



## **Village of Hartland**

210 Cottonwood Avenue

Hartland WI 53029

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[www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov)

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**VILLAGE BOARD AGENDA \*AMENDED  
MONDAY, FEBRUARY 23, 2026 ▪ 6:30 PM  
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Call to Order

Roll Call

Pledge of Allegiance – Trustee Pfeiffer

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 February 9, 2026
2. Items related to vouchers
  - a. Consideration of Contractor's Application for Payment No. 1 to Mid City Corp., in the amount of \$340,170.06
  - b. Consideration of vouchers for payment in the amount of \$294,199.05
3. Actions related to Licenses and Permits
  - a. Restricted Species Permit – Heather Schmidt, 428 Cottonwood Ave., 3 dogs
  - b. Operator/bartender application - Matthew McKenna

Items Referred from the February 16, 2026 Architectural Board/Plan Commission Meeting

4. Review and consideration of an Extraterritorial Certified Survey Map for the Braden property at N30 W29315 Hillcrest Drive
5. Review and consideration of the addition of an attached garage at 216 Merton Avenue
6. Review and consideration of resubmittal of approved addition for T-Lon at 1110 Richards Road

Other Items for Consideration

7. Consideration of Third Reading of Bill for an Ordinance No. 01/20/2026 "An Ordinance to Amend Chapter 30 of the Village of Hartland Municipal Code Pertaining to Court"
8. Discussion and consideration to approve the amended Successor Agreement for the Operation of the Lake Country Municipal Court a/k/a Municipal Court for Western Waukesha County

9. Discussion and consideration of amendments to the beer garden agreement
  - a. The addition of Wednesdays with adjustment to usage fee
  - b. Placement of a food trailer for added food preparation area
  - c. Delineation of beer garden area
10. Discussion and consideration to allow a new Ice Age Trail route through the Cottonwood Wayside property
11. Consideration of renewing terms to the Business Improvement District Board for Nick Jensen, Bob Wisniewski and Marilyn Haroldson
12. Discussion and consideration to award contracts for Public Works projects included in the 2026 budget:
  - a. Wellhouse work contract to Water Well Solutions in the amount of \$52,626.00
  - b. Nixon and Bark River Park fence and ballfield restoration contracts to Century Fence and Midwest Athletic Fields for a total of \$91,090.00
  - c. DPW garage door replacement contract to Hartland Overhead Door Inc. in the amount of \$69,925.00
  - d. Bulk filling station contract to Ferguson Waterworks in the amount of \$43,732.00 to erect a filling station at 570 Progress Drive that was approved by the Architectural Board/Plan Commission on February 16, 2026
  - e. Sanitary sewer cleaning and televising contract to Visu Sewer for the low bid of .42 per LF for sewer cleaning and \$1.35 per LF for televising
13. Discussion of potential guidelines and regulations for chickens at residential properties (Requested by Trustee Wallschlager)
14. 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.
15. 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/88661387575?pwd=v1N2RPgtmCFsXqa8Q6PudiNqCKohs7.1> or dial 1 (312) 626-6799. The meeting ID is: 886 6138 7575 Passcode: 943432



**VILLAGE OF HARTLAND  
VILLAGE BOARD MINUTES  
MONDAY, FEBRUARY 9, 2026 \* 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 and in person at 7:22 pm), Hallquist

Others Present: Village Manager Bailey, Deputy Police Chief DeBarge, Fire Chief Jambretz, Assistant Fire Chief Kajil Sharp, DPW Director Jenson, Sam Blonien Recreation Manager, Clerk Policello

Public Comment: None

1. Legislative update by State Representative Barbara Dittrich

State Representative Barbara Dittrich provided a legislative update to the Village Board. She highlighted several key accomplishments from the current legislative session including the passing of a biennial budget on time despite divided government. Rep. Dittrich emphasized her work with former Representative Cindy Duchow and Senator Bradley to prioritize a study of I-94 by the Department of Transportation, noting the disproportionate number of crashes and deaths from the Waukesha County line to the Jefferson County line.

Rep. Dittrich discussed the state's budget surplus and ongoing debates about how to return it to taxpayers, stating her preference for using the lottery tax credit method rather than other approaches that might benefit non-Wisconsin residents. She also mentioned several legislative initiatives including no tax on tips, no tax on overtime, and a potential state-level Trump account to help younger generations save for housing.

Additional topics covered included cell phone restrictions in schools to improve academic achievement and mental health, expansion of recovery high schools statewide to address substance use issues, and new technology for police to test for drugs through saliva tests. She also mentioned that a bill addressing wakeboard issues on lakes was recently referred to committee, and that she had met with Arrowhead and feeder schools regarding potential school consolidation legislation.

The Representative noted she has been working with municipal clerks, including Hartland's clerk Sandee Policello, to get feedback on election bills. She closed by taking questions from Board members.

2. Consideration of approval of Minutes for January 26, 2026

Motion by Trustee Pfeiffer, seconded by Trustee Hallquist, to approve the minutes for January 26, 2026. **Motion carried unanimously.**

3. Items related to vouchers

a. Consideration of vouchers for payment in the amount of \$8,559,025.56

Trustee Wallschlager clarified for the public that of the total vouchers amount, \$7,990,459 was being paid to schools, representing tax money that came in and was going out to where it belongs.

Motion by Trustee Wallschlager, seconded by Trustee Truttschel, to approve the vouchers for payment in the amount of \$8,559,025.56. **Motion carried unanimously.**

4. Actions related to Licenses and Permits

a. Discussion and consideration of Special Event Applications

i. Hartland Farmer's Market, Sundays June 1 – October 31, 2026

The Board noted they had previously discussed the Farmer's Market at the last meeting but it had not been on the agenda for formal approval.

Motion by Trustee Pfeiffer, seconded by Trustee deBoer, to approve the Hartland Farmer's Market for Sundays, June 1 through October 31, 2026. **Motion carried unanimously.**

ii. Bark River Bash, Kiwanis of Greater Hartland – May 2, 2026

Jim Muenzenberger presented the request for the 6th annual Bark River Bash. He explained the event would include a canoe/kayak race from Centennial Park to Nixon Park, a Duck Derby, inflatables, music in the band shelter, and potentially a beer garden operated by Beer Snobs. The Fine Arts Center and Shelter 4 were being requested, and the event would include vendors and a craft fair.

There was discussion about solicitor's permits and food vendor requirements. The Board and staff clarified that the food vendors would still need to come through the clerk's office to show their restaurant license and proof of insurance, but other vendors participating in the special event would not need individual solicitor's permits. Mr. Muenzenberger confirmed that Kiwanis charges vendors \$25 per booth and proceeds from the event would be donated to the library.

Motion by Trustee Pfeiffer, seconded by Trustee Truttschel, to approve the Bark River Bash on May 2, 2026 with the park rental fees waived. **Motion carried unanimously.**

iii. Baby Goat Yoga, Wisconsin Athletic Club – May 31, 2026

Katie from the Wisconsin Athletic Club presented the request to hold baby goat yoga at Nixon Park for the third time. She explained the event would be approximately three hours total, including setup and takedown of a small fence to contain the baby goats, with the actual event lasting about 45 minutes to an hour.

The Board confirmed that the fence stakes were small and would not require Diggers Hotline to be contacted.

Motion by Trustee Truttschel, seconded by Trustee Hallquist, to approve the Baby Goat Yoga event on May 31, 2026. **Motion carried unanimously.**

iv. Street Dance, Hartland Chamber of Commerce – August 22, 2026

Elise Miller from the Hartland Chamber of Commerce presented the Street Dance request for August 22, 2026. She explained it would be similar to last year with the addition of vendors on the west side of the street and in the vacant parking lot by the old gas station.

Discussion focused on whether local businesses serving as food vendors would need permits. It was stated that they would not need mobile food permits, as they are Hartland restaurants that hold restaurant licenses and insurance and they are setting up tables and will not have food trucks or trailers. Ms. Miller confirmed she had received written approval from US Bank to place porta-potties on their property.

Motion by Trustee Pfeiffer, seconded by Trustee Truttschel, to approve the Street Dance by the Hartland Chamber of Commerce for August 22, 2026. **Motion carried unanimously.**

v. Summer Market Series, Hartland Chamber of Commerce – Sundays June 14, July 12, September 13, 2026

Elise Miller presented a new event called the Summer Market Series to be held at Nixon Park. She requested to change the September date from the 13th to the 20th to avoid conflicting with Fall Fest.

The event would run from 11:00 AM to 3:00 PM with setup beginning at 9:30 AM. The Park Board had approved the use of 20 spaces in the lower parking lot for vendors. Ms. Miller explained that Chamber members would have priority in selecting spaces, and vendors could pay for individual events or get a discount for participating in all four events (including the Street Dance).

Discussion focused on logistics, with DPW Director Tom Jenson explaining that vendors would need to use part of the grass area while keeping the roadway clear for emergency vehicle access. Ms. Miller confirmed the Beer Snobs beer garden would be operating during the events.

Motion by Trustee Pfeiffer, seconded by Trustee deBoer, to approve the Summer Market Series for the Hartland Chamber of Commerce on Sundays, June 14, July 12, and September 20, 2026. **Motion carried unanimously.**

5. Consideration of Second Reading, with possible waiving of Third Reading, of Bill for an Ordinance No. 01/20/2026 "An Ordinance to Amend Chapter 30 of the Village of Hartland Municipal Code Pertaining to Court"

Deputy Chief Brian De Barge explained that between the first and second readings, the City of Oconomowoc noticed a misspelled word, which led to some small semantic changes by their attorneys. Chief Misko requested that the Board not waive the third reading to allow time for any additional minor changes that might be needed in the next couple of weeks.

This completed the second reading.

6. Discussion and consideration to award the Village's Cross Connection Control Plan to Hydro Corp. Inc.

DPW Director Tom Jenson explained that the Village's cross connection control plan covers commercial accounts, with inspection frequency based on the risk rating of each building. The current contract with Hydro Corp Inc. is up for renewal. The new cost would be \$172 per inspection, up from \$161 in the previous contract, for a total of \$28,274.41 for 2026-2027. Mr. Jenson noted that the Village has used Hydro Corp for many years without problems and that there are approximately 82 properties per year that require inspection, with potential reinspections if issues are found.

Motion by Trustee Conner, seconded by Trustee Hallquist, to approve the Village Cross Connection Control Plan to Hydro Corp Inc. in the amount of \$28,274.41 for 2026-2027. **Motion carried unanimously.**

7. Review of conceptual plans for Haight Drive

Village Manager Ryan Bailey presented conceptual plans to transform Haight Drive into an outdoor dining and public space area. The plan would close part of Haight Avenue, creating

a pedestrian-friendly area with outdoor dining for adjacent restaurants (The Inn and Beer Snobs) plus a public section with fire pits.

Mr. Bailey explained that while the Village had not yet secured formal agreements with the two property owners, the concept would allow each business to expand their outdoor dining while creating a public gathering space. The project would be funded from the Village budget at \$250,000, with \$50,000 potentially coming from Wisconsin Economic Development vibrant spaces grant.

Trustee Wallschlager expressed concerns about the Village paying for improvements that would primarily benefit private businesses. Mr. Bailey explained that the property owners would be responsible for maintaining the areas, including the public space, and that the Village would reserve the right to use the public areas for events like the annual Christmas tree lighting.

Several trustees expressed support for the concept as a way to revitalize downtown and create a safer pedestrian environment. President Pfannerstill requested to see additional design options before final approval but supported moving forward with the grant application and planning process.

Motion by Trustee Hallquist, seconded by Trustee Conner, to approve Resolution 02-06-2026 authorizing the submission of a 2026 Vibrant Spaces Grant application to the Wisconsin Economic Development Corporation for the Village of Hartland, and to move the conceptual plans for Haight Drive to the Planning Commission. **Motion carried unanimously.**

#### 8. Discussion and consideration regarding the 2026 Hometown Parade route and time

Village Manager Ryan Bailey presented a proposal to change the Hometown Parade route and time, returning to a more traditional route that would end at Nixon Park. He explained that St. Charles Church had agreed to cancel their 11:00 AM Mass to accommodate an 11:30 AM start time. The proposed route would begin at Sendik's and proceed down Merton Avenue to Capitol Drive to Cottonwood to Park Avenue and into Nixon Park.

The change was intended to create more excitement around the parade by having it end at Nixon Park, where the carnival and other Sunday activities would be taking place. Several Board members expressed support for returning to the traditional route, noting it would build to a climactic end and would include more downtown businesses along the route.

Trustee Hallquist expressed concerns about logistical challenges, particularly getting floats out of the area in a timely manner. There was discussion about how to manage traffic flow and ensure carnival access would not be impeded. Several trustees noted that this was how the parade operated for many years before recent changes, and with proper planning, the logistics could be managed successfully.

Motion by President Pfannerstill, seconded by Trustee Pfeiffer, to change the 2026 Hometown Parade route to leave from Sendik's, go down Merton, to Capitol, go left on Cottonwood, left on Park, and then into Nixon Park, with a start time of 11:30 AM. **Motion carried unanimously.**

#### 9. Announcements

Recreation Director Sam Blonien announced that work was underway on the summer recreation guide and summer camp information had been posted, with registration opening on March 11. She also mentioned that they were still working on securing Hometown sponsorships.

DPW Director Tom Jenson reported his department was working on the MS4 permit annual report and preparing proposals for well rehabilitation. He thanked the Ice Age Trail Alliance and Waukesha County Land Conservancy for their work in the Hartland Marsh preserve, where over 100 volunteers had removed buckthorn and restored the oak woodlot. He also mentioned the upcoming Kudos awards dinner.

Fire Chief David Jambretz reported on attending the EMS conference in Green Bay and working on various funding sources. He noted that since Bob Graser started.

Deputy Chief Brian De Barge announced that applications for the 2026 Lake Country Citizens Academy were being accepted until March 15. He also reported that Officer Taylor Weiss would be resigning on February 18 to join the Germantown Police Department after two years with Hartland, and that recruitment for her replacement was underway.

Trustee Wallschlager reminded everyone about the upcoming sleep-out event at the Legion Hall to benefit homeless veterans. Trustee Truttschel added that there would be bands on Friday and Saturday nights as part of the fundraiser.

President Pfannerstill announced that a primary election would be held on February 17, affecting Swallow School, and that he was working with the Village Manager to organize a gathering of all village board members, committee members, and staff to foster camaraderie and discuss goals for the upcoming year.

#### 10. Closed Session

Motion by Trustee Pfeiffer, seconded by Trustee Conner, to convene into closed session pursuant to Wisconsin Statutes 19.85(1)(e) and 19.85(1)(g). **Motion carried by unanimous roll call vote.** 8:20 pm.

#### 11. Reconvene into open session

Motion by Trustee Pfeiffer, seconded by Trustee Hallquist, to reconvene into open session. **Motion carried unanimously.** 9:48 pm.

No action was taken on matters discussed in closed session.

#### 12. Adjournment

Motion by Trustee Pfeiffer, seconded by Trustee Conner, to adjourn. Motion carried unanimously.

The meeting adjourned at 9:49 pm.

Respectfully submitted,  
Sandee Policello  
Village Clerk

## Contractor's Application for Payment No. 1

|                                                                            |                                                    |                                                          |
|----------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------|
|                                                                            | Application Date: 2/5/2026                         | Application Period: 4/4/2025-1/31/2026                   |
| To (Owner):<br><b>Village of Hartland</b>                                  | From (Contractor):<br><b>Mid City Corportation</b> | Via (Engineer):<br><b>Ruekert &amp; Mielke, Inc.</b>     |
| Contact:                                                                   | Contact:                                           | Contact:                                                 |
| Project: Shadow Ridge, Rustic Lane, and Arlene Drive Lift Station Upgrades | Address: 12930 W Custer Ave, Butler, WI 53007      | Address: W233 N2080 Ridgeview Parkway Waukesha, WI 53188 |
| Owner's Contract No.:                                                      | Contractor's Project No.: 2580-1019                | Engineer's Project No.: 09-10106.300                     |

### Change Order Summary

| Approved Change Orders         |             |                                       |                                                                              |
|--------------------------------|-------------|---------------------------------------|------------------------------------------------------------------------------|
| Number                         | Additions   | Deductions (Enter as Positive Number) |                                                                              |
| 1                              | \$22,400.00 |                                       | 1. ORIGINAL CONTRACT PRICE ..... \$ 501,825.00                               |
|                                |             |                                       | 2. Net change by Change Orders ..... \$ 22,400.00                            |
|                                |             |                                       | 3. CURRENT CONTRACT PRICE (Line 1 + Line 2) ..... \$ 524,225.00              |
|                                |             |                                       | 4. TOTAL COMPLETED TO DATE                                                   |
|                                |             |                                       | (Column F Total on Progress Estimates) ..... \$ 358,073.75                   |
|                                |             |                                       | 5. RETAINAGE:                                                                |
|                                |             |                                       | 5% X \$358,073.75 Work Completed ..... \$ 17,903.69                          |
|                                |             |                                       | 6. RETAINAGE REDUCTION TO DATE (Enter as Positive Number) ..... \$ -         |
|                                |             |                                       | 7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5 + Line 6) ..... \$ 340,170.06    |
|                                |             |                                       | 8. LESS PREVIOUS PAYMENTS (Line 7 from Prior Application) .....              |
|                                |             |                                       | 9. AMOUNT DUE THIS APPLICATION (Line 7 - Line 8)..... \$ 340,170.06          |
|                                |             |                                       | 10. BALANCE TO FINISH, PLUS RETAINAGE                                        |
|                                |             |                                       | (Column H Total on Progress Estimates + Line 5 - Line 6) ..... \$ 184,054.94 |
| TOTALS                         | \$22,400.00 |                                       |                                                                              |
| NET CHANGE BY<br>CHANGE ORDERS | \$22,400.00 |                                       |                                                                              |

### Contractor's Certification

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

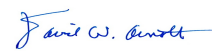
(1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment;

(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: | Date: 2/13/2026 |
|-----|-----------------|

Payment of: \$ **\$340,170.06**  
(Line 9 or other - attach explanation of the other amount)

Recommended by:  2/16/2026  
(Engineer) (Date)

Payment of: \$ **\$340,170.06**  
(Line 9 or other - attach explanation of the other amount)

Approved by: \_\_\_\_\_ (Owner) \_\_\_\_\_ (Date)

### Progress Estimate - Lump Sum Work

**Contractor's Application for Payment No.**

1

|                                                                                  |                                                                    |                      |                            |               |                                      |                    |                           |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------|----------------------------|---------------|--------------------------------------|--------------------|---------------------------|
| For (Project): Shadow Ridge, Rustic Lane, and Arlene Drive Lift Station Upgrades |                                                                    |                      |                            |               | Application Date: 2/5/2026           |                    |                           |
| Application Period: 4/4/2025-1/31/2026                                           |                                                                    |                      |                            |               | Engineer's Project No.: 09-10106.300 |                    |                           |
| A                                                                                | B                                                                  | C                    | D                          | E             | F                                    | G                  | H                         |
| Specification Section No.                                                        | Description                                                        | Scheduled Value (\$) | Work Completed to Date     |               | Total Work Completed to Date (D + E) | % Complete (F / C) | Balance to Finish (C - F) |
|                                                                                  |                                                                    |                      | From Previous Applications | This Period   |                                      |                    |                           |
| Rustic Lane                                                                      |                                                                    |                      |                            |               |                                      |                    |                           |
| General                                                                          |                                                                    |                      |                            |               |                                      |                    |                           |
|                                                                                  | General Conditions, Submittals, Project Management                 | \$ 3,000.00          |                            |               |                                      |                    | \$ 3,000.00               |
|                                                                                  | Electrical Installation                                            | \$ 17,000.00         |                            |               | \$ -                                 |                    | \$ 17,000.00              |
|                                                                                  | Painting of Valve Vault                                            | \$ 2,000.00          |                            |               | \$ -                                 |                    | \$ 2,000.00               |
|                                                                                  | Bypass Pumping/Septic Haulers w/oversight                          | \$ 5,000.00          |                            |               | \$ -                                 |                    | \$ 5,000.00               |
|                                                                                  | Electrical Service Allowance                                       | \$ 27,500.00         |                            |               | \$ -                                 |                    | \$ 27,500.00              |
|                                                                                  | Instrumentation and Controls                                       | \$ 90,000.00         |                            |               | \$ -                                 |                    | \$ 90,000.00              |
|                                                                                  | A1- Painting- Blast and repaint wet well piping at Rustic & Shadow | \$ 5,651.25          |                            |               | \$ -                                 |                    | \$ 5,651.25               |
| Shadow Ridge                                                                     |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
| General                                                                          |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
|                                                                                  | General Conditions, Submittals, Project Management                 | \$ 3,000.00          |                            | \$ 3,000.00   | \$ 3,000.00                          | 100.0%             | \$ -                      |
|                                                                                  | Painting of Valve Vault                                            | \$ 2,000.00          |                            |               | \$ -                                 |                    | \$ 2,000.00               |
|                                                                                  | Electrical Installation                                            | \$ 17,000.00         |                            | \$ 17,000.00  | \$ 17,000.00                         | 100.0%             | \$ -                      |
|                                                                                  | Bypass Pump/Septic Haulers w/oversight                             | \$ 5,000.00          |                            | \$ 5,000.00   | \$ 5,000.00                          | 100.0%             | \$ -                      |
|                                                                                  | Instrumentation and Controls                                       | \$ 90,000.00         |                            | \$ 90,000.00  | \$ 90,000.00                         | 100.0%             | \$ -                      |
|                                                                                  | A1- Painting- Blast and repaint wet well piping at Rustic & Shadow | \$ 11,473.75         |                            | \$ 11,473.75  | \$ 11,473.75                         | 100.0%             | \$ -                      |
| Arlene                                                                           |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
| General                                                                          |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
|                                                                                  | General Conditions, Submittals, Project Management                 | \$ 4,150.00          |                            | \$ 4,150.00   | \$ 4,150.00                          | 100.0%             | \$ -                      |
|                                                                                  | Bypass Pumping                                                     | \$ 15,500.00         |                            | \$ 15,500.00  | \$ 15,500.00                         | 100.0%             | \$ -                      |
|                                                                                  | Vac Truck and Operator                                             | \$ 3,500.00          |                            | \$ 3,500.00   | \$ 3,500.00                          | 100.0%             | \$ -                      |
|                                                                                  | Guide Rails with Anchors and Brackets                              | \$ 1,800.00          |                            | \$ 1,800.00   | \$ 1,800.00                          | 100.0%             | \$ -                      |
|                                                                                  | Pumps                                                              | \$ 88,550.00         |                            | \$ 88,550.00  | \$ 88,550.00                         | 100.0%             | \$ -                      |
|                                                                                  | Discharge Piping                                                   | \$ 6,500.00          |                            | \$ 6,500.00   | \$ 6,500.00                          | 100.0%             | \$ -                      |
|                                                                                  | Mini Split                                                         | \$ 15,000.00         |                            | \$ 15,000.00  | \$ 15,000.00                         | 100.0%             | \$ -                      |
|                                                                                  | Electrical Installation                                            | \$ 29,000.00         |                            | \$ 29,000.00  | \$ 29,000.00                         | 100.0%             | \$ -                      |
|                                                                                  | CO #1 : Replacement of Valves and Reconstruction of Forcemain      | \$ 22,400.00         |                            | \$ 22,400.00  | \$ 22,400.00                         | 100.0%             | \$ -                      |
|                                                                                  | Instrumentation and Controls                                       | \$ 59,200.00         |                            | \$ 45,200.00  | \$ 45,200.00                         | 76.4%              | \$ 14,000.00              |
|                                                                                  |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
|                                                                                  |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
|                                                                                  |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
|                                                                                  |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
|                                                                                  |                                                                    |                      |                            |               | \$ -                                 |                    | \$ -                      |
|                                                                                  | Totals                                                             | \$ 524,225.00        | \$ -                       | \$ 358,073.75 | \$ 358,073.75                        |                    | \$ 166,151.25             |

To: Village President & Board of Trustees

From: Tonia Smith, Fiscal Clerk

Date: January 18, 2026

RE: Voucher List

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Attached is the voucher list for the  
January 23, 2026 Village Board Meeting

|                          |               |
|--------------------------|---------------|
| January 23, 2026 Checks: | \$ 294,199.05 |
|--------------------------|---------------|

|                             |                             |
|-----------------------------|-----------------------------|
| Total Amount of all Checks: | <u><u>\$ 294,199.05</u></u> |
|-----------------------------|-----------------------------|



