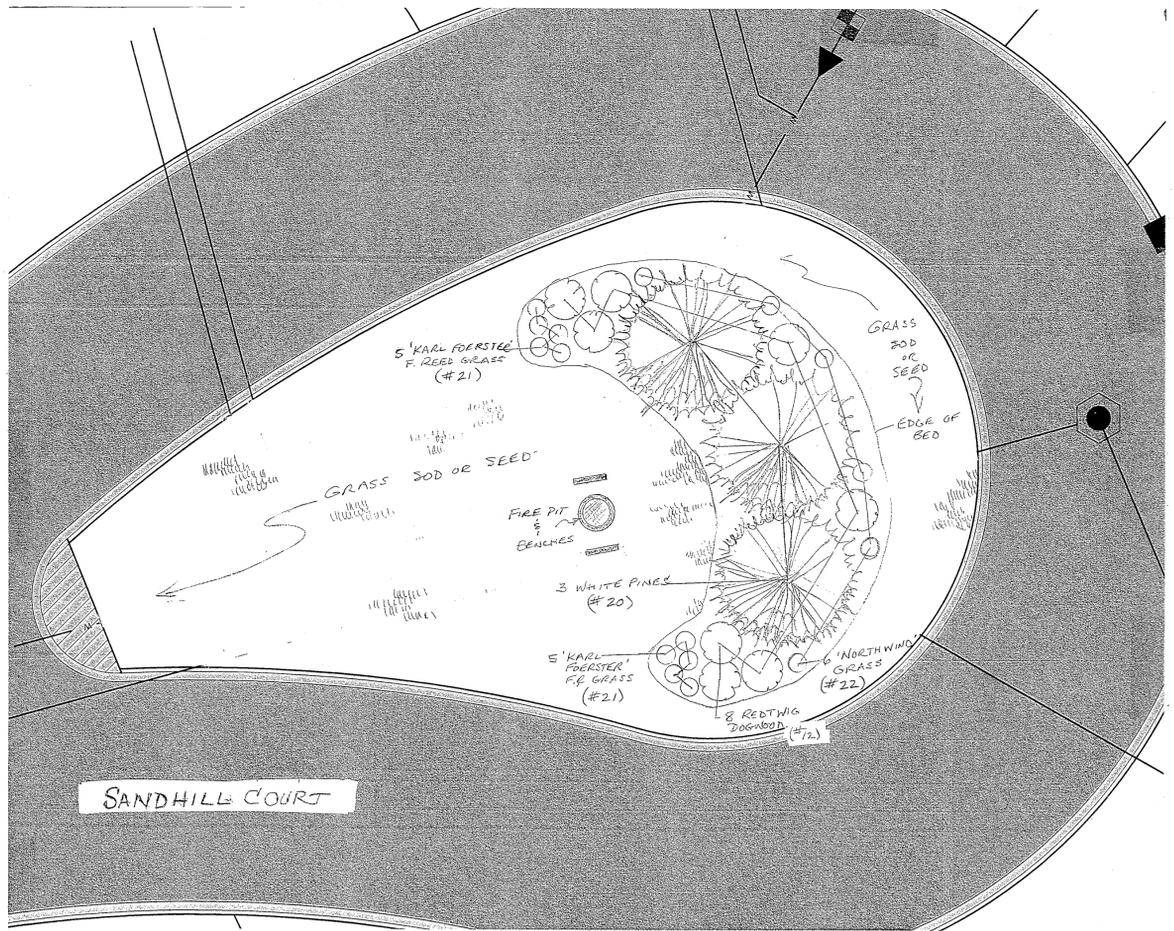
JANUARY 6, 2026

Sandhill Single-Family Condominium Plant List

Scientific Name	Common Name	Quantity	Size
Deciduous Trees			
Acer glabrum	State Street Maple	3	2 1/2'-3"
Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	7	2 1/2'-3"
Amelanchier x grandiflora (multi-stem)	Autumn Brilliance Serviceberry	7	2 1/2'-3"
Gymnocladus dioica	Kentucky Coffeetree	1	2 1/2'-3"
Quercus x schuettei	Swamp x Bur Oak	3	2 1/2'-3"
Quercus robur	English Oak	3	2 1/2'-3"
Tilia cordata 'Greenspire'	Greenspire Linden	4	2 1/2'-3"
Deciduous Shrubs			
Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea	6	24"
Evergreens			
Abies concolor	Concolor Fir	2	6'
Abies concolor	Concolor Fir	1	8'
Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	6	10-12'