**VILLAGE OF HARTLAND**  
**VOUCHER LIST - FEBRUARY 23, 2026**

02/18/26 11:42 AM

Page 1

| Account Descr                               | Search Name                  | Comments                                 | Amount            |
|---------------------------------------------|------------------------------|------------------------------------------|-------------------|
| G 101-31680 ICE RINK                        | AVALON GRAPHICS LLC          | ICE RINK BANNERS                         | \$90.00           |
| G 101-31680 ICE RINK                        | AVALON GRAPHICS LLC          | ICE RINK BANNERS                         | \$110.00          |
| G 101-31630 HOMETOWN CELEBRATION DONATIONS  | BELLA CAIN INC               | DEPOSIT 6/27/26 HARTLAND HTC             | \$1,000.00        |
| G 101-23000 SPECIAL DEPOSITS                | ELITE TUMBLING FACTORY       | 604 W NORTH SHORE DR OCC DEPOSIT REFUND  | \$500.00          |
| G 101-21550 UNION DUES DEDUCTIONS PAYABLE   | HARTLAND PROFESSIONAL POLICE | DUES                                     | \$630.00          |
| G 101-31680 ICE RINK                        | PORT-A-JOHN                  | PORTABLE RESTROOMS FOR ICE RINK          | \$172.00          |
| G 403-31856 HAMMER SUBDIVISION              | RUEKERT & MIELKE             | DEVELOPMENT REVIEW                       | \$2,383.00        |
| G 403-31897 THREE LEAF QUARRY               | RUEKERT & MIELKE             | CONSTRUCTION ADMIN                       | \$1,912.77        |
| G 403-31840 HOMESTEAD                       | RUEKERT & MIELKE             | DESIGN/ CONSTRUCTION REVIEW              | \$206.52          |
|                                             |                              |                                          | <hr/> \$7,004.29  |
| AMBULANCE                                   |                              |                                          |                   |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | AIRGAS USA LLC               | OXYGEN CYLINDER                          | \$414.42          |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | AIRGAS USA LLC               | OXYGEN CYLINDER                          | \$191.29          |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | BIEBELS TRUE VALUE           | ADHESIVE                                 | \$5.37            |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | BOUND TREE MEDICAL           | VARIOUS MEDICAL SUPPLIES                 | \$60.50           |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | BOUND TREE MEDICAL           | VARIOUS MEDICAL SUPPLIES                 | \$66.72           |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | BOUND TREE MEDICAL           | VARIOUS MEDICAL SUPPLIES                 | \$324.16          |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | BOUND TREE MEDICAL           | VARIOUS MEDICAL SUPPLIES                 | \$615.90          |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | BOUND TREE MEDICAL           | VARIOUS MEDICAL SUPPLIES                 | \$62.55           |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | HENRY SCHEIN INC.            | VARIOUS MEDICAL SUPPLIES                 | \$39.36           |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | HENRY SCHEIN INC.            | VARIOUS MEDICAL SUPPLIES                 | \$140.92          |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | JAMBRETZ, SUE                | WEMSA CONFERENCE                         | \$150.00          |
| E 101-52300-290 OUTSIDE SERVICES/CONTRACTS  | ONTECH SYSTEMS, INC          | IT SERVICES                              | \$112.50          |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | PROHEALTH CARE MEDICAL ASSOC | MEDICAL SERVICES                         | \$544.00          |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | WOOD, SAM                    | WEMSA CONFERENCE                         | \$350.00          |
| E 101-52300-300 OPERATING SUPPLIES/EXPENSES | YANG, NOAH                   | PHYSICAL AND WCTC SUPPLIES FOR PARAMEDIC | \$874.99          |
| AMBULANCE                                   |                              |                                          | <hr/> \$3,952.68  |
| CORPORATE RESERVE EXPENSES                  |                              |                                          |                   |
| E 402-59900-820 POLICE DEPT EXPENSE         | 10-33 VEHICLE SERVICES       | SQ#2 EQUIPMENT INSTALL                   | \$12,229.69       |
| E 402-59900-840 PUBLIC WORKS EXPENSE        | BIEBELS TRUE VALUE           | LATHE SCREW                              | \$12.57           |
| E 402-59900-840 PUBLIC WORKS EXPENSE        | BIEBELS TRUE VALUE           | FLOOR COATING                            | \$118.50          |
| E 402-59900-840 PUBLIC WORKS EXPENSE        | HOME DEPOT                   | STAIN FOR TRAILER                        | \$114.75          |
| E 402-59900-855 LIBRARY EXPENSE             | RZ HEATING AND COOLING       | MAINTENACE CONTRACT                      | \$1,400.00        |
| E 402-59900-855 LIBRARY EXPENSE             | RZ HEATING AND COOLING       | REPLACE 2 ROOF TOP EXHAUST FANS          | \$4,860.00        |
| CORPORATE RESERVE EXPENSES                  |                              |                                          | <hr/> \$18,735.51 |
| DEBT SERVICE                                |                              |                                          |                   |

| Account Descr                                  | Search Name                  | Comments                                       | Amount             |
|------------------------------------------------|------------------------------|------------------------------------------------|--------------------|
| E 301-58000-305 EXPENSES-OTHER                 | BOND TRUST SERVICES CORP     | 103055-PA GEN OBLIGATION PROMISSORY NOTES      | \$400.00           |
| E 301-58000-305 EXPENSES-OTHER                 | BOND TRUST SERVICES CORP     | 103054-PA GEN OBLIGATION CORP PURP BONDS       | \$400.00           |
| DEBT SERVICE                                   |                              |                                                | <u>\$800.00</u>    |
| ECONOMIC DEVELOPMENT                           |                              |                                                |                    |
| E 804-56700-719 EVENTS                         | MIDWEST CYCLING SERIES, LLC  | TOAD RACE PROMOTER FEE                         | \$1,499.00         |
| E 804-56700-719 EVENTS                         | TRADITIONS                   | HARTLAND LIGHTS TREE LIGHTING                  | \$1,974.14         |
| E 804-56700-719 EVENTS                         | VILLAGE GRAPHICS             | VALENTINE BINGO                                | \$45.50            |
| E 804-56700-718 DISTRICT ADV & MARKET POSITION | WISCONSIN BIKE FED           | 2026 RIDE GUIDE 1/4 ADVERTISEMENT              | \$500.00           |
| ECONOMIC DEVELOPMENT                           |                              |                                                | <u>\$4,018.64</u>  |
| FINANCIAL ADMINISTRATION                       |                              |                                                |                    |
| E 101-51500-300 OPERATING SUPPLIES/EXPENSES    | BAILEY, RYAN                 | MILeAGE TO EHLERS CONFERENCE IN DELLS          | \$140.65           |
| E 101-51500-290 OUTSIDE SERVICES/CONTRACTS     | DIVERSIFIED BENEFIT SERVICES | FSA FEES                                       | \$89.82            |
| E 101-51500-300 OPERATING SUPPLIES/EXPENSES    | ONTECH SYSTEMS, INC          | TREND MICRO                                    | \$42.00            |
| E 101-51500-290 OUTSIDE SERVICES/CONTRACTS     | ONTECH SYSTEMS, INC          | IT SERVICES                                    | \$661.48           |
| E 101-51500-290 OUTSIDE SERVICES/CONTRACTS     | ONTECH SYSTEMS, INC          | CLOUD BACKUP                                   | \$56.67            |
| FINANCIAL ADMINISTRATION                       |                              |                                                | <u>\$990.62</u>    |
| FIRE PROTECTION                                |                              |                                                |                    |
| E 101-52200-300 OPERATING SUPPLIES/EXPENSES    | BIEBELS TRUE VALUE           | PREM ANTIFREEZE                                | \$6.27             |
| E 101-52200-255 BLDGS/GROUNDS                  | BIEBELS TRUE VALUE           | GREASE/ NUTS AND BOLTS                         | \$9.11             |
| E 101-52200-300 OPERATING SUPPLIES/EXPENSES    | MACQUEEN                     | PORTACOUNT FIT                                 | \$45.00            |
| E 101-52200-360 VEHICLE MAINT/EXPENSE          | MACQUEEN                     | FIELD SERVICE COVERION KIT                     | \$247.21           |
| E 101-52200-300 OPERATING SUPPLIES/EXPENSES    | ONTECH SYSTEMS, INC          | TREND MICRO                                    | \$252.00           |
| E 101-52200-290 OUTSIDE SERVICES/CONTRACTS     | ONTECH SYSTEMS, INC          | IT SERVICES                                    | \$112.50           |
| E 101-52200-255 BLDGS/GROUNDS                  | PIONEER SUPPLY LLC           | KITCHEN PAPER TOWELS                           | \$92.00            |
| E 101-52200-360 VEHICLE MAINT/EXPENSE          | POMPS TIRE SERVICE INC       | BRASS VALVE STEM                               | \$85.00            |
| E 101-52200-300 OPERATING SUPPLIES/EXPENSES    | PROHEALTH CARE MEDICAL ASSOC | MEDICAL SERVICES                               | \$49.00            |
| E 101-52200-300 OPERATING SUPPLIES/EXPENSES    | WAUKESHA CTY EMERGENCY MAN   | ID CARDS                                       | \$4.31             |
| E 101-52200-290 OUTSIDE SERVICES/CONTRACTS     | WI DEPT OF JUSTICE           | RECORD CHECKS                                  | \$35.00            |
| FIRE PROTECTION                                |                              |                                                | <u>\$937.40</u>    |
| FOUR WINDS WAY                                 |                              |                                                |                    |
| E 401-70670-290 OUTSIDE SERVICES/CONTRACTS     | RUEKERT & MIELKE             | DESIGN AND BIDDING                             | \$1,258.29         |
| FOUR WINDS WAY                                 |                              |                                                | <u>\$1,258.29</u>  |
| GARBAGE CAN REPLACEMENT                        |                              |                                                |                    |
| E 401-76200-285 CONSTRUCTION COSTS             | ULINE                        | 24 HEAVY DUTY SLATTED STEEL 32 GAL GARBAGE CAN | \$20,995.09        |
| GARBAGE CAN REPLACEMENT                        |                              |                                                | <u>\$20,995.09</u> |
| GENERAL ADMINISTRATION                         |                              |                                                |                    |
| E 101-51400-395 COMMUNITY RELATIONS            | HARTLAND CHAMBER COMMERCE    | KUDOS BANQUET                                  | \$1,400.00         |

| Account Descr                               | Search Name                  | Comments                            | Amount            |
|---------------------------------------------|------------------------------|-------------------------------------|-------------------|
| E 101-51400-300 OPERATING SUPPLIES/EXPENSES | ONTECH SYSTEMS, INC          | TREND MICRO                         | \$70.00           |
| E 101-51400-290 OUTSIDE SERVICES/CONTRACTS  | ONTECH SYSTEMS, INC          | IT SERVICES                         | \$187.50          |
| E 101-51400-300 OPERATING SUPPLIES/EXPENSES | VILLAGE GRAPHICS             | ENVELOPES                           | \$199.00          |
| E 101-51400-290 OUTSIDE SERVICES/CONTRACTS  | WI DEPT OF JUSTICE           | RECORD CHECKS                       | \$35.00           |
| GENERAL ADMINISTRATION                      |                              |                                     | <u>\$1,891.50</u> |
| GOODWIN AVE                                 |                              |                                     |                   |
| E 401-70675-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE             | DESIGN AND BIDDING                  | \$1,258.29        |
| GOODWIN AVE                                 |                              |                                     | <u>\$1,258.29</u> |
| HAIGHT DRIVE                                |                              |                                     |                   |
| E 401-70685-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE             | SURVEY/ DESIGN/ CONCEPTUAL PLANNING | \$3,869.83        |
| E 401-70685-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE             | DESIGN AND BIDDING                  | \$1,258.29        |
| HAIGHT DRIVE                                |                              |                                     | <u>\$5,128.12</u> |
| HOLLYHOCK LANE                              |                              |                                     |                   |
| E 401-70660-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE             | DESIGN AND BIDDING                  | \$1,258.29        |
| HOLLYHOCK LANE                              |                              |                                     | <u>\$1,258.29</u> |
| INSPECTION                                  |                              |                                     |                   |
| E 101-52400-300 OPERATING SUPPLIES/EXPENSES | ONTECH SYSTEMS, INC          | TREND MICRO                         | \$14.00           |
| INSPECTION                                  |                              |                                     | <u>\$14.00</u>    |
| LAW ENFORCEMENT                             |                              |                                     |                   |
| E 101-52100-300 OPERATING SUPPLIES/EXPENSES | BAYCOM, INC.                 | IMPRES 2 LI-LON BATTERY             | \$1,143.40        |
| E 101-52100-300 OPERATING SUPPLIES/EXPENSES | BECKER, JULIE                | REIMBURSEMENT FOR CERTIFIED MAIL    | \$10.48           |
| E 101-52100-300 OPERATING SUPPLIES/EXPENSES | GALLS                        | SUPERSHIRTS                         | \$226.86          |
| E 101-52100-300 OPERATING SUPPLIES/EXPENSES | GALLS                        | CARGO PANT                          | \$117.05          |
| E 101-52100-300 OPERATING SUPPLIES/EXPENSES | GALLS                        | EMBLEM APPLICATIONS                 | \$338.90          |
| E 101-52100-360 VEHICLE MAINT/EXPENSE       | HARTLAND SERVICE INC         | SQ#1 OIL CHANGE AND AIR FILTER      | \$110.33          |
| E 101-52100-290 OUTSIDE SERVICES/CONTRACTS  | LEXISNEXIS                   | PHONE SEARCHES                      | \$163.14          |
| E 101-52100-290 OUTSIDE SERVICES/CONTRACTS  | ONTECH SYSTEMS, INC          | IT SERVICES                         | \$525.00          |
| E 101-52100-300 OPERATING SUPPLIES/EXPENSES | ONTECH SYSTEMS, INC          | TREND MICRO                         | \$336.00          |
| E 101-52100-290 OUTSIDE SERVICES/CONTRACTS  | PROHEALTH CARE (LAB BILLING) | LAB DRAWS                           | \$157.56          |
| E 101-52100-290 OUTSIDE SERVICES/CONTRACTS  | VITALSHRED                   | SHREDDING SERVICES                  | \$91.10           |
| E 101-52100-290 OUTSIDE SERVICES/CONTRACTS  | WAUKESHA CTY EMERGENCY MAN   | ID CARDS                            | \$2.16            |
| E 101-52100-290 OUTSIDE SERVICES/CONTRACTS  | WAUKESHA CTY TREASURER       | INMATE BILLING                      | \$94.29           |
| LAW ENFORCEMENT                             |                              |                                     | <u>\$3,316.27</u> |
| LIBRARY                                     |                              |                                     |                   |
| E 101-55110-255 BLDGS/GROUNDS               | MENARDS- PEWAUKEE            | ELECTRICAL SUPPLIES                 | \$75.97           |
| E 101-55110-290 OUTSIDE SERVICES/CONTRACTS  | ONTECH SYSTEMS, INC          | IT SERVICES                         | \$37.50           |
| E 101-55110-290 OUTSIDE SERVICES/CONTRACTS  | ONTECH SYSTEMS, INC          | CLOUD BACKUP                        | \$50.00           |

| Account Descr                               | Search Name                | Comments                               | Amount             |
|---------------------------------------------|----------------------------|----------------------------------------|--------------------|
| E 101-55110-310 BOOKS & MATERIALS           | PLAYAWAY PRODUCTS          | VARIOUS PLAYAWAYS                      | \$84.94            |
| E 101-55110-310 BOOKS & MATERIALS           | PLAYAWAY PRODUCTS          | VARIOUS PLAYAWAYS                      | \$161.98           |
| E 101-55110-290 OUTSIDE SERVICES/CONTRACTS  | WI DEPT OF JUSTICE         | RECORD CHECKS                          | \$7.00             |
| LIBRARY                                     |                            |                                        | <u>\$417.39</u>    |
| MISC STORM SEWER REPAIR                     |                            |                                        |                    |
| E 401-74010-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE           | 208 CARLIN CT                          | \$3,149.49         |
| E 401-74010-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE           | MISC STORM SEWER REPAIRS               | \$931.80           |
| E 401-74010-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE           | MS4 SERVICES                           | <u>\$906.00</u>    |
| MISC STORM SEWER REPAIR                     |                            |                                        | <u>\$4,987.29</u>  |
| MUNICIPAL BUILDING                          |                            |                                        |                    |
| E 101-51600-255 BLDGS/GROUNDS               | RYAN FIREPROTECTION        | SEMI ANNUAL SPECIAL HAZARDS INSPECTION | \$450.00           |
| E 101-51600-255 BLDGS/GROUNDS               | RZ HEATING AND COOLING     | FALL TUNE UP                           | <u>\$970.00</u>    |
| MUNICIPAL BUILDING                          |                            |                                        | <u>\$1,420.00</u>  |
| NIXON/HARTBROOK/CASTLE PLAYGRD              |                            |                                        |                    |
| E 401-76155-285 CONSTRUCTION COSTS          | BOLAND RECREATION          | MIRCLE PLAYGROUND EQUIPMENT            | <u>\$67,124.00</u> |
| NIXON/HARTBROOK/CASTLE PLAYGRD              |                            |                                        | <u>\$67,124.00</u> |
| PALMERS ALLEY                               |                            |                                        |                    |
| E 401-70690-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE           | DESIGN AND BIDDING                     | <u>\$1,258.31</u>  |
| PALMERS ALLEY                               |                            |                                        | <u>\$1,258.31</u>  |
| PARKS                                       |                            |                                        |                    |
| E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE | BIEBELS TRUE VALUE         | BRUSH/ EPOXY GLIDE                     | \$17.05            |
| E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE | HAHN ACE HARDWARE          | BOTLS FOR NEW TABLES                   | \$35.01            |
| E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE | HOME DEPOT                 | HANDLE FOR WARMING SHED                | \$145.00           |
| E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE | NORTH WOODS CHEMICAL CORP. | DRAIN SEAL                             | <u>\$331.75</u>    |
| PARKS                                       |                            |                                        | <u>\$528.81</u>    |
| PICNIC TABLE REPLACEMENT                    |                            |                                        |                    |
| E 401-76205-285 CONSTRUCTION COSTS          | ULINE                      | 10 TABLES FOR PARKS                    | <u>\$11,513.41</u> |
| PICNIC TABLE REPLACEMENT                    |                            |                                        | <u>\$11,513.41</u> |
| PUBLIC WORKS                                |                            |                                        |                    |
| E 101-53000-430 SNOW & ICE REMOVAL          | BABCOCK AUTO SPRING        | FRONT SPRINGS ON #28 PLOW TRUCK        | \$2,945.50         |
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | BIEBELS TRUE VALUE         | MICROFIBER TOWEL                       | \$21.84            |
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | EH WOLF                    | PDF FUEL                               | \$802.97           |
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | EH WOLF                    | NO-LEAD FUEL                           | \$1,887.90         |
| E 101-53000-345 STAFF EDUCATION/TRAINING    | FEHR GRAHAM                | SAFETY SERVICES WRITTEN PROGRAM        | \$3,445.00         |
| E 101-53000-345 STAFF EDUCATION/TRAINING    | FEHR GRAHAM                | ONSITE TRAINING EXCAVATION COMP        | \$3,500.00         |
| E 101-53000-290 OUTSIDE SERVICES/CONTRACTS  | GOOD TREE CARE COMPANY LLC | REMOVE TREE BARK RIVER WEST            | \$520.00           |
| E 101-53000-420 STORM SEWER                 | HALQUIST STONE CO INC      | MEDIUM RIP RAP                         | <u>\$2,879.94</u>  |

| Account Descr                               | Search Name                  | Comments                         | Amount             |
|---------------------------------------------|------------------------------|----------------------------------|--------------------|
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | HOME DEPOT                   | VACUUM PARTS                     | \$62.44            |
| E 101-53000-180 OTHER BENEFITS              | ITU ABSORBTECH INC           | UNIFORM SERVICES                 | \$164.96           |
| E 101-53000-180 OTHER BENEFITS              | ITU ABSORBTECH INC           | UNIFORM SERVICES                 | \$200.33           |
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | KIMBALL MIDWEST              | VARIOUS HARDWARE                 | \$750.75           |
| E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE | MENARDS- PEWAUKEE            | PLYWOOD                          | \$127.03           |
| E 101-53000-430 SNOW & ICE REMOVAL          | MS LANDSCAPING LLC           | SNOW REMOVAL                     | \$1,325.00         |
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | NAPA AUTO PARTS              | MILWAUKEE TOOL/ VARIOUS HARDWARE | \$280.30           |
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | NAPA AUTO PARTS              | LUNETTE EYE                      | \$113.99           |
| E 101-53000-300 OPERATING SUPPLIES/EXPENSES | ONTECH SYSTEMS, INC          | TREND MICRO                      | \$84.00            |
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | REINDERS INC                 | BALL GROOMER HITCH               | \$445.49           |
| E 101-53000-410 STREETS GEN MAINT           | SHERWIN INDUSTRIES INC.      | 1 TON COLD PATCH                 | \$194.94           |
| E 101-53000-360 VEHICLE MAINT/EXPENSE       | TRUCK COUNTRY OF WISCONSIN   | SWITCH/ STARTING AID             | \$350.98           |
| PUBLIC WORKS                                |                              |                                  | <u>\$20,103.36</u> |
| RECREATION PROGRAMS/EVENTS                  |                              |                                  |                    |
| E 101-55300-290 OUTSIDE SERVICES/CONTRACTS  | ANGELES, IRENE               | STARRY NIGHT LANDSCAPE           | \$96.00            |
| E 101-55300-290 OUTSIDE SERVICES/CONTRACTS  | FLOWER GARDEN                | FLORAL DESIGN CLASSES            | \$180.00           |
| E 101-55300-312 SPLASHPAD EXPENSES          | GRUNAU                       | BACKFLOW PREVENTOR TESTS         | \$392.00           |
| E 101-55300-290 OUTSIDE SERVICES/CONTRACTS  | HOOPER HANDS BASKETBALL AC   | BASKETBALL 201/ FUNDAMENTALS     | \$3,658.00         |
| E 101-55300-290 OUTSIDE SERVICES/CONTRACTS  | ONTECH SYSTEMS, INC          | IT SERVICES                      | \$0.00             |
| E 101-55300-300 OPERATING SUPPLIES/EXPENSES | ONTECH SYSTEMS, INC          | TREND MICRO                      | \$28.00            |
| RECREATION PROGRAMS/EVENTS                  |                              |                                  | <u>\$4,354.00</u>  |
| REFUSE & GARBAGE COLLECTION                 |                              |                                  |                    |
| E 201-53620-200 GARBAGE COLLECTION FEES     | GFL ENVIRONMENTAL            | GARBAGE SERVICES                 | \$51,383.32        |
| REFUSE & GARBAGE COLLECTION                 |                              |                                  | <u>\$51,383.32</u> |
| SEWER SERVICE                               |                              |                                  |                    |
| E 204-53610-290 OUTSIDE SERVICES/CONTRACTS  | DIVERSIFIED BENEFIT SERVICES | FSA FEES                         | \$13.82            |
| E 204-53610-800 CAPITAL OUTLAY              | GRAINGER                     | TEMPERATURE SENSOR FOR ARLENE    | \$111.89           |
| E 204-53610-290 OUTSIDE SERVICES/CONTRACTS  | ONTECH SYSTEMS, INC          | IT SERVICES                      | \$150.00           |
| E 204-53610-290 OUTSIDE SERVICES/CONTRACTS  | ONTECH SYSTEMS, INC          | CLOUD BACKUP                     | \$56.66            |
| E 204-53610-300 OPERATING SUPPLIES/EXPENSES | ONTECH SYSTEMS, INC          | TREND MICRO                      | \$28.00            |
| E 204-53610-800 CAPITAL OUTLAY              | RUEKERT & MIELKE             | CONSTRUCTION SERVICES            | \$10,108.09        |
| E 204-53610-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE             | DESIGN                           | \$832.75           |
| E 204-53610-800 CAPITAL OUTLAY              | RUEKERT & MIELKE             | MISC SANITARY SEWER REPAIRS      | \$930.25           |
| E 204-53610-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE             | ASSET ALLY 2.0 CONVERSION        | \$10,000.00        |
| SEWER SERVICE                               |                              |                                  | <u>\$22,231.46</u> |
| STORM SWR CATCH BASIN REPAIR                |                              |                                  |                    |
| E 401-74075-290 OUTSIDE SERVICES/CONTRACTS  | RUEKERT & MIELKE             | MISC CATCH BASIN REPAIRS         | \$3,713.71         |
| STORM SWR CATCH BASIN REPAIR                |                              |                                  | <u>\$3,713.71</u>  |

| Account Descr                                  | Search Name                  | Comments                    | Amount      |
|------------------------------------------------|------------------------------|-----------------------------|-------------|
| SUNSHINE DRIVE                                 |                              |                             |             |
| E 401-70665-290 OUTSIDE SERVICES/CONTRACTS     | RUEKERT & MIELKE             | DESIGN AND BIDDING          | \$1,258.29  |
| SUNSHINE DRIVE                                 |                              |                             | \$1,258.29  |
| TRUSTEES                                       |                              |                             |             |
| E 101-51100-300 OPERATING SUPPLIES/EXPENSES    | ONTECH SYSTEMS, INC          | TREND MICRO                 | \$98.00     |
| TRUSTEES                                       |                              |                             | \$98.00     |
| UNBUDGETED                                     |                              |                             |             |
| E 401-57300-290 OUTSIDE SERVICES/CONTRACTS     | RUEKERT & MIELKE             | GENERAL SERVICES            | \$4,055.75  |
| UNBUDGETED                                     |                              |                             | \$4,055.75  |
| WARREN AVE                                     |                              |                             |             |
| E 401-70680-290 OUTSIDE SERVICES/CONTRACTS     | RUEKERT & MIELKE             | DESIGN AND BIDDING          | \$1,258.29  |
| WARREN AVE                                     |                              |                             | \$1,258.29  |
| WATER UTILITY                                  |                              |                             |             |
| E 620-53700-605 MAINTENANCE-WATER SOURCE PLANT | ABC SUPPLY                   | SOFFIT                      | \$89.13     |
| E 620-53700-651 MAINTENANCE OF MAINS           | ACE REDI-MIX INC             | SLURRY FOR WATER MAIN BREAK | \$1,777.50  |
| E 620-53700-651 MAINTENANCE OF MAINS           | ACE REDI-MIX INC             | SLURRY FOR WATER MAIN BREAK | \$5,006.00  |
| E 620-53700-923 OUTSIDE SERVICES               | DIVERSIFIED BENEFIT SERVICES | FSA FEES                    | \$34.54     |
| E 620-53700-623 PUMPING - SUPPLIES/EXPENSES    | EH WOLF                      | OIL                         | \$451.65    |
| E 620-53700-923 OUTSIDE SERVICES               | FERGUSON WATERWORKS          | BRS BUSH                    | \$36.50     |
| E 620-53700-652 MAINTENANCE OF SERVICES        | FERGUSON WATERWORKS          | EXTENDED CURB STOPS         | \$649.23    |
| E 620-53700-923 OUTSIDE SERVICES               | GRUNAU                       | BACKFLOW PREVENTOR TESTS    | \$197.40    |
| E 620-53700-641 TRANS/DISTRIBUTION-SUPPLY/EXP  | MACQUEEN                     | COUNTER FOR POWER TURNER    | \$239.37    |
| E 620-53700-674 METERS                         | MIDWEST METER INC            | METER BASE                  | \$288.00    |
| E 620-53700-674 METERS                         | MIDWEST METER INC            | RETURN CELLULAR LTE         | -\$154.00   |
| E 620-53700-653 MAINTENANCE OF METERS          | MIDWEST METER INC            | ORION TWIST TIGHT           | \$1,505.59  |
| E 620-53700-653 MAINTENANCE OF METERS          | MIDWEST METER INC            | METER PARTS                 | \$973.30    |
| E 620-53700-674 METERS                         | MIDWEST METER INC            | METER BASE                  | \$915.00    |
| E 620-53700-923 OUTSIDE SERVICES               | NORTHERN LAKE SERVICE INC    | WATER SAMPLE TESTING        | \$124.00    |
| E 620-53700-923 OUTSIDE SERVICES               | NORTHERN LAKE SERVICE INC    | WATER SAMPLE TESTING        | \$93.00     |
| E 620-53700-930 MISC GENERAL EXPENSES          | ONTECH SYSTEMS, INC          | TREND MICRO                 | \$28.00     |
| E 620-53700-923 OUTSIDE SERVICES               | ONTECH SYSTEMS, INC          | CLOUD BAKCUP                | \$56.67     |
| E 620-53700-923 OUTSIDE SERVICES               | ONTECH SYSTEMS, INC          | IT SERVICES                 | \$187.50    |
| E 620-53700-923 OUTSIDE SERVICES               | RUEKERT & MIELKE             | ESRI VIEW LICENSE           | \$375.00    |
| E 620-53700-923 OUTSIDE SERVICES               | RUEKERT & MIELKE             | SCADA SERVICE               | \$477.75    |
| E 620-53700-923 OUTSIDE SERVICES               | RUEKERT & MIELKE             | ASSET ALLY 2.0 CONVERSION   | \$10,000.00 |
| E 620-53700-678 HYDRANTS                       | RUEKERT & MIELKE             | MISC HYDRANT REPAIRS        | \$1,862.40  |
| E 620-53700-673 TRANS&DIST MAINS               | RUEKERT & MIELKE             | MISC VALVE REPAIRS          | \$1,599.90  |
| E 620-53700-653 MAINTENANCE OF METERS          | VILLAGE GRAPHICS             | METER CARDS                 | \$41.00     |

| Account Descr                               | Search Name          | Comments       | Amount       |
|---------------------------------------------|----------------------|----------------|--------------|
| E 620-53700-623 PUMPING - SUPPLIES/EXPENSES | WOLTER POWER SYSTEMS | OIL FILTER KIT | \$80.24      |
| WATER UTILITY                               |                      |                | \$26,934.67  |
|                                             |                      |                | \$294,199.05 |



## APPLICATION FOR RESTRICTED SPECIES PERMIT

Please check all that apply:



New application



Renewal

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



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



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

Applicant:

Heather Schmidt

Address:

428 Cottonwood Ave Hartland, WI 53029

Phone Number:

262-370-4038

Email:

Azrealfaye@gmail.com

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

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

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

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

Applicant's Signature:

Date:

2/16/20

Fee Paid:

25

270961

Village Board Approval: \_\_\_\_\_

Expires: \_\_\_\_\_



3 Dogs at 428 Cottonwood Ave, Shepard/husky mix, 80lbs  
already registered in Hartland. Two other is currently  
residing there, so three total. They have a back yard  
not fenced in and have shock collars if needed to be  
used, but otherwise are good at staying in yard.

Other two dogs are Cattle dog mix 30lbs + Small  
Terrier/Chihuahua mix 10lbs.



call  
pick up

July 1, June 30,  
**2025-2027**

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 8/31/25)

☒ Regular Operator  
License Only \$50.00

☐ Renewal: \$40.00

Total Amount: 50.00

Date Paid: 2/11/20

Receipt No.: 270918

PRINT the answers to the following questions fully and completely:

Name Matthew J McKenna  
(First, Middle, Last)  
Date of Birth: 10/14/2002 Driver's License No. and State: [REDACTED]  
Address: 797 Brabberd Way WI  
City, State, Zip: Hartland, WI, 54601  
Home Phone Number: 262-443-2130 Citizen of United States? Yes ☐ No ☐

How long have you lived at this address? 8 Months

List all previous residences for the past 10 years: (City and State Only) La Crosse, WI

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?

Please Circle One Answer

- |    |                                                                                                                                                        |     |                                  |    |                                  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------------|----|----------------------------------|
| 1. | Illegal purchase, sale or providing of intoxicating liquor or beer?                                                                                    | YES | <input type="radio"/>            | NO | <input checked="" type="radio"/> |
| 2. | Violation of closing hours at a licensed premise?                                                                                                      | YES | <input type="radio"/>            | NO | <input checked="" type="radio"/> |
| 3. | Any other violation of laws pertaining to alcoholic beverages?                                                                                         | YES | <input checked="" type="radio"/> | NO | <input type="radio"/>            |
| 4. | Disorderly conduct or criminal damage to property that occurred at a licensed establishment?                                                           | YES | <input type="radio"/>            | NO | <input checked="" type="radio"/> |
| 5. | Obstruction of a police officer while on a licensed premise for the sale of alcoholic beverages?                                                       | YES | <input type="radio"/>            | NO | <input checked="" type="radio"/> |
| 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 | <input checked="" type="radio"/> | NO | <input type="radio"/>            |
| 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 | <input type="radio"/>            | NO | <input checked="" type="radio"/> |
| 8. | Having alcohol beverages in your possession in a motor vehicle as a driver or a passenger (Wis. Stat. 346.935)?                                        | YES | <input type="radio"/>            | NO | <input checked="" type="radio"/> |

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> |
|-------------------------|--------------------------|-----------------------------------------|
| 11/20/24                | OWI                      | La Crosse, WI                           |
| * Conviction 03/19/25 * |                          |                                         |

Please list additional convictions or other pertinent information below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 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 \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(Date) (Signature of Proper Local Official)

\* See Attached Memo \*

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

Matthew McKenna  
(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.

Matthew McKenna  
(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.**



**Village of Hartland  
Administration**

210 Cottonwood Ave, Hartland, WI 53029  
[www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov)

|                                                      |                       |
|------------------------------------------------------|-----------------------|
| <b>To:</b> Village Board                             | <b>Date:</b> 02/17/26 |
| <b>Submitted By:</b> Chief Misko                     |                       |
| <b>Subject:</b> Operator License for Matthew McKeena |                       |

**Details:**

Matthew McKeena applied for an operator license at Beer Snobs. McKeena was arrested for 1<sup>st</sup> Offense Operating While Intoxicated (OWI) on 11/21/24 and convicted on 03/19/25.

In the application for the Operator's License it states, "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."

Since McKeena's conviction date was 03/19/25, a 12-month period of time has not elapsed since the conviction date of the offense.

|                                |
|--------------------------------|
| <b>Financial Remarks:</b> None |
|--------------------------------|

|                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Options &amp; Alternatives:</b> <ol style="list-style-type: none"><li>1. Deny the Operator License for McKenna.</li><li>2. Approve the Operator License for McKenna.</li></ol> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

VILLAGE OF HARTLAND  
PETITION FOR LAND DIVISION:

#270594  
1-29-26

☒ **EXTRATERRITORIAL PLAT REVIEW - \$100**

- ☐ **CSM (Certified Survey Map) + \$300 Professional Fee Deposit**  
or  
☐ **PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit**

Up to Five Parcels - \$150.00  
Six to Fourteen Parcels - \$300.00  
Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary  
Plat Requiring Review \$50.00 (Minimum)  
Reapplication for Previously Reviewed Plat \$10.00

☐ **FINAL PLAT REVIEW**

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat  
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

|             |              |
|-------------|--------------|
| Date:       | Fee Paid:    |
| Date Filed: | Receipt No.: |

- Name: DM Braden LLC  
Address of Owner/Agent: W293N3080 Poplar Dr,  
Pewaukee WI 53072  
Phone Number of Owner/Agent: 414-614-8717
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.  
Residential home will be rehabbed

Vicki M  
Signature of Petitioner

W293N3080 Poplar Dr, Pewaukee WI 53072  
Address

414-614-8717  
Phone



**NOTE:**

- a. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof.
- b. Include fee payable to **The Village of Hartland**

**CSM fees + \$300 Professional Fee Deposit**  
**Or**  
**Preliminary Plat Review Fees + \$1,000 Professional Fee Deposit**

|                         |          |
|-------------------------|----------|
| Up to Five Parcels      | \$150.00 |
| Six to Fourteen Parcels | \$300.00 |
| Fifteen or More Parcels | \$500.00 |

|                                                                     |                   |
|---------------------------------------------------------------------|-------------------|
| Reapplication for Approval of Any Preliminary Plat Requiring Review | \$50.00 (Minimum) |
| Reapplication for Previously Reviewed Plat                          | \$10.00           |

---

**Final Plat Review Fees:**

**\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat**  
**\$10.00 for Reapplication of Any Final Plat Previously Reviewed**

- c. Mail or deliver request, in triplicate, to:

**Village of Hartland**  
**Village Clerk**  
**210 Cottonwood Avenue**  
**Hartland, WI 53029**

---

- d. **Extraterritorial Plat Review Fee: \$100**

**Submit plat and \$100 fee to:**

**Village of Hartland**  
**Village Clerk**  
**210 Cottonwood Avenue**  
**Hartland, WI 53029**



# Certified Survey Map

All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

**Owner:**  
DM Braden LLC  
W293N3080 Poplar Drive  
Pewaukee, WI 53072-3257

**Property Address:**  
N30W29315 Hillcrest Drive  
Pewaukee, WI 53072-3234

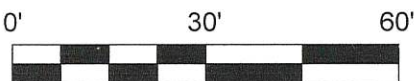
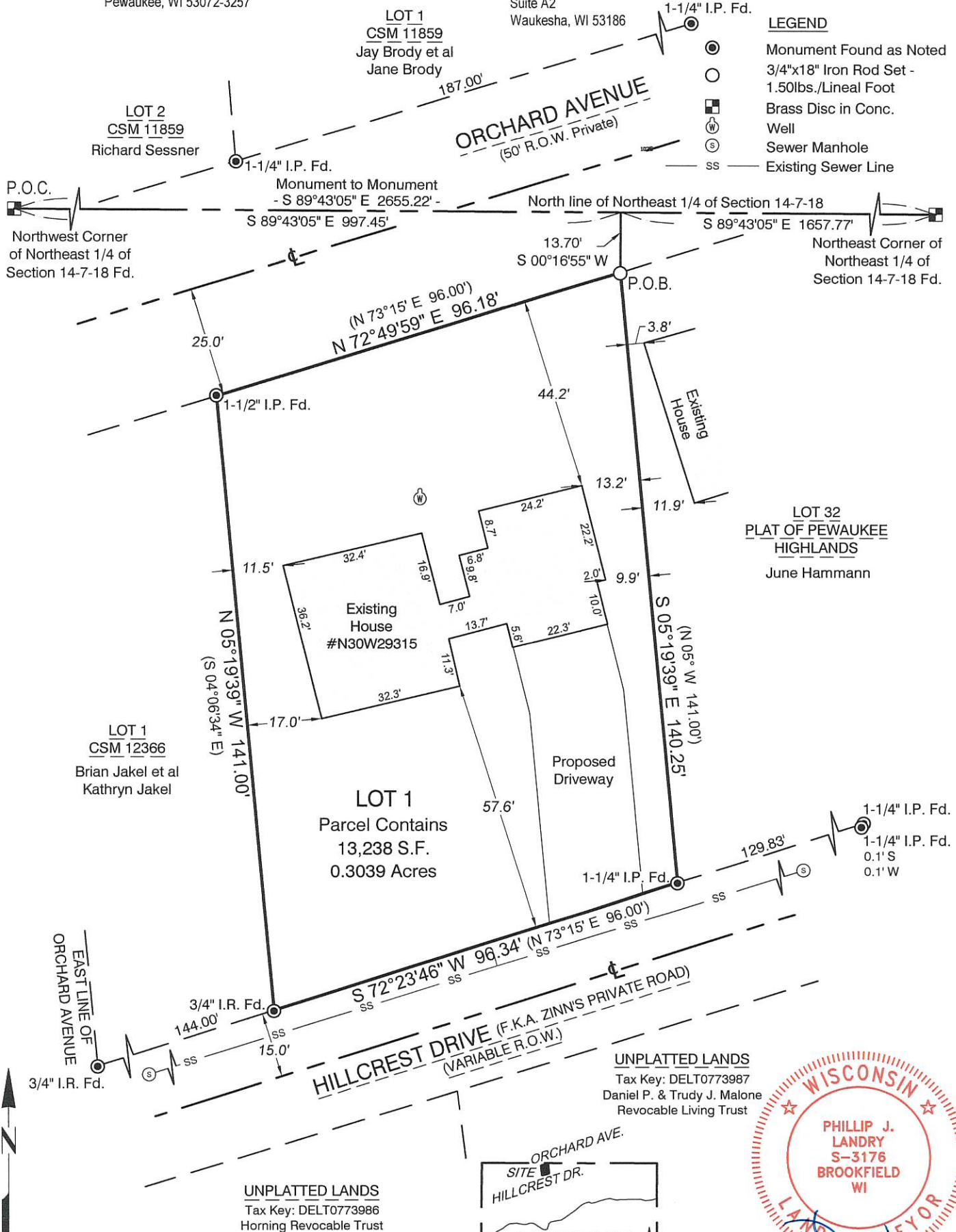
**Surveyor:**  
Phillip J. Landry, PLS  
21005 Watertown Road  
Suite A2  
Waukesha, WI 53186

**LAND SURVEYS INC.**

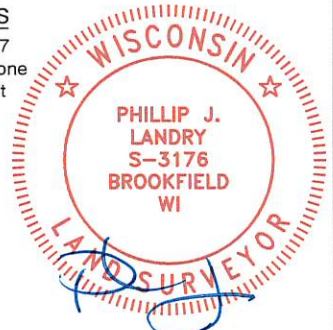
21005 Watertown Rd. Suite A2  
Waukesha, WI 53186 (262) 312-1034  
landsurveysinc.com

## LEGEND

- Monument Found as Noted
- 3/4"x18" Iron Rod Set - 1.50lbs./Lineal Foot
- Brass Disc in Conc.
- Well
- Sewer Manhole
- Existing Sewer Line



This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor, S-3176



1-28-26  
Revised January 23, 2026  
Revised December 1, 2025  
November 10, 2025  
Job# 25615 - BS Sheet 1 of 5



# Certified Survey Map\_\_\_\_\_

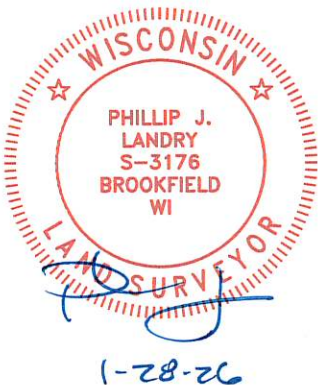
All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

## SURVEYOR'S NOTES:

- 1. Outside diameter measured on all monuments.
- 2. ( ) Indicates recorded as bearings and dimensions.
- 3. Field work completed on 10-22-25.
- 4. Bearings are referenced to Wisconsin State Plane Coordinate System South Zone NAD 83/2011 in which the North line of the NE 1/4 of Section 14, T 7 N, R 18 E, bears S 89°43'05" E.
- 5. The entire parcel falls within the jurisdiction limits of the Waukesha County Shoreland Protection Ordinance.
- 6. According to the FEMA flood map for Waukesha County Unincorporated Areas 550476, number 55133C0179H, effective date 11/5/2014 this site falls in Zone X (area of minimal flood hazard).
- 7. This parcel is also subject to all other easements, including utility easements and restrictions, either recorded or unrecorded, if any.

## BASEMENT RESTRICTION - GROUNDWATER:

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.



**LAND SURVEYS INC.**

21005 Watertown Rd. Suite A2  
Waukesha, WI 53186 (262) 312-1034  
landsurveysinc.com

Revised January 23, 2026  
Revised December 1, 2025  
November 10, 2025  
Job# 25615 - BS Sheet 2 of 5

Certified Survey Map\_\_\_\_\_

All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped all of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest Corner of the Northeast 1/4 of said Section, thence South 89°43'05" East along the North line of said Section, 997.45 feet to a point; thence South 00°16'55" West 13.70 feet to a point on the Northeast Corner of Lot 31 in Plat of Pewaukee Highlands, also being the Point of the Beginning of this description; thence South 05°19'39" East along the East line of said lot, 140.25 feet to a point on the North line of Hillcrest Drive; thence South 72°23'46" West along said North line 96.34 feet to a point; thence North 05°19'39" West along the West line of Lot 30 in Plat of Pewaukee Highlands, 141.00 feet to a point; thence North 72°49'59" East along the North line of said Lots, 96.18 feet to the Point of Beginning of this description.

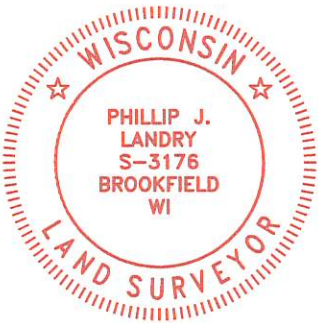
Together with access to Pewaukee Lake pursuant to a non-exclusive right-of-way in common with others, known as Lake Lane, and included on the Plat of Pewaukee Highlands, surveyed on April 28, 1926, and further together with a non-exclusive right-of-way in common with others over Hillcrest Drive (formerly known as Zinn Road), as platted in said Plat of Pewaukee Highlands.

The gross area of said parcel contains 13,238 square feet or 0.3039 acres of land more or less.

That I have made such survey, land division and map by the direction of DM Braden LLC, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Delafield and Village of Hartland (Extraterritorial) in surveying, dividing and mapping same. Per Wis. Stat. 236.32 (1), this certificate has the same force and effect as an affidavit.

Dated this 28<sup>th</sup> day of JANUARY, 2026.

  
Phillip J. Landry, PLS  
Professional Land Surveyor S-3176



21005 Watertown Rd. Suite A2  
Waukesha, WI 53186 (262) 312-1034  
landsurveysinc.com

Revised January 23, 2026  
Revised December 1, 2025  
November 10, 2025  
Job# 25615 - BS Sheet 3 of 5



Certified Survey Map\_\_\_\_\_

All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

DM Braden LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said entity caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and ordinances of Town of Delafield and the Village of Hartland, Waukesha County, this 29 day of

January, 2026.

Douglas Braden

Douglas Braden, Member

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA )

Personally came before me this 29th day of January, 2026, the above named Douglas Braden, member of DM Braden LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

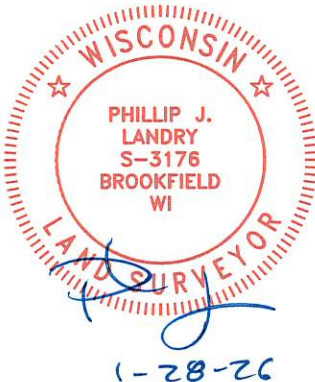
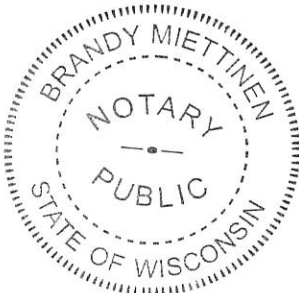
Notary Signature: Brandy Miettinen

Print Name: Brandy Miettinen

Notary Public, Waukesha County, WI.

My Commission Expires: 09/05/2028

(Notary Seal)



LAND SURVEYS INC.

21005 Watertown Rd. Suite A2  
Waukesha, WI 53186 (262) 312-1034  
landsurveysinc.com

Revised January 23, 2026  
Revised December 1, 2025  
November 10, 2025  
Job# 25615 - BS Sheet 4 of 5

Certified Survey Map\_\_\_\_\_

All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

TOWN OF DELAFIELD PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Delafield on this\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Jennifer Janusiak, Plan Commission Chairman

\_\_\_\_\_  
Michelle Luedtke, Clerk / Treasurer

TOWN OF DELAFIELD BOARD APPROVAL:

This Certified Survey Map, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East in the Town of Delafield, Waukesha County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Town Board of Trustees of the Town of Delafield on this\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Edward Kranick, Town Board Chairman

\_\_\_\_\_  
Michelle Luedtke, Clerk / Treasurer

VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL (EXTRATERRITORIAL):

Approved by the Village of Hartland Plan Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Jeffrey Pfannerstill, President

\_\_\_\_\_  
Sandee Policello, Clerk

VILLAGE OF HARTLAND BOARD APPROVAL (EXTRATERRITORIAL):

Approved by the Village of Hartland Board, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

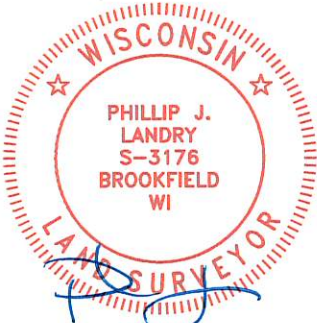
\_\_\_\_\_  
Jeffrey Pfannerstill, President

\_\_\_\_\_  
Sandee Policello, Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statues, is hereby approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Dale Shaver, Director



**LAND SURVEYS INC.**

21005 Watertown Rd. Suite A2  
Waukesha, WI 53186 (262) 312-1034  
landsurveysinc.com

Revised January 23, 2026  
Revised December 1, 2025  
November 10, 2025  
Job# 25615 - BS Sheet 5 of 5



**Waukesha County**  
*Department of Parks and Land Use*

**TO:** Town of Delafield Clerk

**NOTICE OF:** Conditional Approval of Certified Survey Map

**DATE OF REVIEW:** January 20, 2026

**RE:** Certified Survey Map for: **DM Braden, LLC**  
**File No. SCS-1570**

**LOCATION AND TAX KEY NO.'S:** **DELT 0764.029 and DELT 0764.030**  
Lots 30 and 31, Pewaukee Highlands, part of the SE ¼ of Section 11 and part of the NE ¼ of Section 14, T7N, R18E, Town of Delafield. More specifically the properties are located at N30 W29315 Hillcrest Drive.

**SUBMITTED BY:** DM Braden LLC  
W293 N30380 Poplar Drive  
Pewaukee, WI 53072-3257

**SURVEYOR:** Daniel Bednar  
21005 Watertown Road, Suite A2  
Waukesha, WI 53186

**DATE RECEIVED:** November 11, 2025

**DATE OF CSM:** November 10, 2025

**APPLICABILITY:** The above subject Certified Survey Map has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance as authorized by S.236.34 and S.236.45, Wisconsin Statutes.

**Planning and Zoning Division**

**REMARKS:** Conditional Approval of this Certified Survey Map is based on the following conditions being satisfied prior to the Director affixing his signature to the Final Certified Survey Map:

- 1. Please submit a revised Certified Survey Map for review and approval that resolves the conditions listed below. Our office will contact you once we have reviewed the revised CSM and advise if your CSM has been approved.**
- 2. When all conditions have been resolved and final approval is obtained, please contact the County Planning and Zoning Division Office to schedule an appointment for the County signature on an original copy of the Final Certified Survey Map as prepared and provided by your surveyor to the recording requirements stated in Chapter 236 of the State Statutes.**
- 3. Please be advised that the CSM, and its subsequent revisions, that are the subject of the County's review, must be recorded with the Waukesha County Register of Deeds office within one (1) year of the date of this CSM Conditional Review Letter or the review is nullified, and the applicant must resubmit documentation and payment for a new review.**
4. All easements, such as proposed or existing drainage ways, access, sanitary sewer and/or utility easements shall be shown on the CSM. Any related recorded document numbers shall also be noted on the CSM.
5. The owners of the adjacent unplatted lands to the south shall be identified on the face of the CSM.
6. Waukesha County does not require Zoning Districts to be shown on the Certified Survey Map as zoning is subject to change. Therefore, it is recommended that the Zoning Districts not be shown on the Certified Survey Map unless the Town of Delafield requires it.
7. This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. In addition, the parcel contains hydric soils, meaning that groundwater is estimated to be less than one foot from the ground surface

Therefore, the following restriction must be placed on the Certified Survey Map:

**BASEMENT RESTRICTION – GROUNDWATER**

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance, the requirement at the time of

construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.

8. There is a typo in the Town of Delafield Clerk/Administrator's name. Michelle is missing an "e". Please correct in the Plan Commission and Town Board Certificates.
9. Per the legal description of Lake Lane, a note shall be added to the face of the CSM stating that Lake Lane is to be used for Ingress and Egress only.
10. Orchard Avenue is an unofficial private road, although it has been treated as a public road for zoning purposes. The Town of Delafield is planning to review town roads and propose a resolution to the Town Board clarifying Orchard Avenue as a private road. If approved, please note on the CSM that Orchard Avenue is a private road per Resolution No. \_\_\_\_\_. Please note the CSM should not be signed by the owner or other parties until that is completed.