Picea abies	Norway Spruce	4	6'
Picea abies	Norway Spruce	2	8'
Picea glauca densata	Black Hill Spruce	1	6'
Picea glauca densata	Black Hill Spruce	4	8'
Pinus strobus	Eastern White Pine	4	6'
Pinus strobus	Eastern White Pine	2	8'
Perennials			
Panicum virgatum 'Northwind'	Northwind Switchgrass	6	1 gal.



Sandhill Single-Family Condominium
Landscape Plan



Sandhill Single-Family Condominium Plant List -
Teri Lane (court) & Sandhill Court

Deciduous Trees

Scientific Name	Common Name	Quantity	Size
Quercus x schuettei	Swamp x Bur Oak	1	2 1/2-3"

Deciduous Shrubs

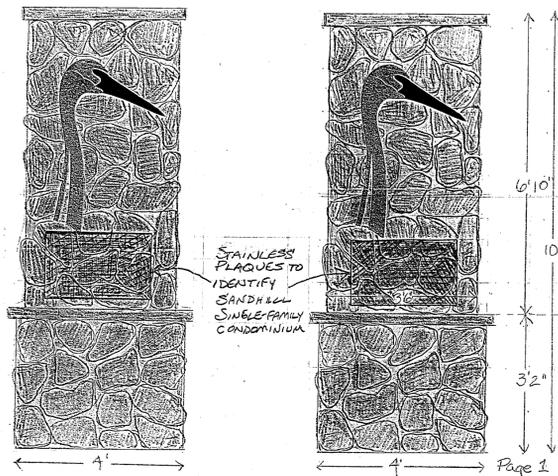
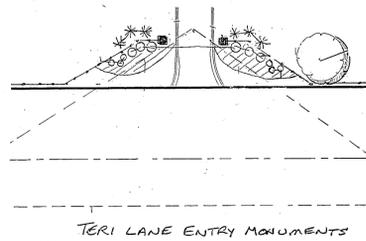
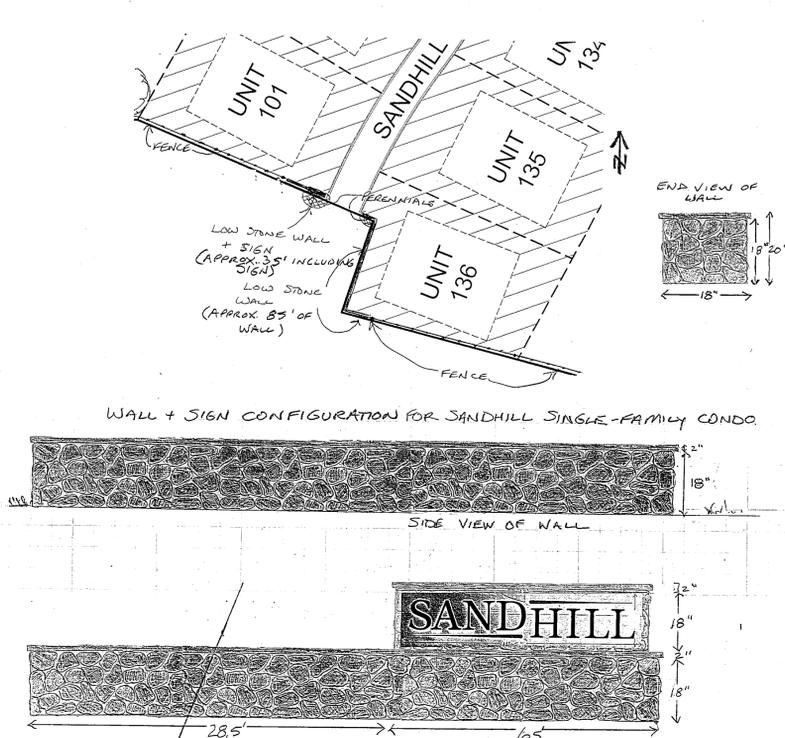
Cornus alba 'ByBoughan'	Neon Burst Dogwood	8	36"
Hydrangea paniculata 'LVOBO'	Bobo Hydrangea	7	36-48"