*Emily Goodman*

**SIGNED:**

\_\_\_\_\_  
Emily Goodman, Senior Land Use Specialist  
(262) 548-7811

**REVIEWED AND APPROVED BY:**

  
\_\_\_\_\_  
Jacob Heermans, Senior Planner

cc: Daniel Bednar, Surveyor, [dan@landsurveysinc.com](mailto:dan@landsurveysinc.com) (via email only)  
DM Braden, LLC, [vickib@mechanicalforce.net](mailto:vickib@mechanicalforce.net) (via email only)  
Rebekah Leto, Town Planner [rleto@townofdelafield.org](mailto:rleto@townofdelafield.org), (via email only)  
Village of Hartland Clerk, [sandeep@villageofhartland.wi.gov](mailto:sandeep@villageofhartland.wi.gov) (via email only)  
File





DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD

|                                   |       |                      |                                  |
|-----------------------------------|-------|----------------------|----------------------------------|
| Job Address <u>216 Merton Ave</u> |       |                      |                                  |
| Lot <u>971</u>                    | Block | Subdivision          | Key No. HAV <u>0428-970</u>      |
| Owner <u>Robert Cowden</u>        |       |                      | Phone <u>262-923-6688</u>        |
| Address <u>216 Merton Ave</u>     |       | City <u>Hartland</u> | State <u>WI</u> Zip <u>53029</u> |
| Contractor <u>N/A / owner</u>     |       | Phone                | FAX                              |
| Address                           |       | City                 | State Zip                        |

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

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

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

One & Two Family

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

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

Date Applied: 1-12-26 Date of Meeting: 2-16-26 Item No. \_\_\_\_\_





Department of  
Building Inspection

PERMIT # \_\_\_\_\_

# APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 216 Merton Avenue. Hartland, WI 53029

OWNER Robert Couden PHONE 2629236688 FAX \_\_\_\_\_

ADDRESS 216 Merton Avenue CITY, STATE, ZIP Hartland, WI 53029

CONTRACTOR N/A - Homeowner PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY, STATE, ZIP \_\_\_\_\_

DWELLING CONTRACTOR # \_\_\_\_\_ EMAIL robertcdn@yahoo.com

When permit is ready notify: Contractor Owner By: Mail Phone Email

Project Description: Adding Attached Garage to Existing Home

Estimated cost of above job(s) \$ 60,000

Current principal use of property Personal Residence

Proposed principal use of property Personal Residence

**TO THE BUILDING INSPECTOR:** The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith and located as shown on this application. The undersigned agrees that such work will be done in accordance with the said description, plans and specifications and in compliance with the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant [Signature] Date 1-8-26

**CONDITIONS OF APPROVAL:** This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ **TOTAL FEES**  
\_\_\_\_\_ **Date Paid**  
\_\_\_\_\_ **Receipt**

Meeting dates plans were approved for building permit:

Plan Commission \_\_\_\_\_ Village Board \_\_\_\_\_ Arch Board \_\_\_\_\_

APPLICATION APPROVED ON: \_\_\_\_\_ BY: \_\_\_\_\_

DATE

BUILDING INSPECTOR

**E**

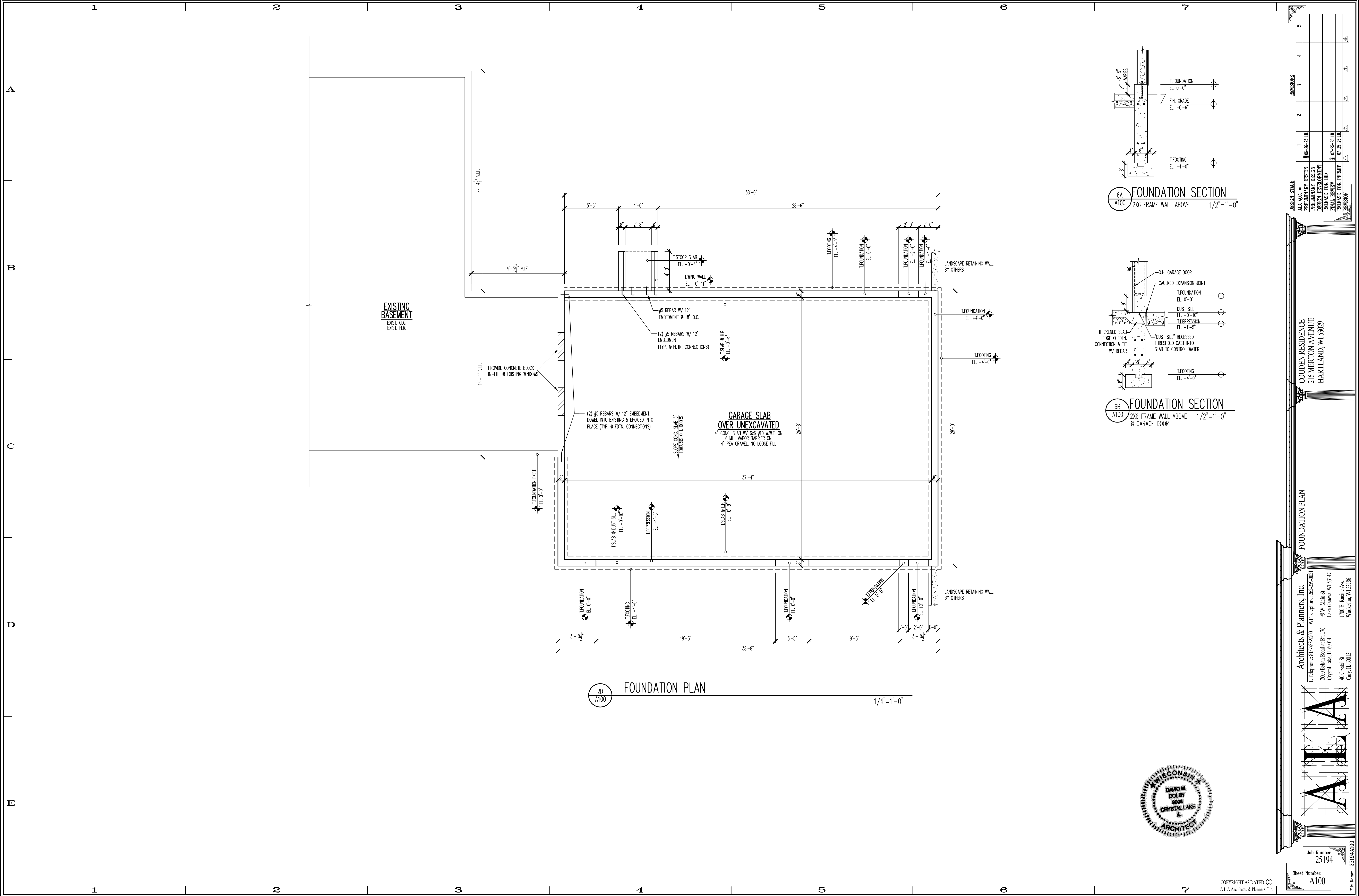
ACTIONS MAY BE REQUIRED TO VERIFY THE SITE INFORMATION PRIOR TO PERMIT SUBMITTAL OR CONSTRUCTION, AND IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PERFORM THESE ACTIONS IF NEEDED.

|           |          |          |
|-----------|----------|----------|
| 8998      | 07/31/26 | 07/25/25 |
| Cert. No. | Exp.     | Date     |

STATE OF WISCONSIN UNIFORM DWELLING CODE  
WAUKESHA COUNTY CODE AMENDMENTS & ORDINANCES

File Name: 25194A000

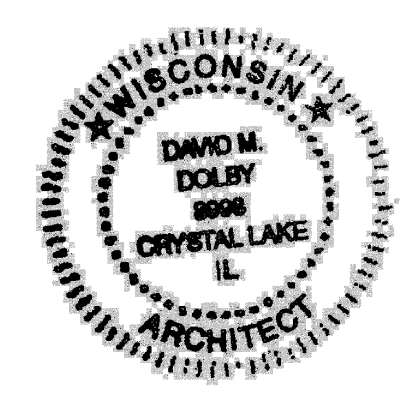




6A FOUNDATION SECTION  
2X6 FRAME WALL ABOVE  
1/2"=1'-0"

6B FOUNDATION SECTION  
2X6 FRAME WALL ABOVE  
@ GARAGE DOOR  
1/2"=1'-0"

2D FOUNDATION PLAN  
1/4"=1'-0"



DESIGN STAGE

|                    |          |      |          |
|--------------------|----------|------|----------|
| ALL C.C.           | DESIGN   | DATE | REVISION |
| PRELIMINARY DESIGN | 08-25-11 | 1    |          |
| DESIGN DEVELOPMENT | 07-25-11 | 2    |          |
| RELEASE FOR BID    | 07-25-11 | 3    |          |
| FINAL REVIEW       | 07-25-11 | 4    |          |
| RELEASE FOR PERMIT | 07-25-11 | 5    |          |

COUDEN RESIDENCE  
216 MERTON AVENUE  
HARTLAND, WI 53029

FOUNDATION PLAN

Architects & Planners, Inc.  
IL Telephone: 815-788-9200 WI Telephone: 262-259-0021  
2600 Belair Road at Rt. 176 98 W. Main St.  
Crystal Lake, IL 60014 Lake Geneva, WI 53147  
40 Crystal St. 1700 E. Racine Ave.  
Cary, IL 60013 Waukegan, WI 53186

Job Number: 25194  
Sheet Number: A100

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A  
B  
C  
D  
E

EXISTING  
FIRST FLOOR  
EXIST. C.C.  
EXIST. FLR.

REMOVE AND DISCARD EXISTING WINDOW  
& CLOSE OPENING WITH 1/2" GYP. BD. @  
INTERIOR, 2X4 @ 16" O.C. WITH R-15  
FIBERGLASS BATT INSULATION & VAPOR  
BARRIER, 5/8" GYP. BD. @ GARAGE SIDE

NOTE:  
PROVIDE GASKET & INSULATION TO  
MATCH ADJACENT ATTIC R-VALUE @  
ALL ATTIC ACCESS SOUTILES  
PULL-DOWN STAIRS & DOOR HATCHES

ACCESS SHALL BE FIRE  
RATED AND/OR HAVE 5/8"  
TYPE "X" GYP. BD. @  
BOTTOM/CEILING

(3) 1 3/4" X 18" M.L. W/  
(4) ROWS OF 10d NAILS  
@ 12" O.C. @ BOTH SIDES

18080 O.H. GARAGE DOOR  
(2) 1 3/4" X 11 1/2" M.L.

9080 O.H. GARAGE DOOR  
(2) 1 3/4" X 11 1/2" M.L.

1E  
A101

FIRST FLOOR PLAN

1/4"=1'-0"

| ALA SQUARE FOOTAGE |      |
|--------------------|------|
| 2-CAR GARAGE       | 1015 |

DEMOLITION PLAN LEGEND

- EXISTING FRAME WALLS & OTHER ITEMS
- WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS.

NOTE:  
ALL ITEMS SHOWN DASHED ARE TO BE REMOVED & DISCARDED OR MODIFIED PER PROPOSED PLANS.

NOTE:  
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY C.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

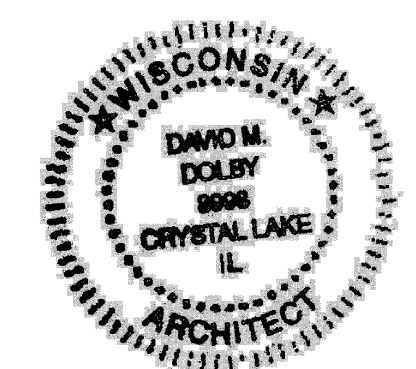
NOTE:  
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.

FIELD VERIFY NO EXISTING WINDOWS INTERFERE W/ ADDITION.

NOTE:  
VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SIT ON UNDISTURBED SOIL MIN. 48" BELOW FINISHED GRADE.

WALL BRACING NOTES:

- ENTIRE HOUSE TO BE CONTINUOUSLY SHEATHED WITH 5/8" PLYWOOD SHEATHING OR OSB (REFER TO CONSTRUCTION SPECIFICATIONS @ SHEET A300 (BRACING METHOD: "CS-WSP")
- "CS-WSP" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL BRACING
- REQUIRED FASTENERS FOR "CS-WSP" = 60 COMMON NAILS SPACED 6" O.C. @ EDGE & 12" O.C. FIELD
- MINIMUM PANEL WIDTH FOR "CS-WSP" PER ADJACENT OPENING HEIGHT LISTED IN IRC TABLE
- "CS-C" = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE DOOR OPENINGS
- "CS-PT" = CONTINUOUS SHEATHED PORTAL FRAME PANEL
- "CB" = GYPSUM BOARD BRACING
- REQUIRED FASTENERS FOR "CB" (1/2") = 1-3/4" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- REQUIRED FASTENERS FOR "CB" (5/8") = 1-3/4" NAILS OR 1-3/8" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- "ABW" = ALTERNATE BRACED WALL PANEL
- "PFC" = PORTAL FRAME @ GARAGE DOOR
- "PFH" = PORTAL FRAME WITH HOLD DOWNS
- "SSW" = SIMPSON STEEL STRONG WALL
- "MSW" = SIMPSON WOOD SHEAR WALL
- SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS



| REVISIONS |              |
|-----------|--------------|
| NO.       | REVISION     |
| 1         | 06-25-25 (L) |
| 2         | 07-25-25 (L) |
| 3         | 07-25-25 (L) |
| 4         | 07-25-25 (L) |
| 5         | 07-25-25 (L) |

DESIGN STAGE

ALA C.C.

PRELIMINARY DESIGN

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

RELEASE FOR BID

FINAL REVIEW

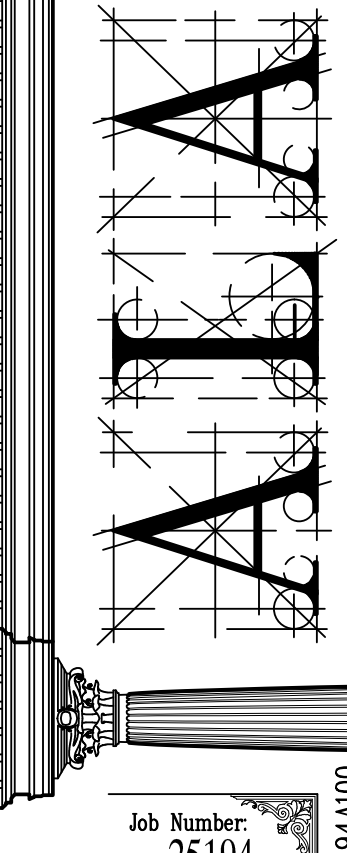
RELEASE FOR PERMIT

REVISION

COUDEN RESIDENCE  
216 MERTON AVENUE  
HARTLAND, WI 53029

FIRST FLOOR PLAN

Architects & Planners, Inc.  
IL Telephone: 615-788-9200 WI Telephone: 262-259-0021  
2600 Belair Road at Rt. 176 98 W. Main St.  
Crystal Lake, IL 60014 Lake Geneva, WI 53147  
40 Crystal St. 1700 E. Racine Ave.  
Cary, IL 60013 Waukegan, WI 53186

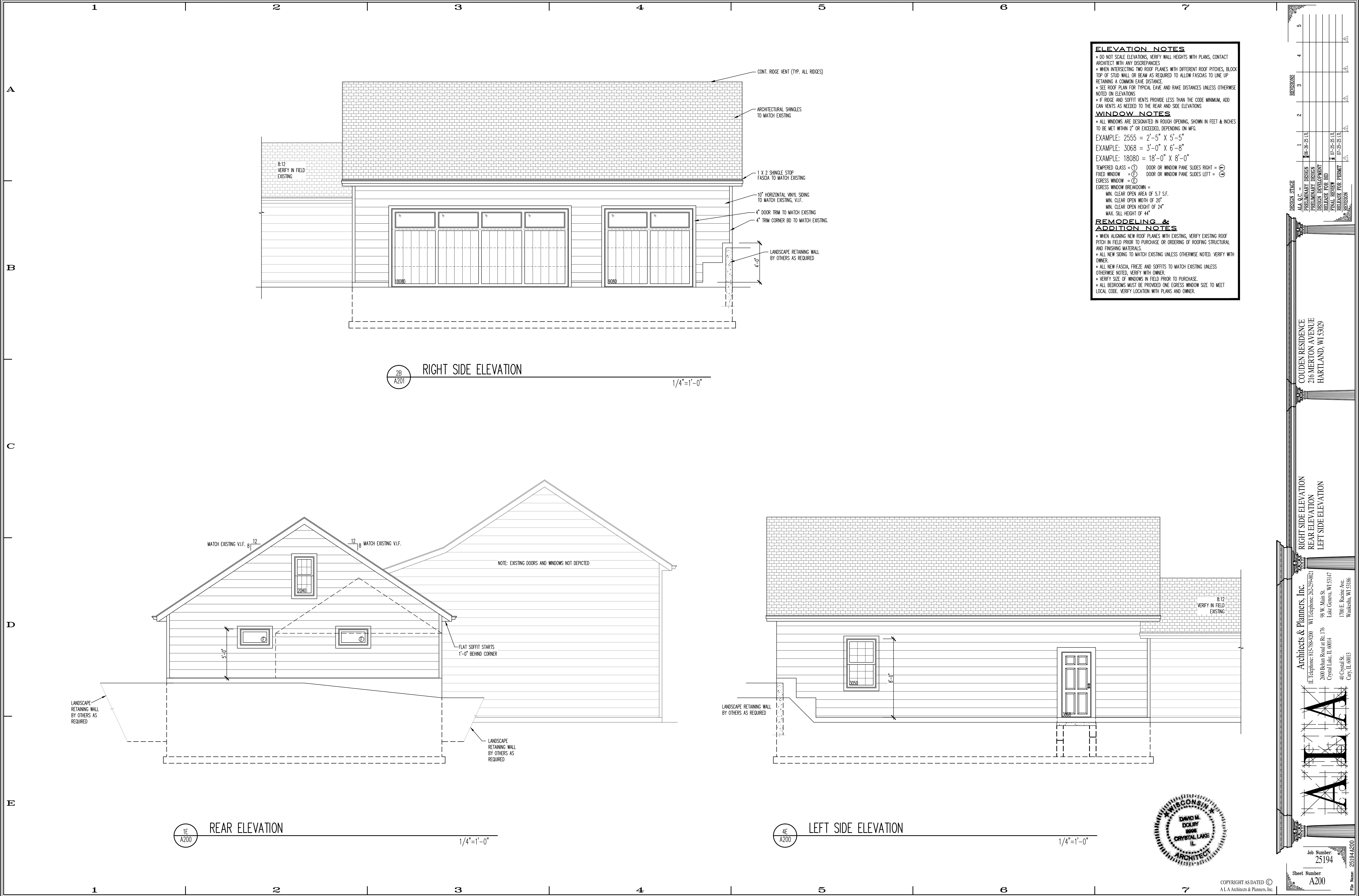


Job Number  
25194

Sheet Number  
A101

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**ELEVATION NOTES**

- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

**WINDOW NOTES**

- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3068 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (1)  
FIXED WINDOW = (2)  
EGRESS WINDOW = (3)

EGRESS WINDOW BREAKDOWN =  
MIN. CLEAR OPEN AREA OF 5.7 S.F.  
MIN. CLEAR OPEN WIDTH OF 20"  
MIN. CLEAR OPEN HEIGHT OF 24"  
MAX. SILL HEIGHT OF 44"

**REMODELING & ADDITION NOTES**

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

| REVISIONS | DATE     | BY | DESCRIPTION        |
|-----------|----------|----|--------------------|
| 1         | 07-25-25 | LA | PRELIMINARY DESIGN |
| 2         | 07-25-25 | LA | DESIGN DEVELOPMENT |
| 3         | 07-25-25 | LA | RELEASE FOR BID    |
| 4         | 07-25-25 | LA | FINAL REVIEW       |
| 5         | 07-25-25 | LA | RELEASE FOR PERMIT |

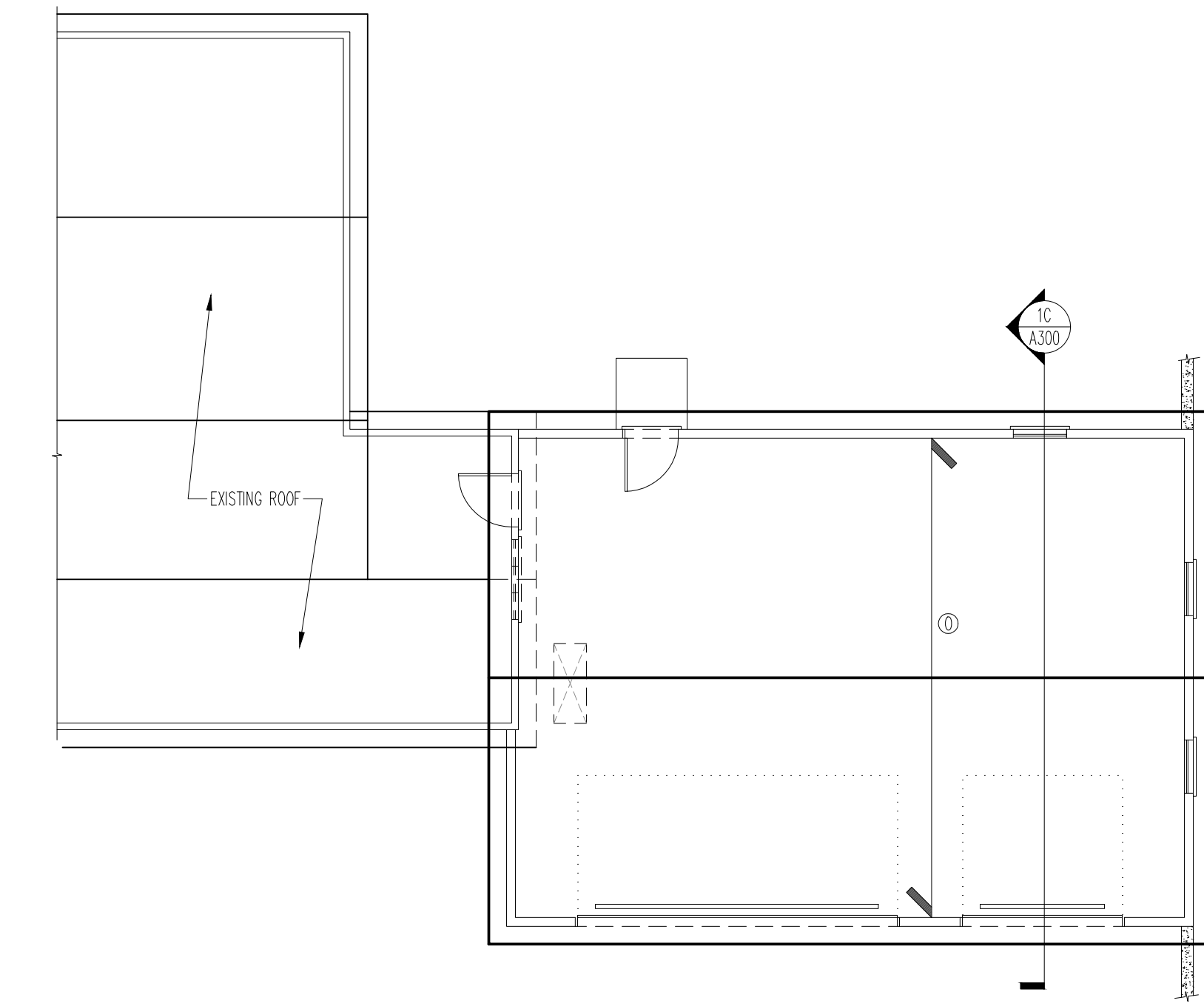
Architects & Planners, Inc.

IL Telephone: 615-788-9200 WI Telephone: 262-259-0021  
2800 Belair Road at Rt. 176 98 W. Main St.  
Crystal Lake, IL 60014 Lake Geneva, WI 53147  
40 Crystal St. 1700 E. Racine Ave.  
Cary, IL 60013 Waukegan, WI 53186

Job Number: 25194  
Sheet Number: A200

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5C  
A300

ROOF PLAN & STRUCTURAL NOTES

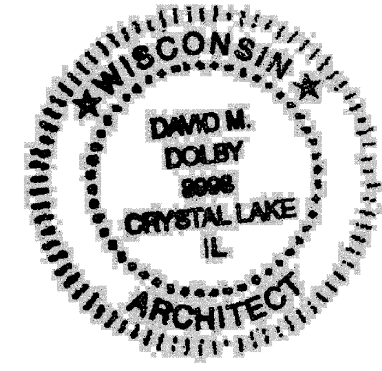
1/8"=1'-0"

**TYPICAL ROOF CONSTRUCTION:**  
 ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE  
 ROOFING PER ELEVATIONS OVER BUILDING FELT  
 ICE BARRIER FROM EAVES EDGE TO MIN. 2" OF PAST INTERIOR FACE OF EXTERIOR WALL  
 (PROVIDE 2" LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2:12, 3:12, 4:12 PITCHES)  
 5/8" EXT. GRADE STRUCTURAL PANEL SHEATHING W/ H-CLIPS ON TRUSS BUILT ROOF AREAS  
 (SEE ROOF PLAN FOR ROOF STRUCTURE)  
 5" FASCIA PER ELEVATIONS  
 LP. SMARTSIDE SOFFITS W/ CONTOURED VENTS  
  
 5/8" GYP. BD. AT CEILING FOR TRUSS BUILT ROOF AREAS  
  
**TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:**  
 SIDING PER ELEVATIONS  
 TYVEK OR EQUIV. HOUSE WRAP  
 1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING  
 2 X 6 STUDS @16" O.C. PER PLAN  
 1/2" GYP. BD.  
  
**TYPICAL INTERIOR FRAME WALL CONSTRUCTION:**  
 1/2" GYP. BD. (FINISHED ROOM SIDES)  
 2 X 4 / 2 X 6 STUDS @ 16" O.C. (STUD SIZE PER PLANS)  
 (2) WALL TOP PLATES  
 (1) WALL BOTTOM PLATE  
  
**TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION:**  
 TR. 2 X 6 SILL PLATE SET IN SILL SEALER  
 1/2" DIA. X 10' L ANCHOR BOLTS EMBEDDED 7" MIN. @6" O.C. MAX. AND 1' MAX.  
 FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)  
  
**CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:**  
 8" CONCRETE @12"/4# REBARS @ TOP AND BOTTOM  
 8" X 16" CONC. FOOTING W/ 1'-1/2" 3-1/2" (2X4 STUD FORMED) KEYWAY  
 ASPHALTIC DAMPROOFING

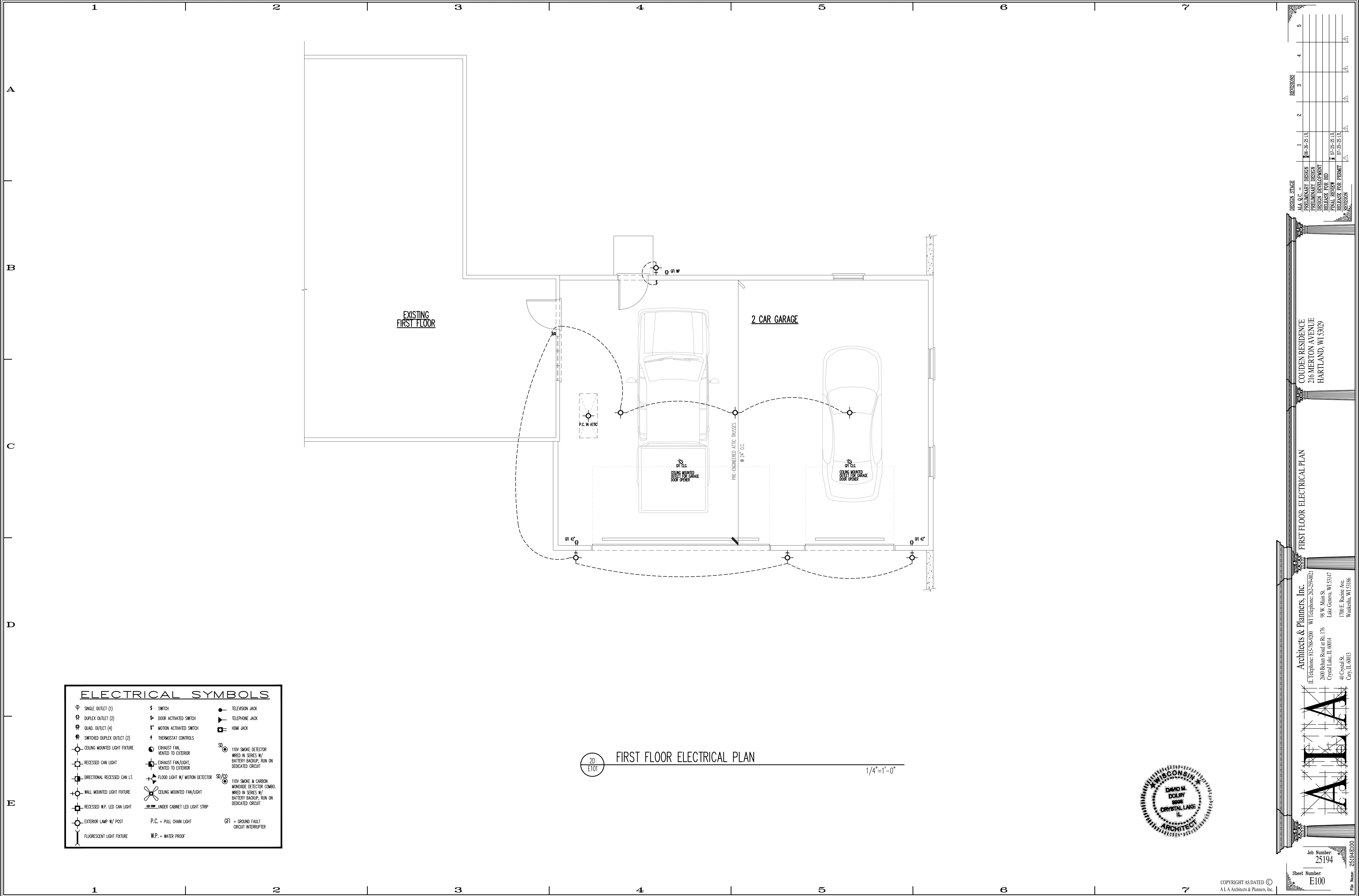
3E  
A300

VENT SCHEDULE

NO SCALE





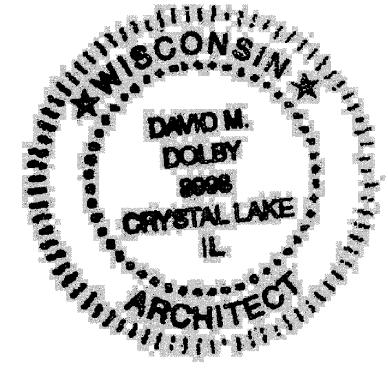


| ELECTRICAL SYMBOLS |                               |  |
|--------------------|-------------------------------|--|
|                    | SINGLE OUTLET (1)             |  |
|                    | DUPLEX OUTLET (2)             |  |
|                    | QUAD. OUTLET (4)              |  |
|                    | SWITCHED DUPLEX OUTLET (2)    |  |
|                    | CEILING MOUNTED LIGHT FIXTURE |  |
|                    | RECESSED CAN LIGHT            |  |
|                    | DIRECTIONAL RECESSED CAN LT.  |  |
|                    | WALL MOUNTED LIGHT FIXTURE    |  |
|                    | RECESSED W.P. LED CAN LIGHT   |  |
|                    | EXTERIOR LAMP W/ POST         |  |
|                    | FLUORESCENT LIGHT FIXTURE     |  |
|                    |                               |  |
|                    |                               |  |
|                    |                               |  |
|                    |                               |  |
|                    |                               |  |
|                    |                               |  |

20  
E101

FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"



Architects & Planners, Inc.  
IL Telephone: 815-788-9200 WI Telephone: 262-259-0021  
2800 Belair Road at Rt. 176  
Crystal Lake, IL 60014  
40 Crystal St.  
Cary, IL 60013

COUDEN RESIDENCE  
216 MERTON AVENUE  
HARTLAND, WI 53029

FIRST FLOOR ELECTRICAL PLAN

Job Number:  
25194

Sheet Number:  
E100

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Plat of Survey

Property Description: Document No. 4796600

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, IN TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT 32 RODS NORTH OF THE SOUTHWEST COMER OF SAID SOUTHEAST 1/4 OF SECTION 35; THENCE EAST 330 FEET; THENCE NORTH 132 FEET; THENCE WEST 330 FEET; THENCE SOUTH 132 FEET TO THE PLACE OF BEGINNING.

Notes:

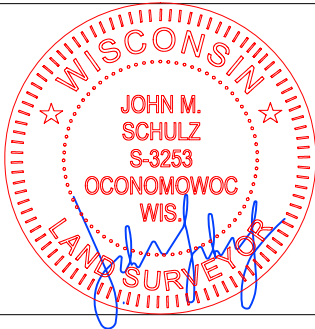
- 1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
- 2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
- 3. ( ) Indicates recorded as bearings and dimensions.
- 4. Field work completed on 07-09-25.



21005 Watertown Rd. Suite A2  
Waukesha, WI 53186 (262) 312-1034  
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 10th Day of July, 2025:  
John M. Schulz S-3253

REVISIONS

07-10-25 Rotated proposed garage 90°

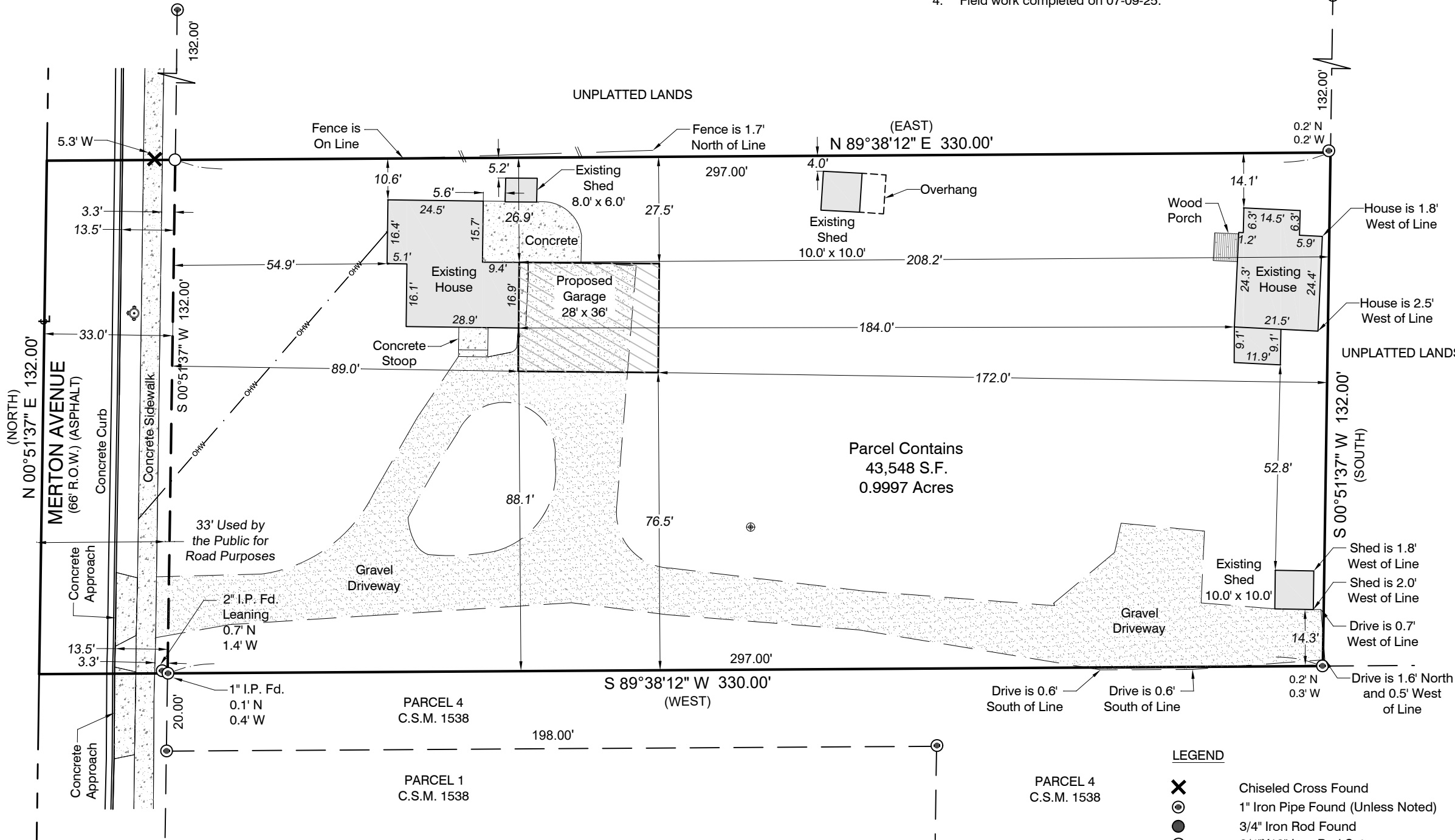
PREPARED FOR:

Robert Couden  
c/o Green Properties Lily LLC  
216 Merton Avenue  
Hartland, Wisconsin 53029

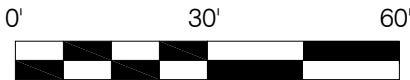
BEARINGS ARE REFERENCED TO  
WI STATE PLANE COORD. SYS.  
SOUTH ZONE NAD 83 (2011)  
CENTERLINE OF MERTON AVENUE  
BEARS N 00°24'00" E (NORTH)

Drawn By: BD/JC Job# 25368

Sheet 01 of 01



Graphic Scale 1" = 30'



LEGEND

- X Chiseled Cross Found
- 1" Iron Pipe Found (Unless Noted)
- 3/4" Iron Rod Found
- 3/4"x18" Iron Rod Set
- Fire Hydrant
- Septic Vent pipe
- Utility Pedestals
- Overhead Wires
- Board Fence

BAMBI KEHLER  
820 RENSON RD  
HARTLAND, WI 53029-1827

BRIAN & ERIN GRIFFIN  
143 MERTON AVE  
HARTLAND, WI 53029-1810

BRIAN & TINA RIGGS  
126 MERTON AVE  
HARTLAND, WI 53029

COLIN & KELSEY HENSCHEN  
230 MEADOW LN  
HARTLAND, WI 53029-1832

DAVID & MARY E INGLISH REVOCABLE  
TRUST  
N63W29361 WALLSCHLAGER WAY  
HARTLAND, WI 53029-9434

DAVID & CYNARA M FODE  
819 RENSON RD  
HARTLAND, WI 53029-1826

DAVID & JUDITH RYFINSKI  
250 MEADOW LN  
HARTLAND, WI 53029-1832

EDITH S BARTZ 2012 LIVING TRUST  
218 MEADOW LN  
HARTLAND, WI 53029

GEORGE BUCKLEY  
238 MERTON AVE  
HARTLAND, WI 53029

DANIEL & SHARON KIMMEL  
1034 LISBON AVE  
HARTLAND, WI 53029-2330

GREEN PROPERTIES LILY LLC  
216 MERTON AVE  
HARTLAND, WI 53029-1813

GREGORY & KRISTIN SANDEN  
1014 LISBON AVE  
HARTLAND, WI 53029

TIMOTHY & REBECCA CULHANE  
134 MERTON AVE  
HARTLAND, WI 53029-1811

JENSEN REVOCABLE TRUST  
210 MERTON AVE  
HARTLAND, WI 53029

KEVIN S CAMPBELL  
225 MERTON AVE  
HARTLAND, WI 53029

LABRB LLC  
N60W25770 WALNUT RD  
SUSSEX, WI 53089-3530

LUCAS J ROWE  
205 MERTON AVE  
HARTLAND, WI 53029-1812

MARISSA TAUGHER  
212 MEADOW LN  
HARTLAND, WI 53029-1832

MARY K HEIDGER  
123 MERTON AVE  
HARTLAND, WI 53029

MICHAEL & KENDRA S EAVES  
230 MERTON AVE  
HARTLAND, WI 53029-1813

MICHAEL & JUDITH LEACH  
206 MERTON AVE  
HARTLAND, WI 53029

PHILIP M & CLARENE J DALEY TRUST  
219 MERTON AVE  
HARTLAND, WI 53029-1812

RICHARD & JESSICA EDDY  
200 MERTON AVE  
HARTLAND, WI 53029-1813

ROSE & ROBERT CUMMINGS  
133 MERTON AVE  
HARTLAND, WI 53029-1810

ROY & FAY MITTELSTADT  
224 MEADOW LN  
HARTLAND, WI 53029

SCOTT & JULIE WOLF  
233 MERTON AVE  
HARTLAND, WI 53029-1812

SHANNON & KURT ALBRECHT  
242 MEADOW LN  
HARTLAND, WI 53029-1832

SHAUN KEAST  
809 RENSON RD  
HARTLAND, WI 53029-1826

TAYLOR SCHOESSOW  
211 MERTON AVE  
HARTLAND, WI 53029-1812

TYLER J OLSON  
236 MEADOW LN  
HARTLAND, WI 53029



DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD

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

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

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

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

**Commercial/Industrial/Multifamily:**

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

**Signs:**

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

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

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_



## APPLICATION FOR PLAN COMMISSION

- ☐ REVIEW FEE DUE AT TIME OF APPLICATION - \$300
- ☒ INITIAL CONCEPTUAL REVIEW - (NO FEE)

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

Resubmittal of a previously approved plan commission project. Storage/Shipping and receiving addition to an existing light manufacturing and office facility. Revised proposal is similar and primarily a scaled down version of the previously approved proposal.

Proposed Use **Storage/Shipping and receiving**

Project Location **1110 Richards Rd, Hartland, WI 53029**

Project Name **T-Lon Products Addition**

|                                        |                           |                 |                                              |
|----------------------------------------|---------------------------|-----------------|----------------------------------------------|
| Owner <b>Olson Realty Group, LLC</b>   | Phone <b>262-367-2333</b> |                 |                                              |
| Address <b>1110 Richards Rd.</b>       | City <b>Hartland</b>      | State <b>WI</b> | Zip <b>53029</b>                             |
| Engineer/Architect <b>Daniel Ayala</b> | Phone <b>262-567-6677</b> | FAX             |                                              |
| Address <b>1770 EXECUTIVE DRIVE</b>    | City <b>Oconomowoc</b>    | State <b>WI</b> | Zip <b>53066</b>                             |
| Contact Person <b>Daniel Ayala</b>     | Phone <b>414-567-6677</b> | FAX             | E-mail <b>daniela@oliverconstruction.com</b> |

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

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

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

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

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

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

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

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



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

## **TLON Products – New Storage-Shipping and Receiving Addition**

**DATE:** 01/27/2026

**PURPOSE:** Business Operations Plan

**PROJECT ADDRESS:** Hartland, WI

### **Business Operations Narrative**

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

TLON Products proposes to add 4,957 sqft of storage/shipping and receiving program on the south side of the existing building to improve flow and efficiency of shipping and receiving functions. Volume of shipping and receiving is not anticipated to increase with the addition. Parking space will be reduced to accommodate the new addition, but there is currently a surplus of parking spaces relative to personnel counts. Remaining parking area will accommodate current parking needs. A marginal area of pavement will be added in the south east corner of the parking lot to accommodate tractor trailer maneuvering. Incidental modifications including an sidewalk addition and additional parking space striping are proposed to the north of the existing building for improved access to the adjacent parcel, 1010 Richards Rd, Hartland, WI 53029. The adjacent parcel is owned by the same entity.

### **Business Operations**

Hours of Operation

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

Personnel

- 15 office personnel
- 56 warehouse personnel

### **Existing Building Use**

41,000 square feet manufacturing floor

10,000 square feet office space

### **New Addition Building Use**

4,957 square feet warehouse/shipping floor



## TLON Products Addition – RESUBMITTAL TO APPROVED PROJECT

### Table of Contents

**DATE:** 01/28/2026  
**OWNER:** Olson Realty LLC  
**PROJECT ADDRESS:** 1110 Richards Rd, Hartland, WI 53029  
**ADDRESSED TO:** Village of Hartland



### SUBMISSION SCOPE

- 1) PLAN COMMISSION
- 2) ARCHITECTURAL REVIEW

### DOCUMENTS

- 1) D1029.25 TLON Products Addition – TOC\_R1
- 2) Plan Commission Application
- 3) Architectural Board Application
- 4) T-Lon Products Addition Business Operations Summary – 01/27/2026
- 5) T-Lon SWM Memo 11-06-2025

### DRAWINGS

COMPARISON SHEET – Comparison of previously approved submission and revised proposal.

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

**Daniel Ayala, D.Arch, AIA, NCARB**

*Architect*

[daniela@oliverconstruction.com](mailto:daniela@oliverconstruction.com)

1770 Executive Drive | Oconomowoc, WI 53066

(262) 567-6677 | [www.oliverconstruction.com](http://www.oliverconstruction.com)



**From:** [Scott Hussinger](#)  
**To:** [Santee Policello](#)  
**Subject:** FW: D1029.25 TLon Addition - Revision  
**Date:** Thursday, January 29, 2026 8:52:18 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Santee – This could be included in Packet to PC members? Scott.

Scott Hussinger  
Village of Hartland Building Inspector  
262-490-8222

---

**From:** Ryan Amtmann <[ramtmann@ruekert-mielke.com](mailto:ramtmann@ruekert-mielke.com)>  
**Sent:** Thursday, January 22, 2026 8:42 AM  
**To:** Daniel Ayala <[daniela@oliverconstruction.com](mailto:daniela@oliverconstruction.com)>  
**Cc:** Scott Hussinger <[scotth@villageofhartland.wi.gov](mailto:scotth@villageofhartland.wi.gov)>  
**Subject:** RE: D1029.25 TLon Addition - Revision

Daniel,  
I am not concerned with this modification materially changing the overall site stormwater management.



**RYAN AMTMANN, PE**  
VICE PRESIDENT  
o 262.953.3002  
m 414.840.3296  
e [RAmtmann@ruekert-mielke.com](mailto:RAmtmann@ruekert-mielke.com)  
Licensed in WI, IL, MI



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**From:** Daniel Ayala <[daniela@oliverconstruction.com](mailto:daniela@oliverconstruction.com)>  
**Sent:** Wednesday, January 21, 2026 11:02 AM  
**To:** Ryan Amtmann <[ramtmann@ruekert-mielke.com](mailto:ramtmann@ruekert-mielke.com)>  
**Cc:** Scott Hussinger <[scotth@villageofhartland.wi.gov](mailto:scotth@villageofhartland.wi.gov)>  
**Subject:** D1029.25 TLon Addition - Revision

**Caution:** This is an external email of your Organization. Please take care when clicking links or opening attachments.

Hi Ryan,

Hope you are well. I briefly discussed a revision to the TLon project with Scott H. today and wanted to follow up with you to share the revisions. Also, I want to confirm what you may want to see with the revisions per Storm Water.

In general, we are reducing the addition by approximately 2,700 sqft. Attached is a preliminary PDF of the architectural revisions, and snapshot below illustrating the reduction. If you recall, we provided a Stormwater 'memo' describing the stormwater design and how the new work (addition/site improvements) was a net reduction in impervious. All of this holds true, but with a reduction in building area.

So the primary question; do we need to provide an updated memo or is the previously approved memo ok (approved memo attached for reference). We already conducted the retention pond survey and concluded the sediment/elevation was acceptable. But cattails to be cut down. All of this was/is in the memo.

Let me know your thoughts when you have the chance. We plan to resubmit to plan commission for the February meeting...

Respectfully,





Building a Better World  
for All of Us®

## MEMORANDUM

TO: Village of Hartland

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

DATE: November 6, 2025 (Updated November 6<sup>th</sup>, 2025)

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

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

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

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

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

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

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

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

262.646.6855 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

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

As part of this project, and at the request of the Village of Hartland, phosphorus reduction modeling was performed for both 1010 and 1110 Richards Road, along with an evaluation of the wet pond's functionality at 1110 Richards Road. Phosphorus reduction was analyzed using WinSLAMM under proposed site conditions, while pond performance was assessed through topographic review and an on-site inspection.

Modeling of the proposed conditions at both 1010 and 1110 Richards Road indicates a total phosphorus reduction of 50.16%. Although the site is not required to meet current Village phosphorus standards, due to its development predating those requirements, the proposed improvements are calculated to exceed the 30% Village reduction standard.

Site inspections and survey data confirm that the wet pond is functioning as designed. The outlet structure is in good condition and well maintained, and the southern edge of the pond is regularly mowed. Sediment levels remain well below the maintenance threshold elevation of 917.0, as specified in the maintenance agreement. A significant amount of Typha (cattails) was observed in the eastern portion of the pond, as shown in the attached images. While cattails help settle suspended solids by slowing water flow, they also reduce the pond's effective storage volume. Although no overtopping has occurred during recent heavy rain events, we recommend trimming the cattails to restore the pond's storage capacity to its original design volume.

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





File Name:  
X:\KD\0\DLICO\187190\5-final-dsgn\50-final-dsgn\10-Civil\Pollutant Analysis.mdb

### Outfall Output Summary

|                                                                 | Runoff Volume<br>(cu. ft.) | Percent Runoff<br>Reduction | Runoff<br>Coefficient<br>(Rv) | Particulate Solids<br>Conc. (mg/L) | Particulate Solids<br>Yield (lbs) | Percent<br>Particulate<br>Solids<br>Reduction |
|-----------------------------------------------------------------|----------------------------|-----------------------------|-------------------------------|------------------------------------|-----------------------------------|-----------------------------------------------|
| Total of All Land Uses without Controls                         | 256786                     |                             | 0.46                          | 85.04                              | 1363                              |                                               |
| Outfall Total with Controls                                     | 161707                     | 37.03 %                     | 0.29                          | 73.10                              | 737.9                             | 45.86 %                                       |
| Current File Output: Annualized Total<br>After Outfall Controls | 162151                     |                             | Years in Model Run: 1.00      |                                    | 739.9                             |                                               |

| Pollutant          | Concentration - No<br>Controls | Concentration - With<br>Controls | Concentration<br>Units | Pollutant Yield<br>- No Controls | Pollutant Yield<br>- With Controls | Pollutant<br>Yield<br>Units | Percent Yield<br>Reduction |
|--------------------|--------------------------------|----------------------------------|------------------------|----------------------------------|------------------------------------|-----------------------------|----------------------------|
| Particulate Solids | 85.04                          | 73.10                            | mg/L                   | 1363                             | 737.9                              | lbs                         | 45.86 %                    |
| Total Phosphorus   | 0.2606                         | 0.2063                           | mg/L                   | 4.177                            | 2.082                              | lbs                         | 50.16 %                    |

Print Output Summary to .csv File  
Print Output Summary to Text File  
Print Output Summary to Printer

Total Area Modeled (ac)  
4.770

### Total Control Practice Costs

|                               |     |
|-------------------------------|-----|
| Capital Cost                  | N/A |
| Land Cost                     | N/A |
| Annual Maintenance Cost       | N/A |
| Present Value of All Costs    | N/A |
| Annualized Value of All Costs | N/A |

Perform Outfall  
Flow Duration  
Curve Calculations

### Receiving Water Impacts Due To Stormwater Runoff

(CwP Impervious Cover Model)

|                  | Calculated<br>Rv | Approximate<br>Urban Stream<br>Classification |
|------------------|------------------|-----------------------------------------------|
| Without Controls | 0.46             | Poor                                          |
| With Controls    | 0.29             | Poor                                          |

```
Data file name: X:\KO\O\OLICO\187190\5-final-dsgn\50-final-dsgn\10-Civil\Pollutant Analysis.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\WI_10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81      Study period ending date: 12/31/81
Start of Winter Season: 12/02            End of Winter Season: 03/12
Date: 11-06-2025                        Time: 14:58:28
Site information:

LU# 1 - Commercial: 1110 to Infiltration Basin    Total area (ac): 1.480
  1 - Roofs 1: 1.100 ac.    Flat    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.100 ac.    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  45 - Large Landscaped Areas 1: 0.200 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: 1010 to Basin    Total area (ac): 0.860
  1 - Roofs 1: 0.300 ac.    Flat    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.560 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: 1010 Other    Total area (ac): 0.860
  13 - Paved Parking 1: 0.290 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  45 - Large Landscaped Areas 1: 0.280 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  46 - Large Landscaped Areas 2: 0.290 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: 1110 to Wet Pond    Total area (ac): 1.010
  1 - Roofs 1: 0.100 ac.    Flat    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.630 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  45 - Large Landscaped Areas 1: 0.200 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  |
LU# 5 - Commercial: 1110 Other    Total area (ac): 0.560
  1 - Roofs 1: 0.100 ac.    Flat    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.100 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  45 - Large Landscaped Areas 1: 0.360 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
```

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 3

1. Top area (square feet) = 12652
  2. Bottom area (square feet) = 646
  3. Depth (ft): 5
  4. Biofilter width (ft) - for Cost Purposes Only: 10
  5. Infiltration rate (in/hr) = 1
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side): 1
  8. Infiltration rate fraction (bottom): 1
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate: 0
  12. Engineered soil depth (ft) = 0
  13. Engineered soil porosity = 0
  14. Percent solids reduction due to flow through engineered soil = 0
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft): 0
- Soil Data                      Soil Type Fraction in Eng. Soil
- Biofilter Outlet/Discharge Characteristics:
- Outlet type: Broad Crested Weir
1. Weir crest length (ft): 30
  2. Weir crest width (ft): 10
  3. Height of datum to bottom of weir opening: 4
- Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
  2. Stand pipe height above datum (ft): 3
- Outlet type: Surface Discharge Pipe
1. Surface discharge pipe outlet diameter (ft): 0.8
  2. Pipe invert elevation above datum (ft): 0
  3. Number of surface pipe outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - DS Biofilters # 4

1. Top area (square feet) = 9188
  2. Bottom area (square feet) = 1098
  3. Depth (ft): 4
  4. Biofilter width (ft) - for Cost Purposes Only: 10
  5. Infiltration rate (in/hr) = 1
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side): 1
  8. Infiltration rate fraction (bottom): 1
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate: 0
  12. Engineered soil depth (ft) = 0
  13. Engineered soil porosity = 0
  14. Percent solids reduction due to flow through engineered soil = 0
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft): 0
- Soil Data                      Soil Type Fraction in Eng. Soil
- Biofilter Outlet/Discharge Characteristics:
- Outlet type: Broad Crested Weir
1. Weir crest length (ft): 25
  2. Weir crest width (ft): 15
  3. Height of datum to bottom of weir opening: 3.5