Evergreens

Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	5	8-10'
Pinus strobus	Eastern White Pine	3	8'

Perennials

Calamagrostis x acutiflora Karl Foerster'	Karl Foerster Feather Reed Grass	27	1 gal.
Panicum virgatum 'Northwind'	Northwind Switchgrass	6	1 gal.



WALL SIGN AT ENTRANCE OF SANDHILL SINGLE-FAMILY CONDOMINIUMS (WEST SIDE OF SANDHILL BLVD. AT UNIT 101)

LEGAL DESCRIPTION:

Being all of "Expansion Lands B" and "Expansion Lands C" of Sandhill Condominium, as recorded in the Register of Deeds office for Waukesha County as Document No. 4632282, also known as Lot 2 of Certified Survey Map No. 12244 as recorded in Volume 125, on Pages 336 - 339, as Document No. 4630928, in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 25; thence North 00°36'01" East along the east line of the Southeast 1/4, 1080.69 feet to the Point of Beginning; thence North 82°24'39" West, 540.00 feet; thence South 30°45'48" West, 250.00 feet; thence North 76°14'21" West, 235.00 feet; thence North 17°50'50" East, 67.91 feet; thence North 68°04'00" West, 181.91 feet; thence North 89°37'09" West, 202.63 feet to the east right of way line of Winkleman Road - County Trunk Highway "KE"; thence North 00°22'51" East along said east right of way line, 715.51 feet; thence North 88°58'51" East, 359.99 feet; thence North 00°22'51" East, 270.00 feet; thence South 88°58'51" West, 21.25 feet; thence North 00°22'51" East, 113.75 feet; thence North 88°58'51" East, 409.90 feet; thence North 00°22'51" East, 60.00 feet; thence North 88°58'51" East, 498.67 feet to the aforesaid east line of the Southeast 1/4; thence South 00°36'01" West along said east line, 1227.81 feet to the Point of Beginning. Said land containing 1,333,277 square feet (30.6078 acres).

**VILLAGE OF HARTLAND
RESOLUTION NO. 01/12/2026**

**A RESOLUTION ACCEPTING THE RETIREMENT/RESIGNATION NOTICE OF
FIRE CHIEF DAVE JAMBRETZ EFFECTIVE JULY 31, 2026**

WHEREAS, Fire Chief Dave Jambretz has tendered his retirement/resignation notice in correspondence dated December 9, 2025 and effective July 31, 2026, and

WHEREAS, said retirement/resignation is hereby accepted by the Village Board.

NOW, THEREFORE BE IT RESOLVED, in accepting said retirement/resignation notice, the Board of Trustees hereby directs the Village Manager to collaborate with the Hartland Police and Fire Commission to examine whether an updated job description for the position of Village of Hartland Fire Chief is necessary.

IT IS FURTHER RESOLVED, that subsequent to any job description revisions, the Police and Fire Commission shall begin recruitment efforts to name a successor, with the assistance of the Village Manager and Village Board as needed.

Passed and approved this 12th day of January, 2026 .

Jeffrey Pfannerstill, Village President

ATTEST:

Sandee Policello, Village Clerk