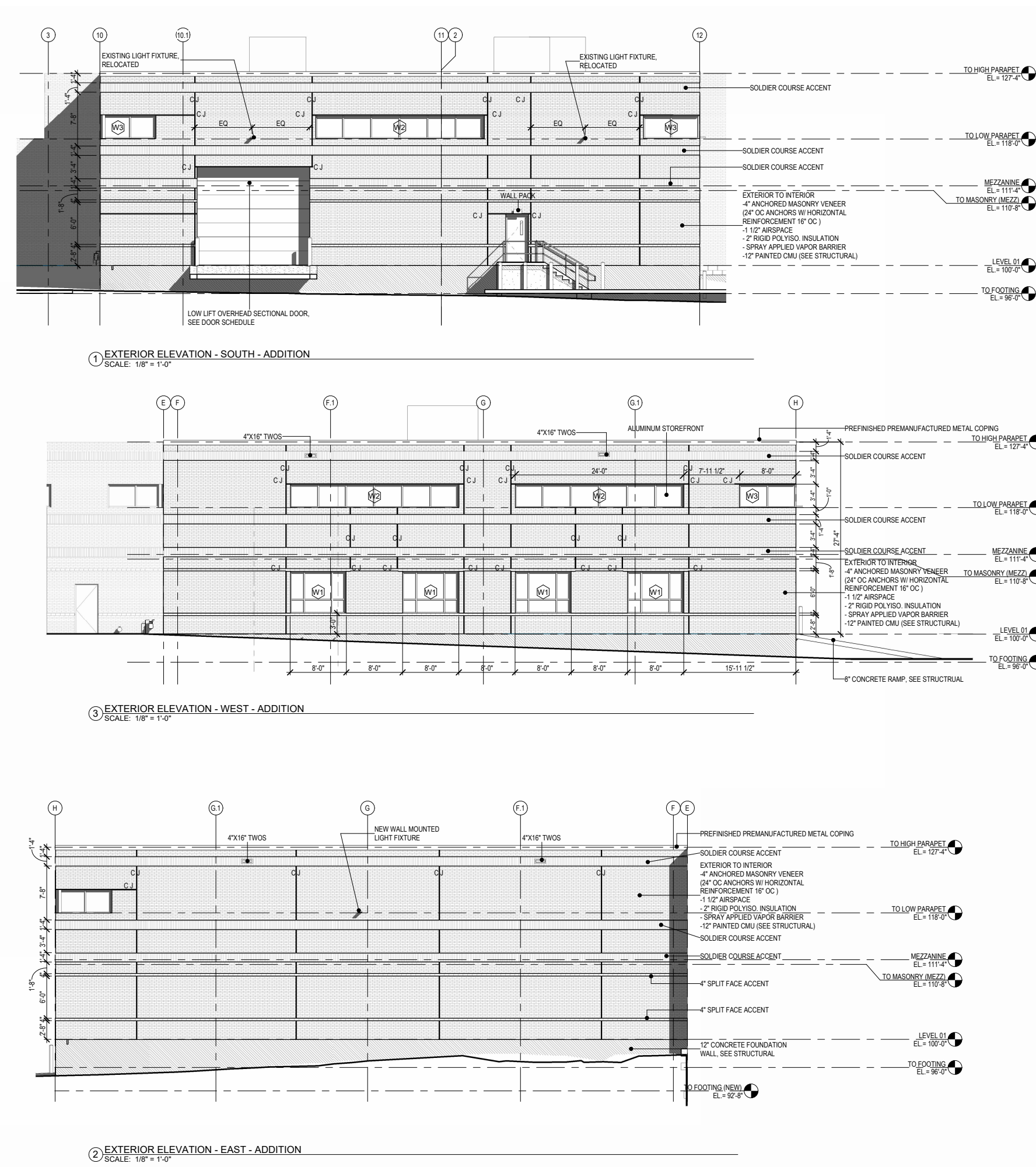
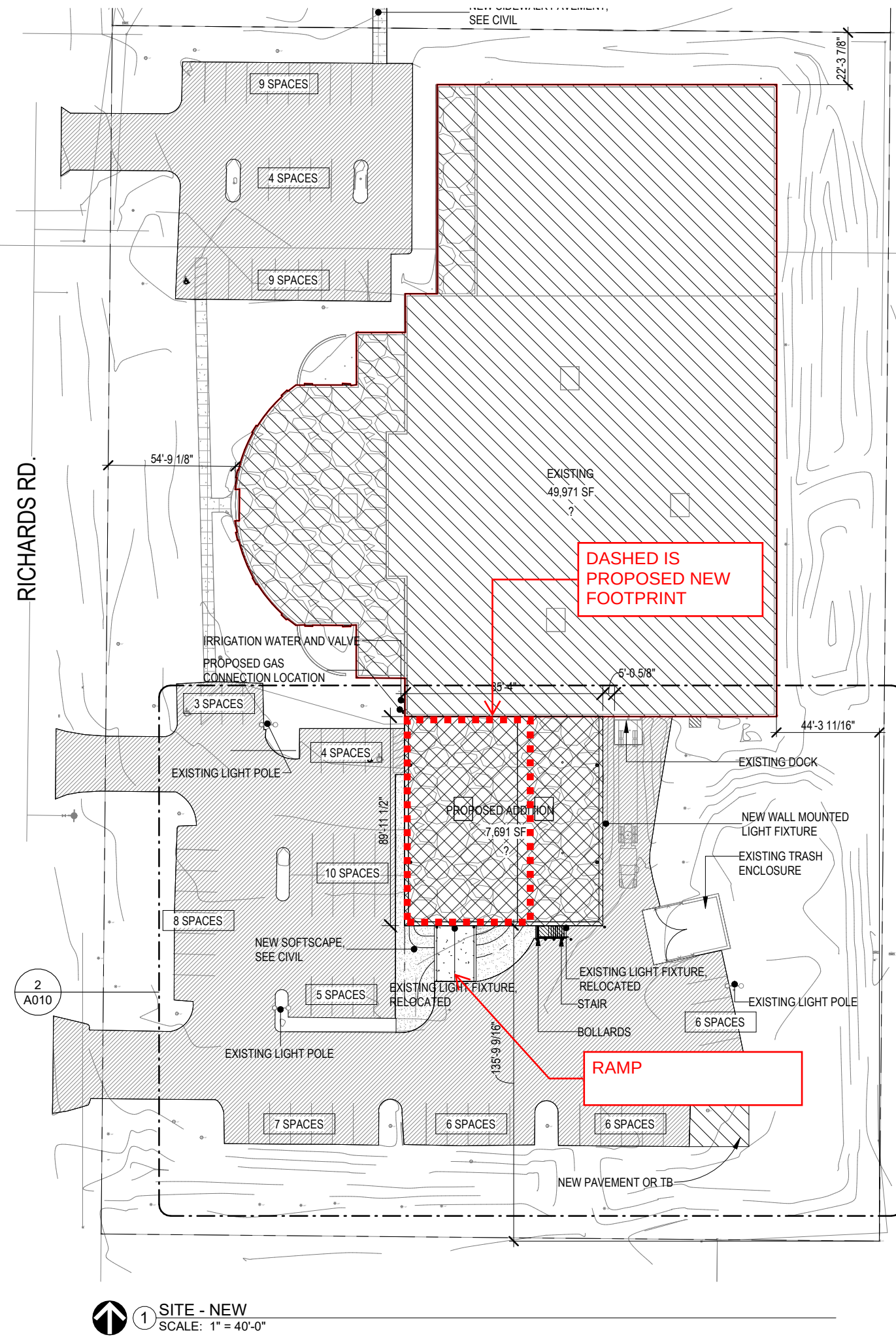
Control Practice 3: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1  
 Particle Size Distribution file name: Not needed - calculated by program  
 Initial stage elevation (ft): 4  
 Peak to Average Flow Ratio: 3.8  
 Maximum flow allowed into pond (cfs): No maximum value entered  
 Outlet Characteristics:  
   Outlet type: V - notch weir  
     1. Weir angle (degrees): 180  
     2. Weir height from invert: 0  
     3. Invert elevation above datum (ft): 5  
   Outlet type: Orifice 1  
     1. Orifice diameter (ft): 0.2  
     2. Number of orifices: 1  
     3. Invert elevation above datum (ft): 4  
   Outlet type: Broad Crested Weir  
     1. Weir crest length (ft): 30  
     2. Weir crest width (ft): 10  
     3. Height from datum to bottom of weir opening: 6  
   Outlet type: Vertical Stand Pipe  
     1. Stand pipe diameter (ft): 3  
     2. Stand pipe height above datum (ft): 5.5  
 Pond stage and surface area

| Entry<br>Number | Stage<br>(ft) | Pond Area<br>(acres) | Natural Seepage<br>(in/hr) | Other Outflow<br>(cfs) |
|-----------------|---------------|----------------------|----------------------------|------------------------|
| 0               | 0.00          | 0.0000               | 0.00                       | 0.00                   |
| 1               | 1.00          | 0.0100               | 0.00                       | 0.00                   |
| 2               | 2.00          | 0.0180               | 0.00                       | 0.00                   |
| 3               | 3.00          | 0.0270               | 0.00                       | 0.00                   |
| 4               | 4.00          | 0.1120               | 0.00                       | 0.00                   |
| 5               | 5.00          | 0.1870               | 0.00                       | 0.00                   |
| 6               | 6.00          | 0.2740               | 0.00                       | 0.00                   |

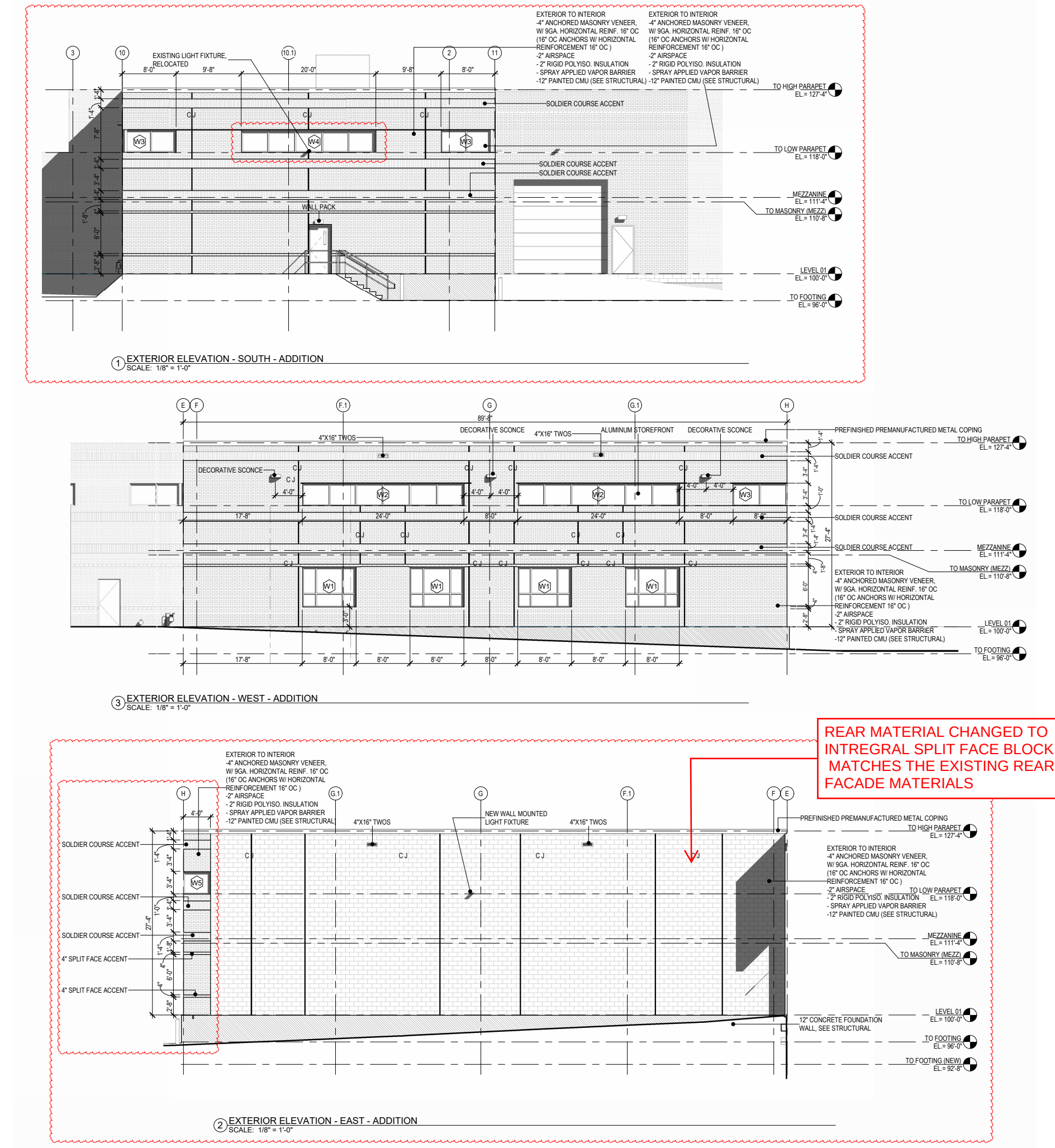
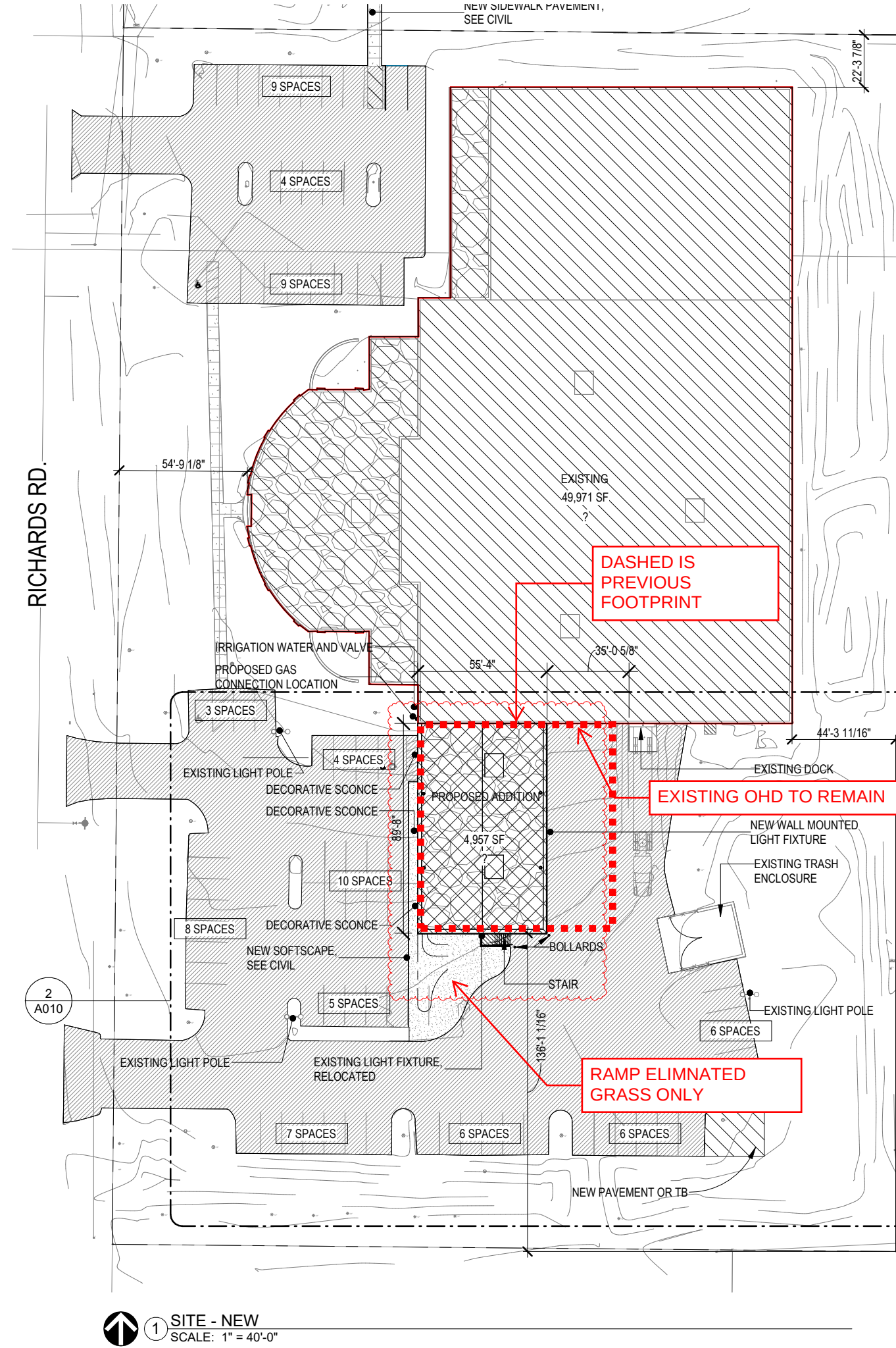


## RESUBMITTAL - COMPARISON SHEET

## PREVIOUSLY APPROVED DESIGN



## PROPOSED RESUBMIT DESIGN



PREVIOUS SOUTH ELEVATION



PRIMARY FACADE ALONG RICHARDS RD. REMAINS THE SAME



### PROPOSED SOUTH ELEVATION





## PROJECT TEAM

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

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

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

ELECTRICAL ENGINEER:  
TBD: DESIGN BUILD

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

MECHANICAL ENGINEER:  
TBD: DESIGN BUILD

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

PLUMBING ENGINEER:  
TBD: DESIGN BUILD

## ADDITION

# PLAN COMMISSION - RESUBMITTAL

[illegible]

| GENERAL   |             |                  |            |
|-----------|-------------|------------------|------------|
| SHEET NO. | SHEET NAME  | CURRENT REVISION |            |
|           |             | NUMBER           | ISSUE DATE |
| G000      | TITLE SHEET | 1                | 01/30/25   |

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

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

| SHEET NO. | SHEET NAME                     | CURRENT REVISION |            |
|-----------|--------------------------------|------------------|------------|
|           |                                | NUMBER           | ISSUE DATE |
| A010      | ARCHITECTURAL SITE PLAN        | 1                | 01/30/25   |
| A200      | OVERALL FLOOR PLAN             | 1                | 01/30/25   |
| A210      | PARTIAL PLAN -                 | 1                | 01/30/25   |
| A240      | ROOF PLAN                      | 1                | 01/30/25   |
| A301      | EXTERIOR ELEVATIONS - OVERALL  | 1                | 01/30/25   |
| A302      | EXTERIOR ELEVATIONS - ENLARGED | 1                | 01/30/25   |
| A400      | BUILDING SECTIONS              | 1                | 01/30/25   |

|      |            |   |          |
|------|------------|---|----------|
| A850 | RENDERINGS | 1 | 01/30/25 |
|------|------------|---|----------|

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| 1/28/26 | PC RESUBMIT |
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|               |             |
|---------------|-------------|
| PROJECT NO. : | D1029.25    |
| DATE :        | 09/26/2025  |
| DRAWN BY :    | Author      |
| SHEET TITLE : | TITLE SHEET |

SHEET NO.

**G000**

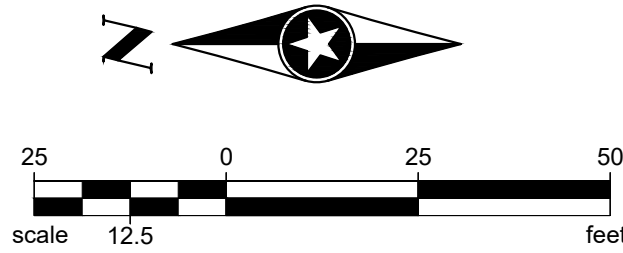
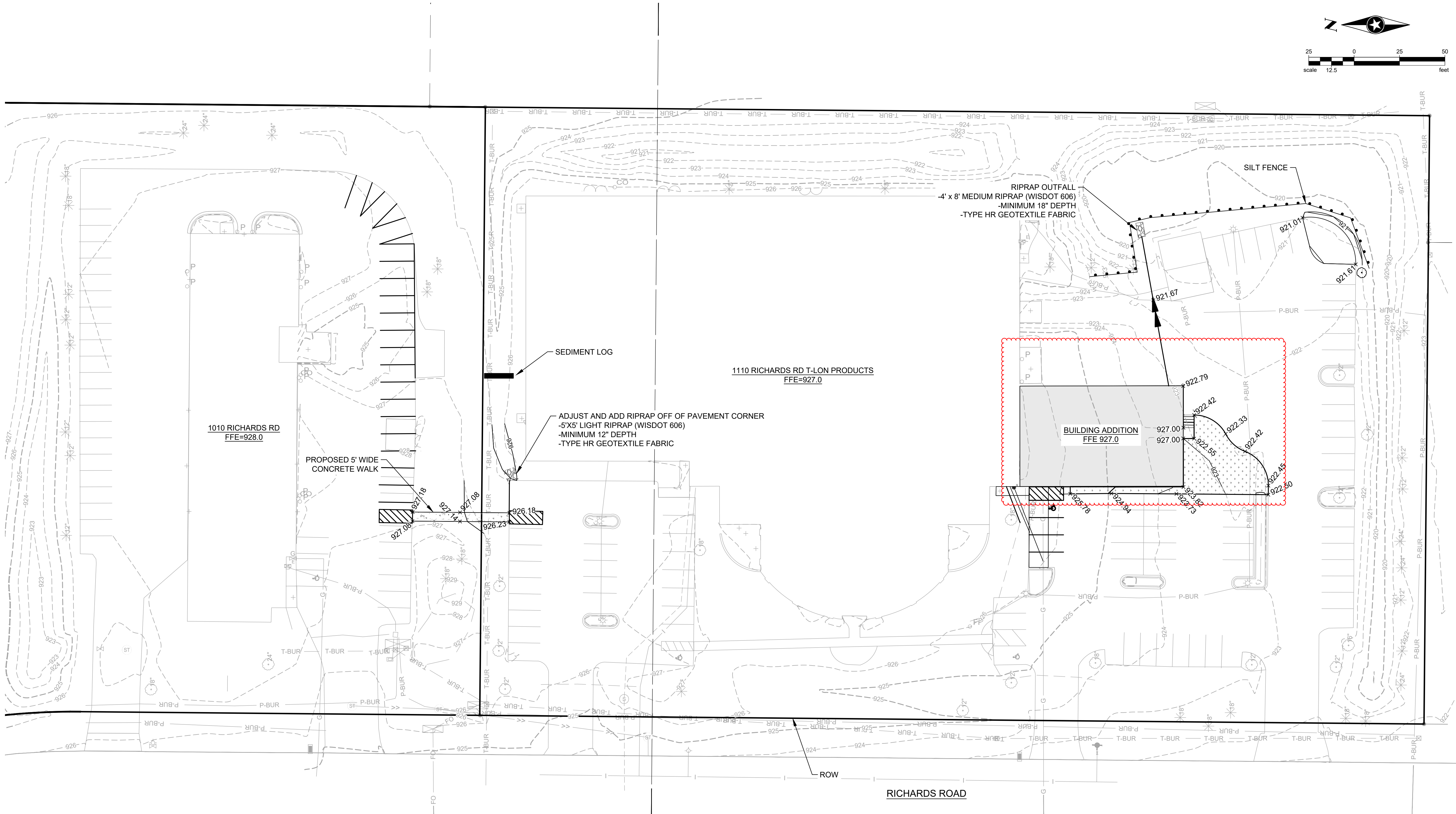












#### EROSION CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER PENALTY AS PER THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000 OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

#### PROJECT INFORMATION:

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

ADDRESS:  
**1110 RICHARDS RD,  
HARTLAND, WI 53029**

#### REVISIONS

| NO. | DATE    | DESCRIPTION |
|-----|---------|-------------|
| 1   | 1/28/26 | PC RESUBMIT |
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#### SHEET INFO

PROJECT NO. :  
D1029.25  
DATE :  
09/26/2025  
DRAWN BY :  
LJK  
SHEET TITLE :  
GRADING & EROSION  
CONTROL PLAN

SHEET NO.

**C2.00**

1770 EXECUTIVE DRIVE  
OCONOMOC, WI 53066  
PHONE: (262) 581-6877  
FAX: (262) 581-4076

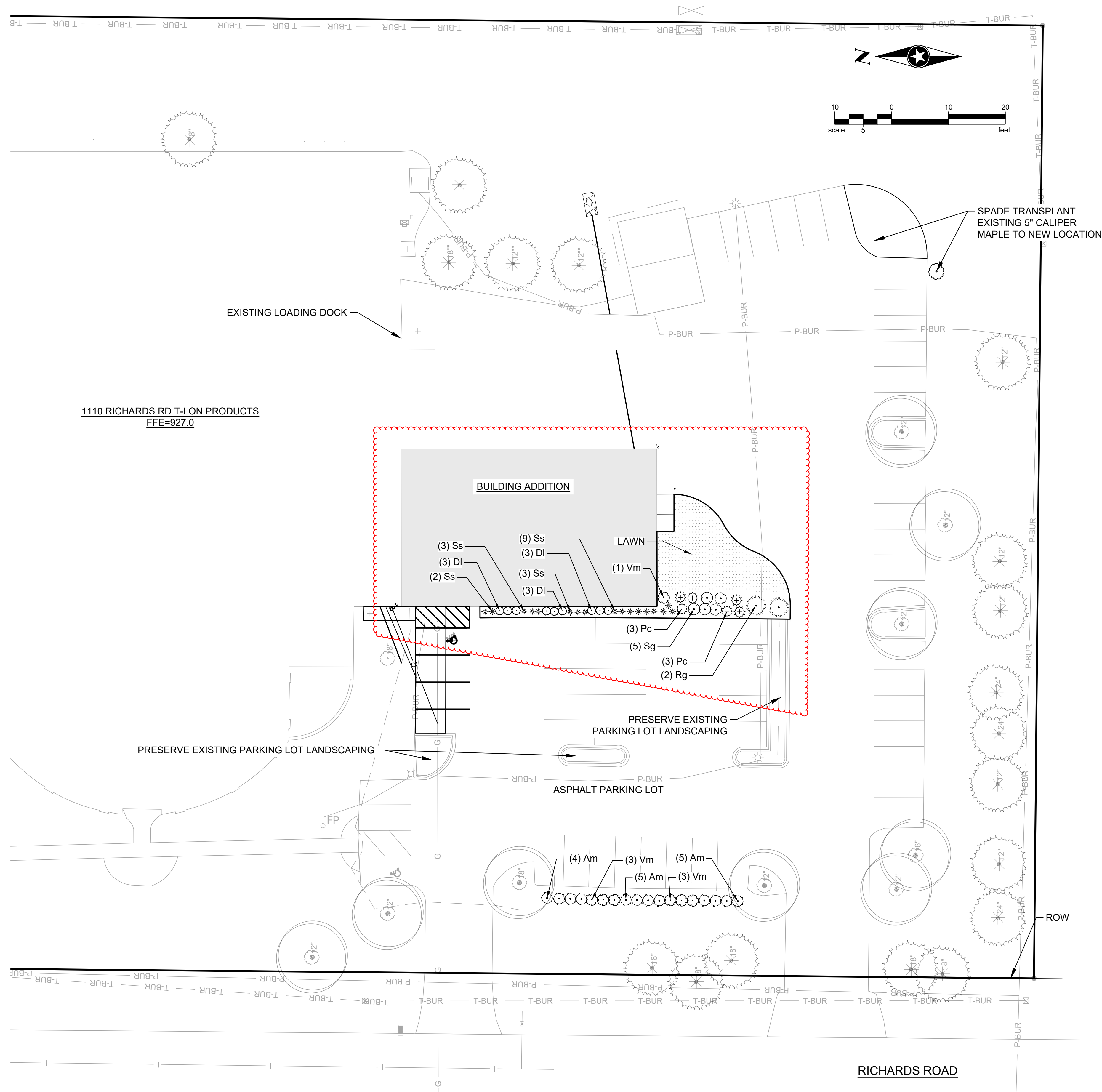
**OLIVER**  
CONSTRUCTION CO.





**C3.00**





## PLANT SCHEDULE

| <u>SYMBOL</u>                                                                       | <u>CODE</u> | <u>BOTANICAL / COMMON NAME</u>                                   | <u>SIZE</u> | <u>QTY</u> |
|-------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------|-------------|------------|
| <b><u>SHRUBS</u></b>                                                                |             |                                                                  |             |            |
|  | Am          | Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry  | 5 gal.      | 14         |
|  | DI          | Diervilla lonicera / Dwarf Bush Honeysuckle                      | 3 gal.      | 9          |
|  | Pc          | Pinus mugo 'Compacta' / Dwarf Mugo Pine                          | 5 gal.      | 6          |
|  | Rg          | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac                | 5 gal.      | 2          |
|  | Sg          | Spiraea x bumalda 'Goldflame' / Goldflame Spirea                 | 3 gal.      | 5          |
|  | Vm          | Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum | 5 gal.      | 7          |

## ORNAMENTAL GRASSES

|   |    |                                                                               |        |    |
|---|----|-------------------------------------------------------------------------------|--------|----|
| * | Ss | Schizachyrium scoparium `Standing Ovation` / Standing Ovation Little Bluestem | 1 gal. | 17 |
|---|----|-------------------------------------------------------------------------------|--------|----|

| <u>SYMBOL</u> | <u>CODE</u> | <u>BOTANICAL / COMMON NAME</u> |
|---------------|-------------|--------------------------------|
|---------------|-------------|--------------------------------|

| GROUND COVERS                                                                       |                |        |
|-------------------------------------------------------------------------------------|----------------|--------|
|  | LAWN SEED AREA | 974 sf |

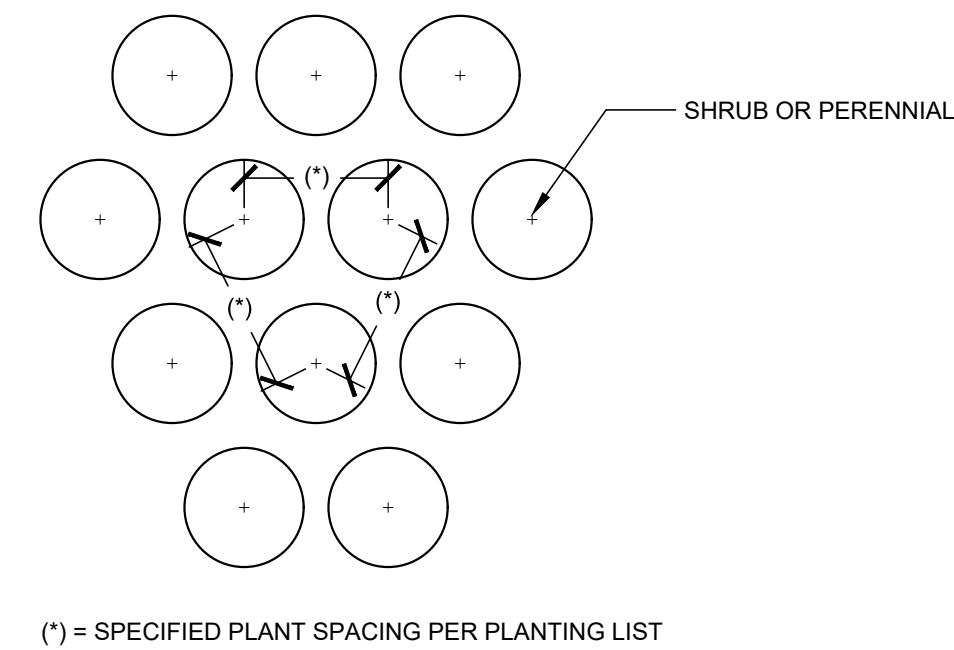
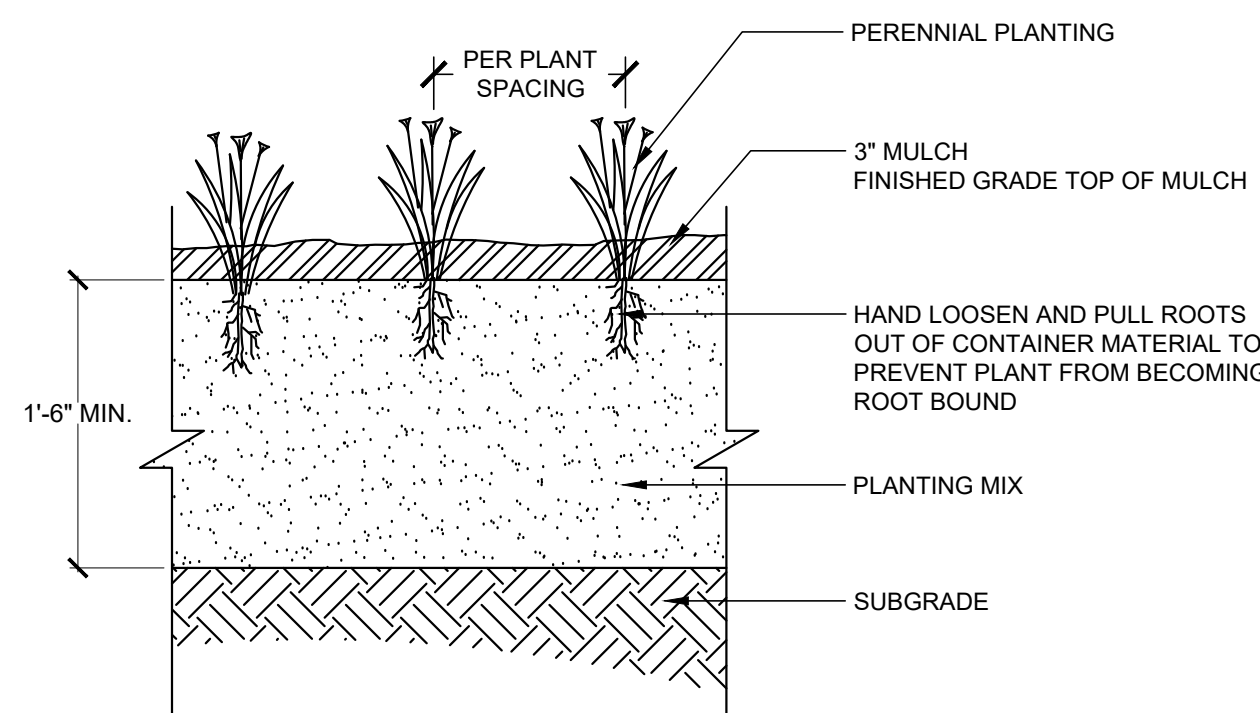
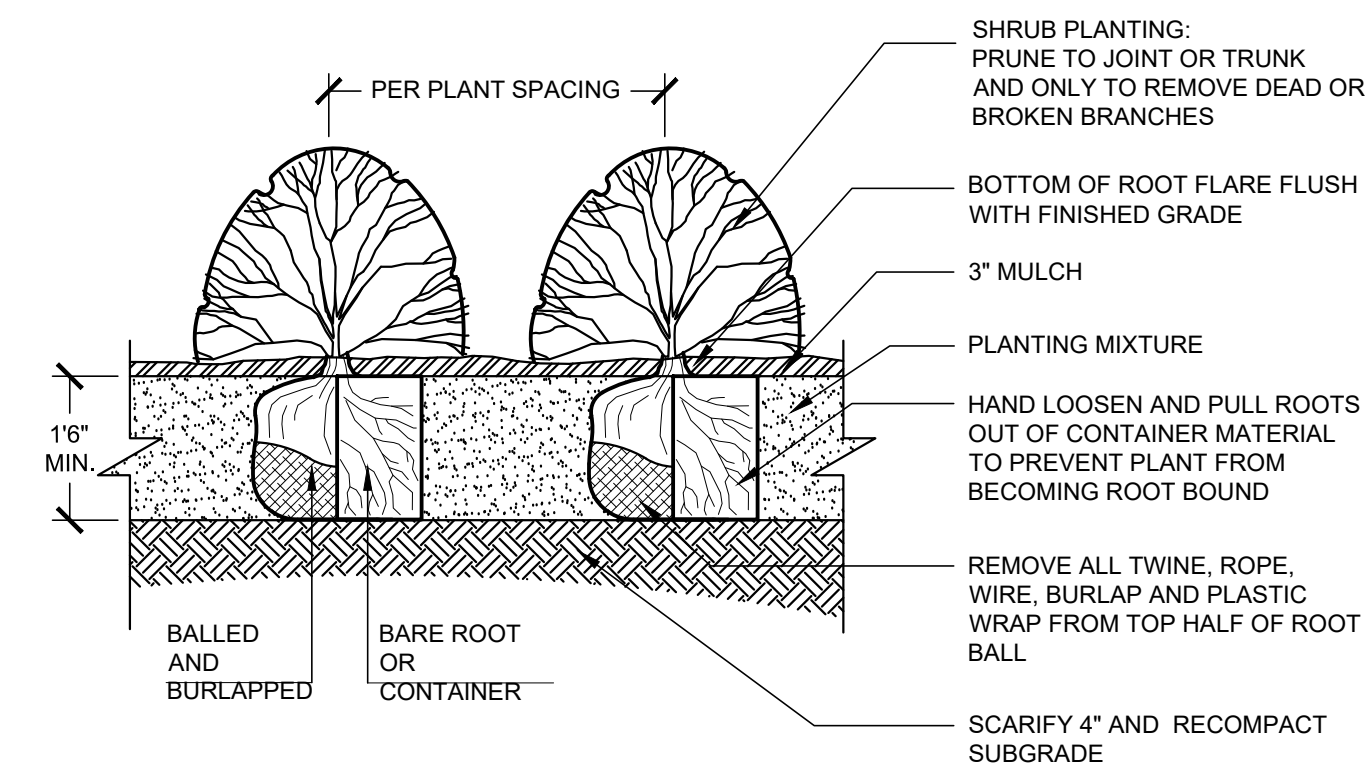
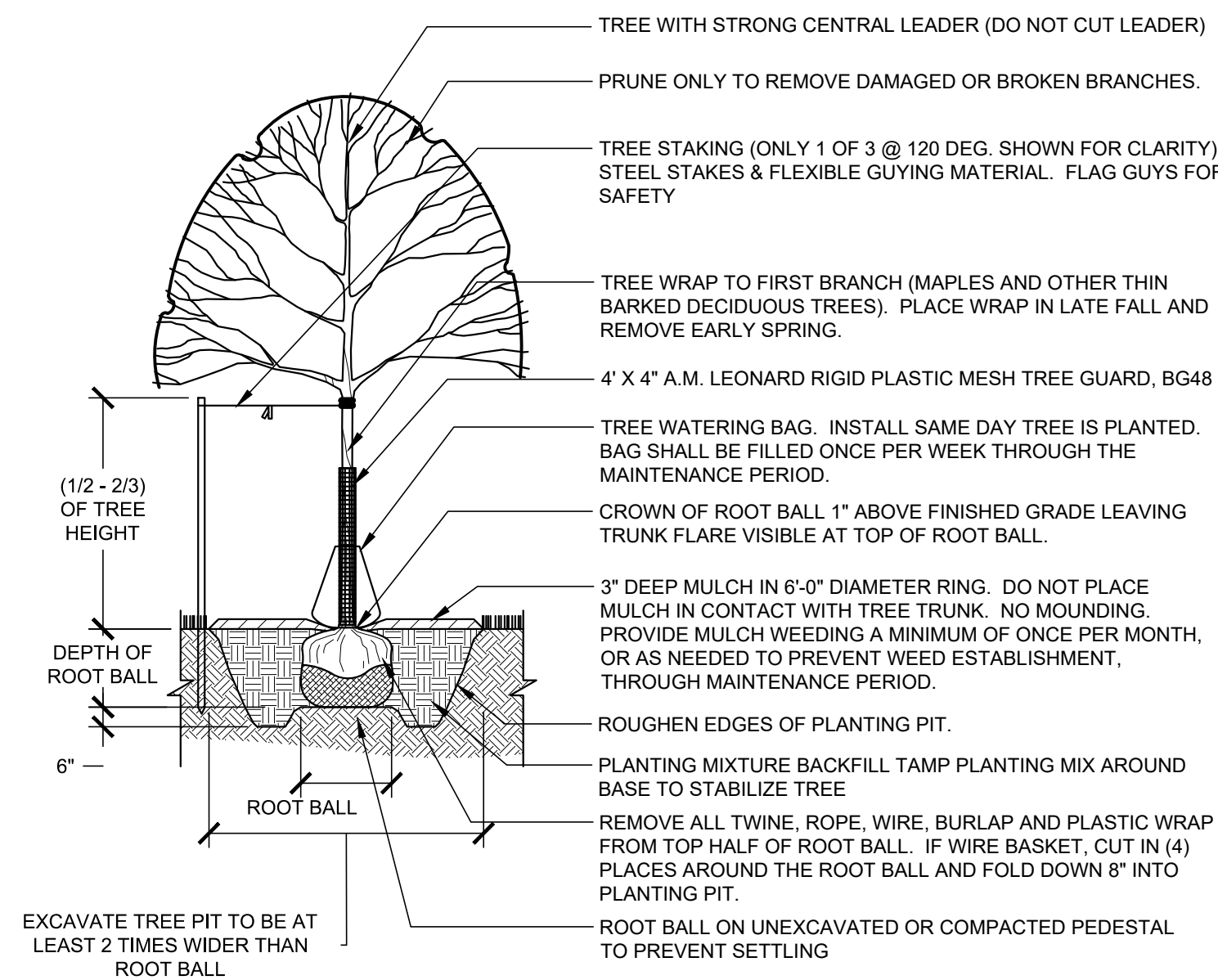
## GROUND COVERS

LAWN SEED AREA 974 sf

PLANTING NOTES:

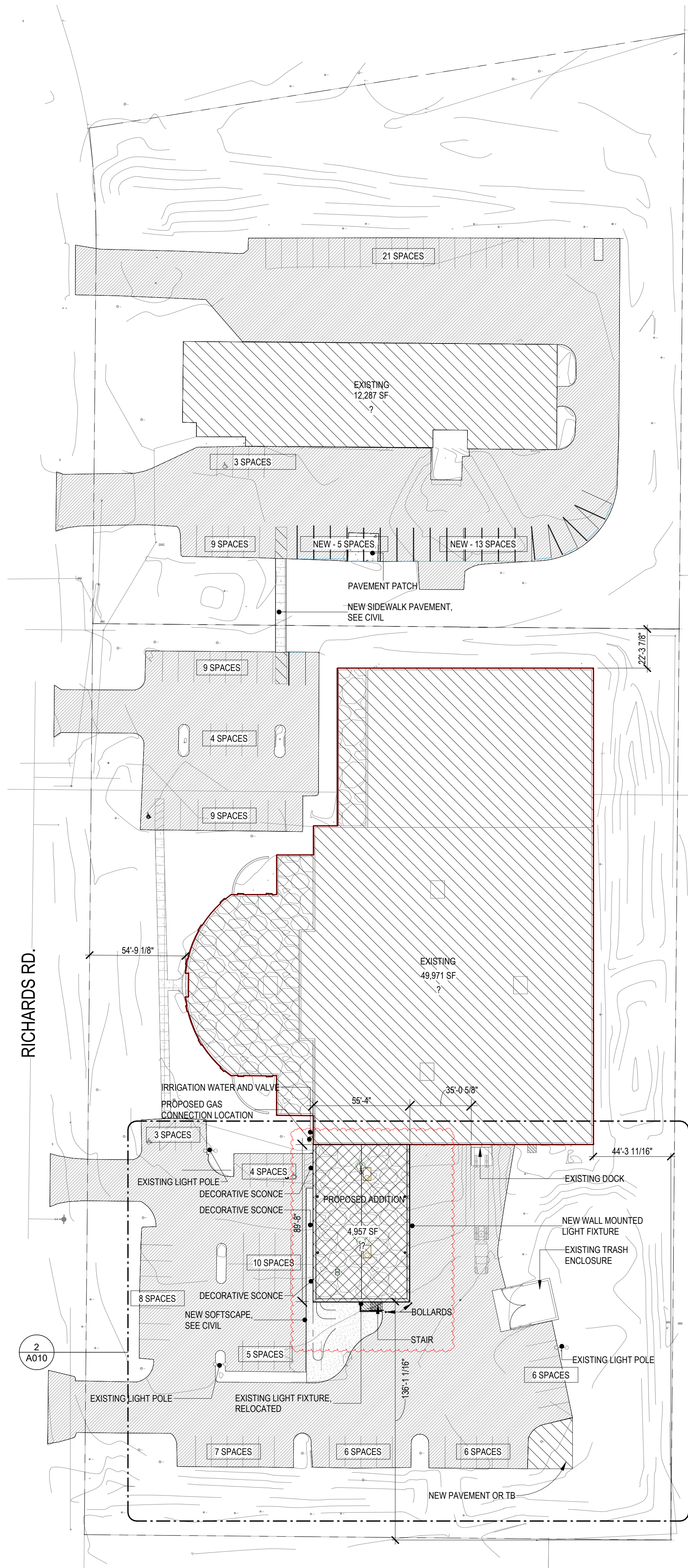
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE LANDSCAPE ARCHITECT WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. AREAS UNDER PLANTING BEDS SHALL NOT CONTAIN COMPACTED AGGREGATE TO ALLOW FOR PROPER DRAINAGE AND GROWTH OF PLANT MATERIAL. REMOVE AGGREGATE AND PERFORM SUBSOILING AS NECESSARY TO OBTAIN LOOSE, FREE DRAINING SUBGRADE BELOW PLANTING BEDS. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
4. ALL SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL
5. ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF PREPARED SOIL.
6. NEW SEEDED AREAS TO BE TREATED WITH HERBICIDE TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
7. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
8. SHOVEL CUT EDGE TYPICAL OF ALL PLANTING BEDS UNLESS OTHERWISE INDICATED.
9. ALL PLANTING BEDS AND PLANTED TREES SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH PER PLANTING DETAILS. MULCH SHALL BE CONSIDERED INCIDENTAL TO PLANT MATERIALS
10. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
11. CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
12. PROVIDE 1 YEAR WARRANTY ON ALL PLANT MATERIAL.
13. LAWN SEED SHALL BE ESTABLISHED BY THE CONTRACTOR TO A DENSE, GREEN CONSISTENT LAWN VOID OF ANY BARE OR PATCHY AREAS LARGER THAN 3"x3"
14. SEED PRIOR TO OCT. 15. IF SEEDED AFTER OCT. 15, MAINTAIN AND ESTABLISH LAWN UNTIL SPRING REVIEW
15. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
16. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
17. DRAWINGS ARE INTENDED FOR THE INSTALLATION OF PLANT MATERIAL ONLY.
18. SPADE TRANSPLANTED TREE SHALL BE HARVESTED PRIOR TO LEAVING OUT (BUD BREAK) IN THE SPRING OR DURING THE FALL PLANTING PERIOD. TREES SHALL BE MOVED AND PLANTED WITHIN 48 HOURS OF THE INITIAL HARVESTING AND SHALL REMAIN IN THE SPADE MACHINE UNTIL PLANTED. AFTER INSTALLING THE TREE, LOOSEN THE SOIL ALONG THE SEAM BETWEEN THE ROOTBALL AND THE SURROUNDING SOIL OUT TO A RADIUS FROM THE ROOT BALL EDGE EQUAL TO THE DIAMETER OF THE ROOT BALL TO A DEPTH OF 8-10 INCHES BY HAND DIGGING TO DISTURB THE SOIL INTERFACE. FILL GAPS BELOW LEVEL WITH LOOSE SOIL.



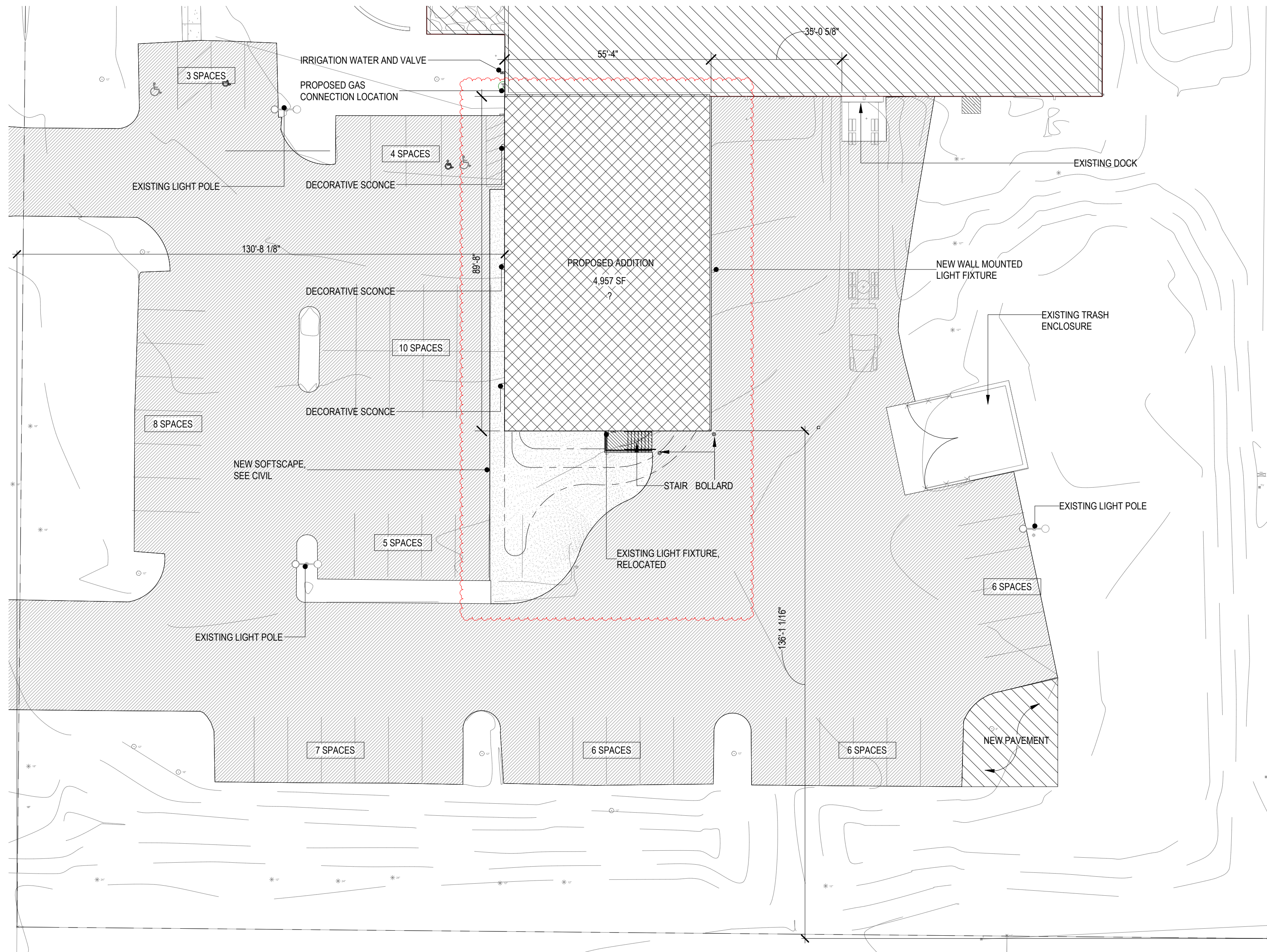
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| PROJECT NO. : | D1029.25          |
| DATE :        | 09/26/2025        |
| DRAWN BY :    | MGW               |
| SHEET TITLE : | LANDSCAPE DETAILS |

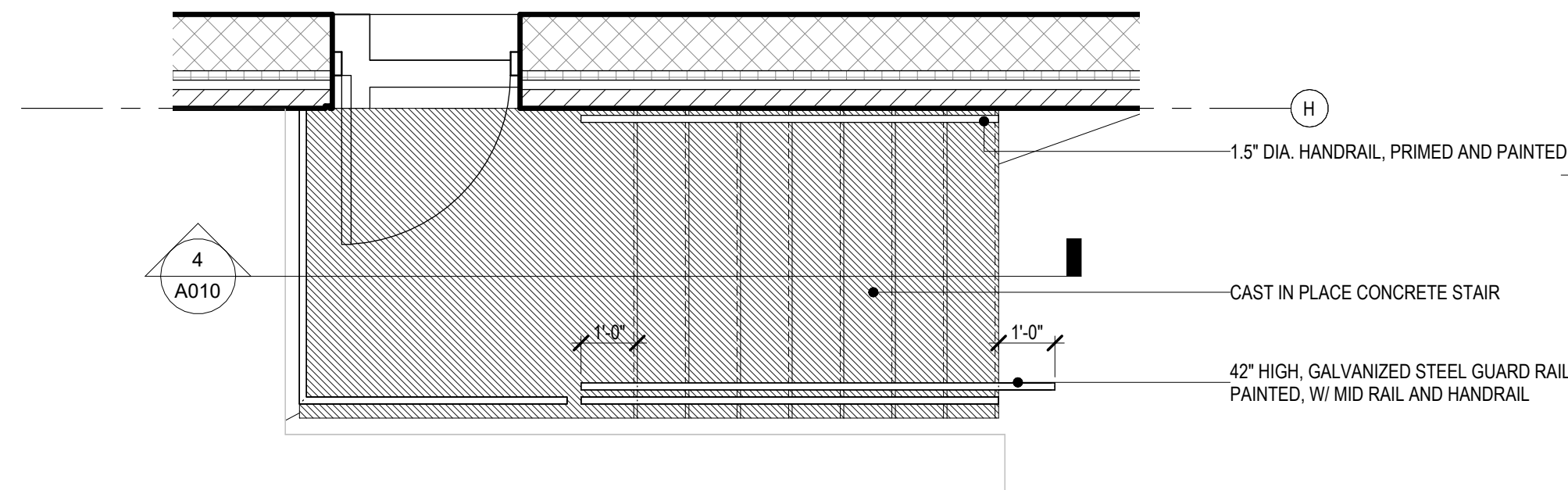




1 SITE - NEW  
SCALE: 1" = 40'-0"

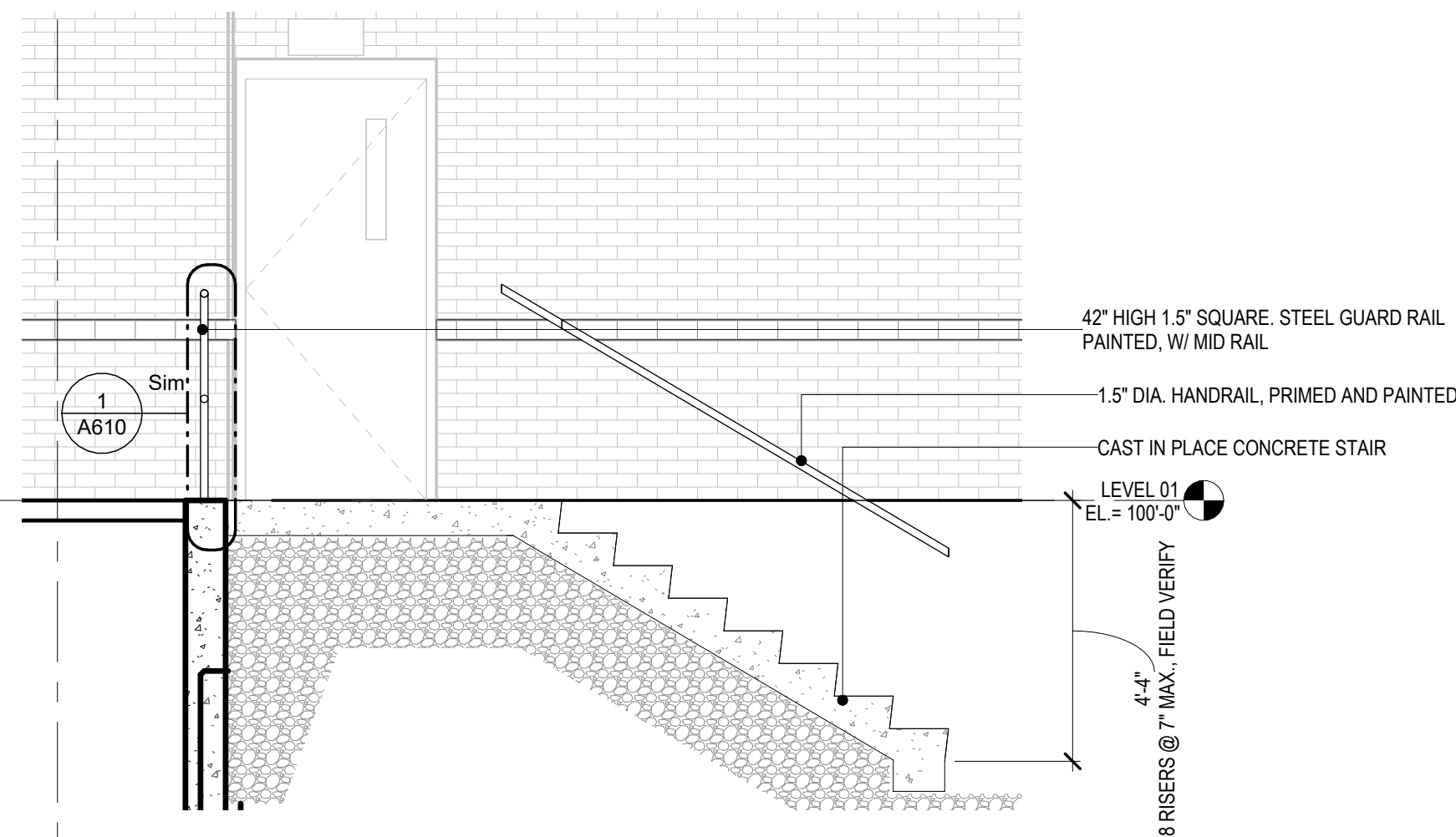


2 SITE - ENLARGED  
SCALE: 1" = 20'-0"



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

| SITE ELEMENTS SCHEDULE                             |          |        |
|----------------------------------------------------|----------|--------|
| DESCRIPTION                                        | QUANTITY | LENGTH |
| 6" DIA. STEEL BOLLARD, CONC. FILLED, PAINTED, TYP. | 2        |        |



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



EXISTING FIXTURES RELOCATED ON ADDITION - SEE ENLARGED ELEVATIONS

1770 EXECUTIVE DRIVE  
OCONOMOWOC, WI 53066  
PHONE: (262) 567-6877  
FAX: (262) 567-4876

**OLIVER**  
CONSTRUCTION CO.

PROJECT INFORMATION:

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

ADDRESS:  
1110 RICHARDS RD,  
HARTLAND, WI 53029

REVISIONS

| 1 | 1/28/25 | PC RESUBMIT |
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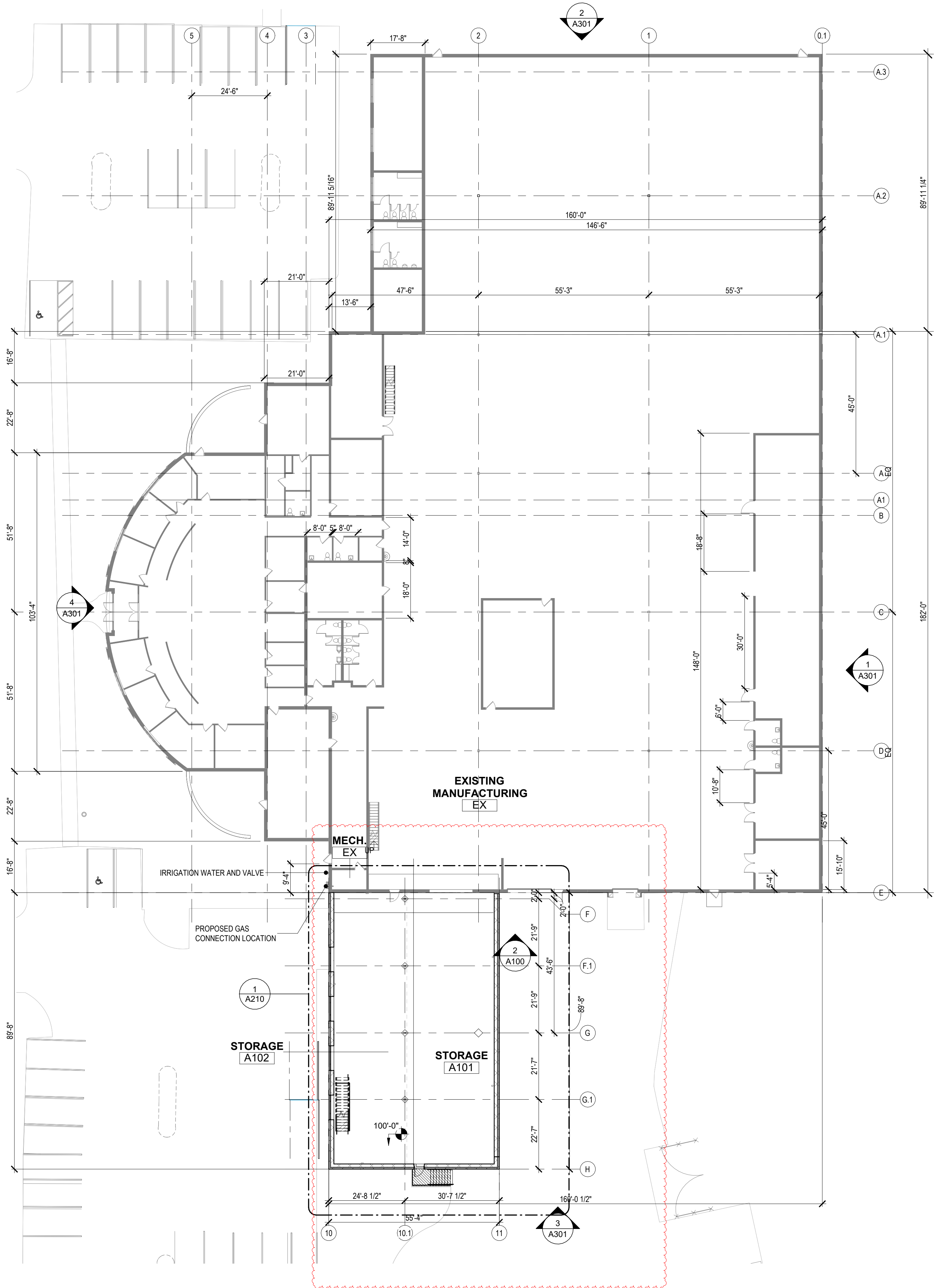
SHEET INFO

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

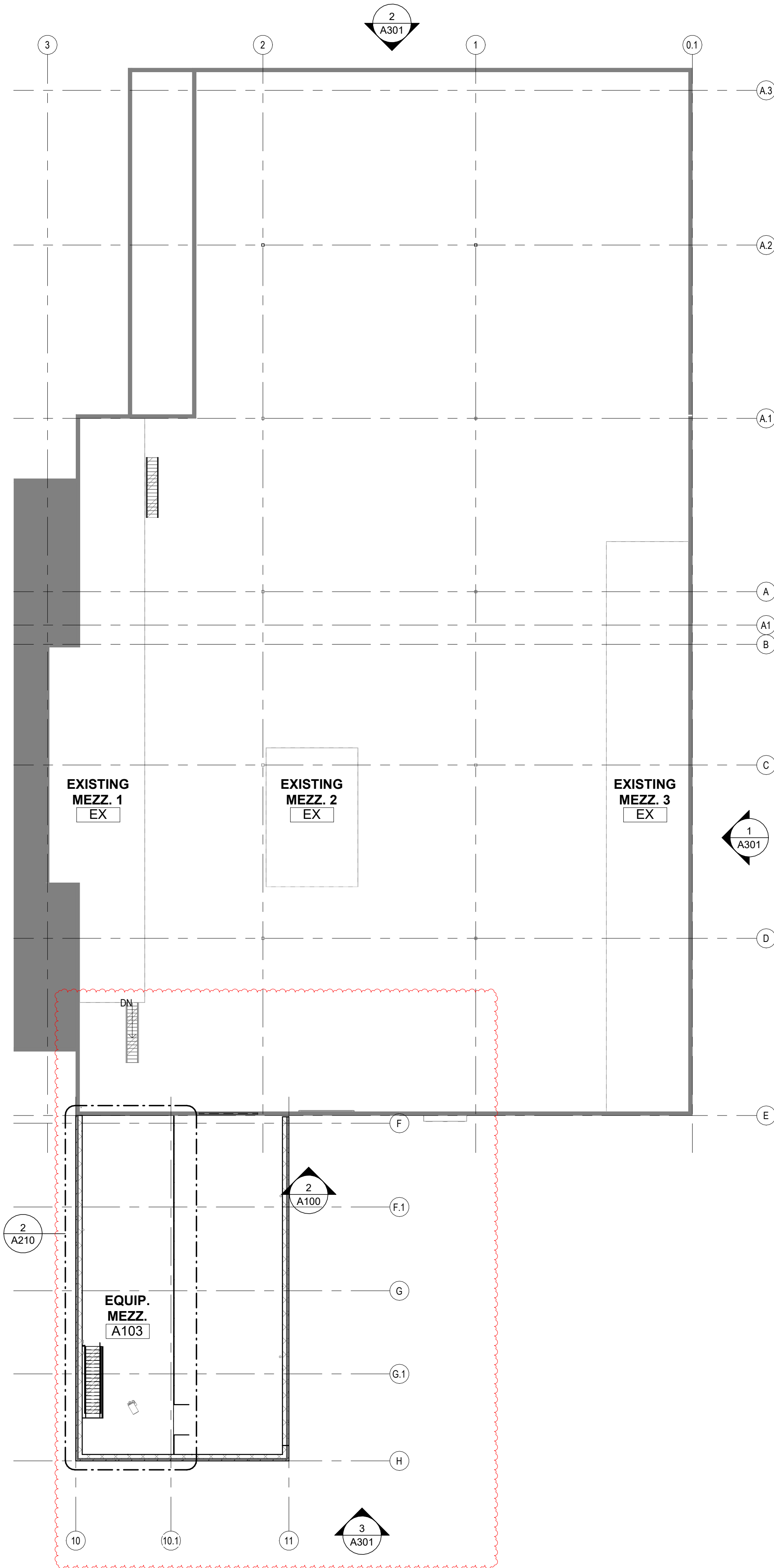
SHEET NO.  
**A010**

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



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

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

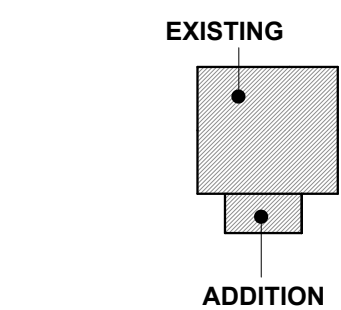
NEW WORK PLAN LEGEND

|  |                                                          |
|--|----------------------------------------------------------|
|  | STUD PARTITION,<br>SEE PARTITION<br>TYPES FOR DETAILS    |
|  | MASONRY PARTITION,<br>SEE PARTITION<br>TYPES FOR DETAILS |
|  | EXISTING WALLS,<br>SEE PLANS FOR<br>DETAILS              |

NEW WORK PLAN KEY NOTES - MASTER

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

| E1 | NOTE |
|----|------|
|----|------|



## KEY PLAN

1770 EXECUTIVE DRIVE  
OCONOMOC, WI 53066  
PHONE: (262) 567-6877  
FAX: (262) 567-4876

**OLIVER**  
CONSTRUCTION CO.

### PROJECT INFORMATION:

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

ADDRESS:  
1110 RICHARDS RD,  
HARTLAND, WI 53029

### REVISIONS

| 1 | 1/28/25 | PC RESUBMIT |
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### SHEET INFO

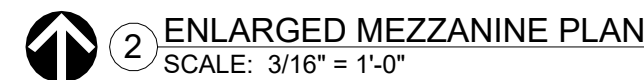
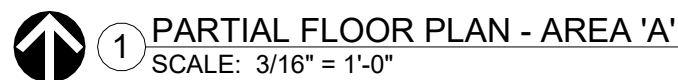
PROJECT NO. :  
D1029.25  
DATE :  
09/26/2025  
DRAWN BY :  
Author  
SHEET TITLE :  
OVERALL FLOOR PLAN

SHEET NO.

**A200**

THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION A4.2(2) OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

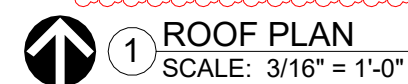




## A210

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

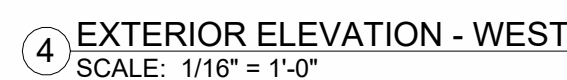
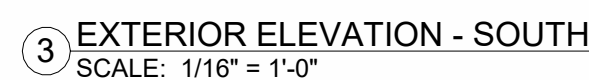
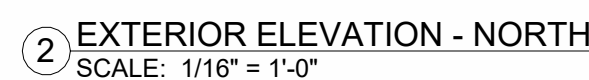
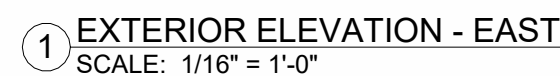




## A240

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





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

**PROJECT INFORMATION:**

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

**ADDRESS:**  
1110 RICHARDS RD,  
HARTLAND, WI 53029

## REVISIONS

[illegible]

## SHEET INFO

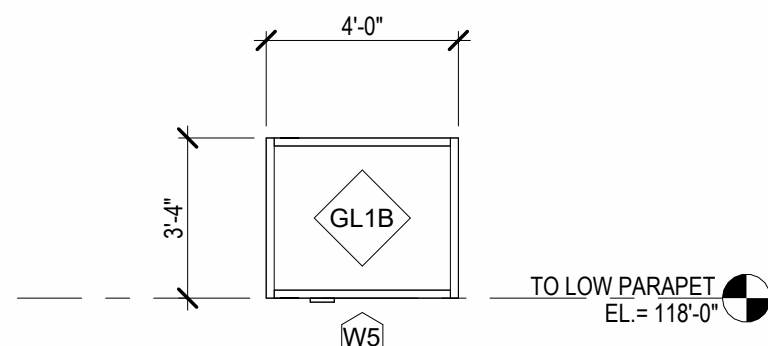
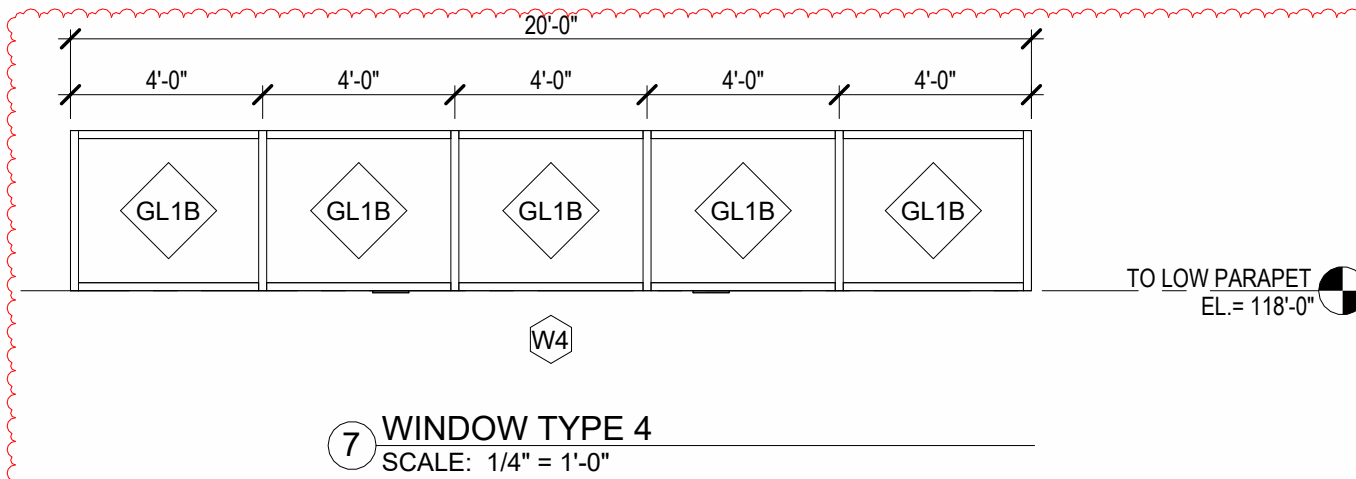
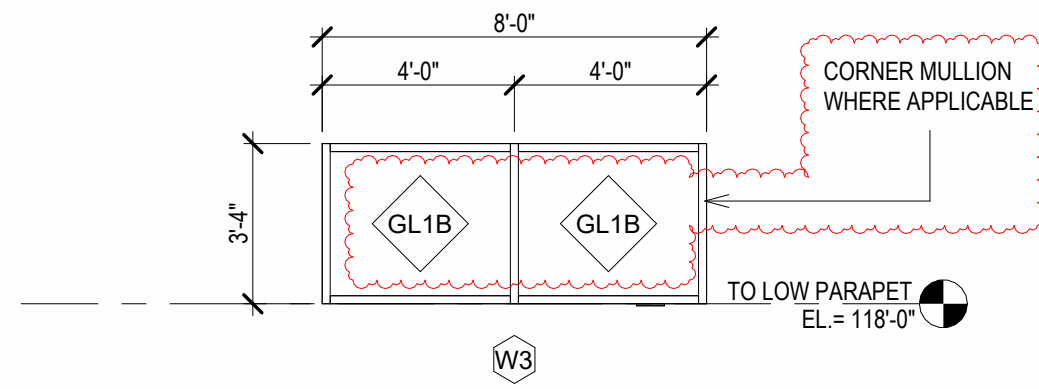
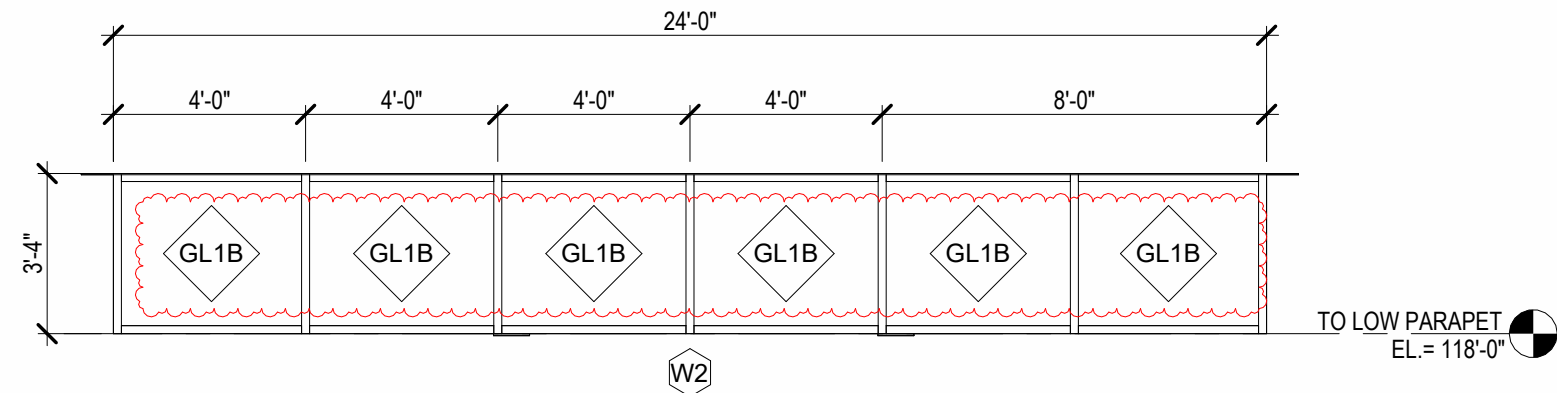
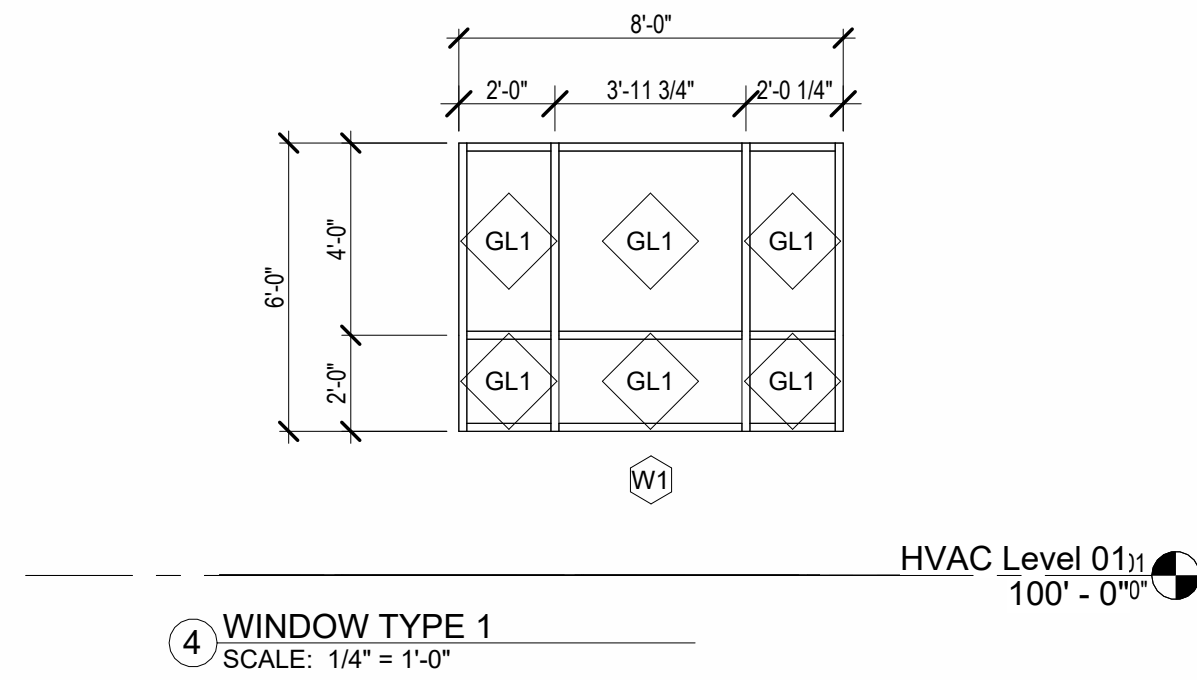
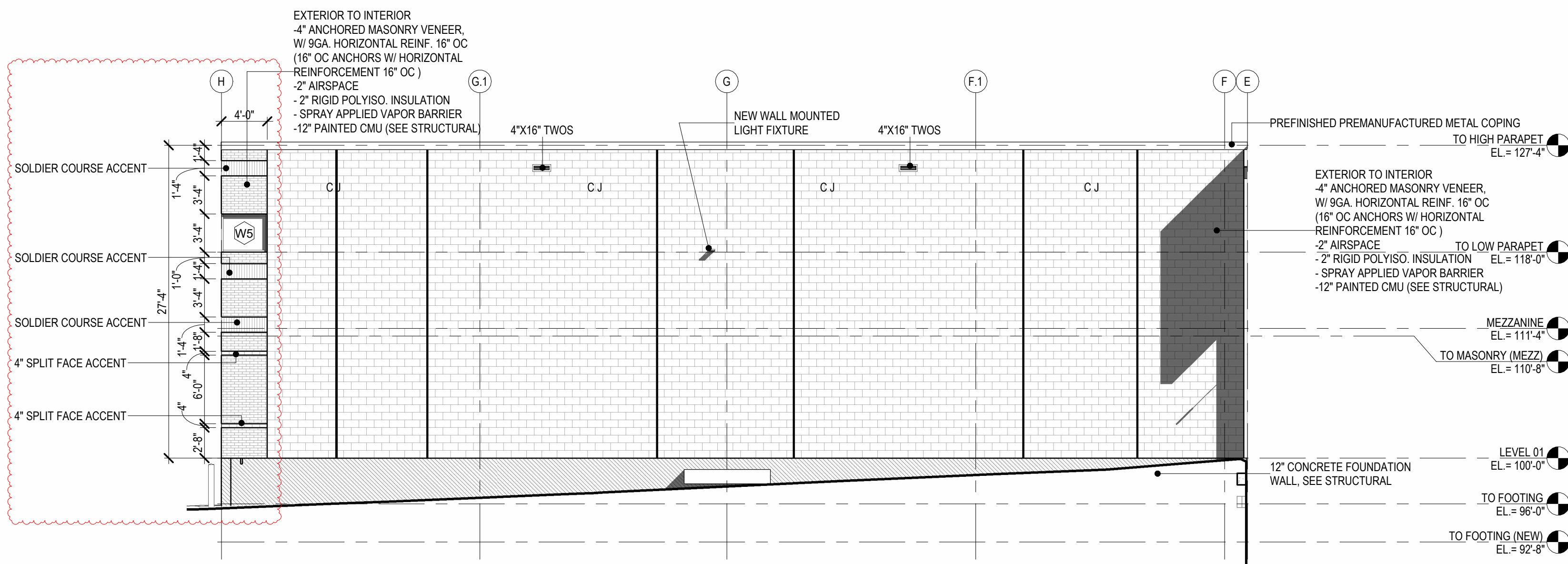
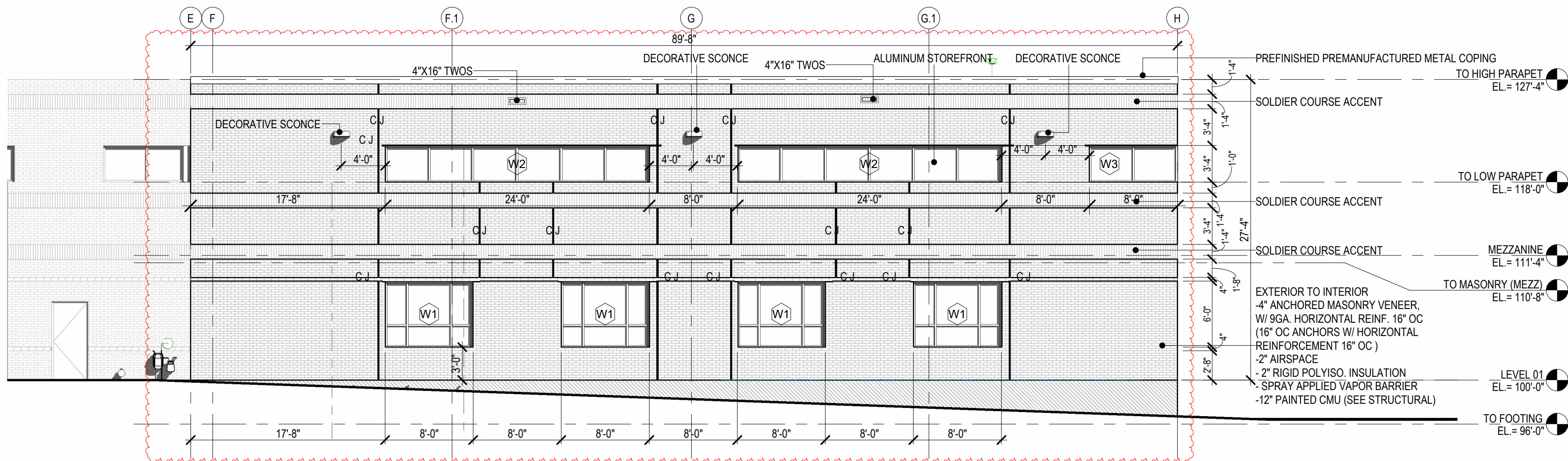
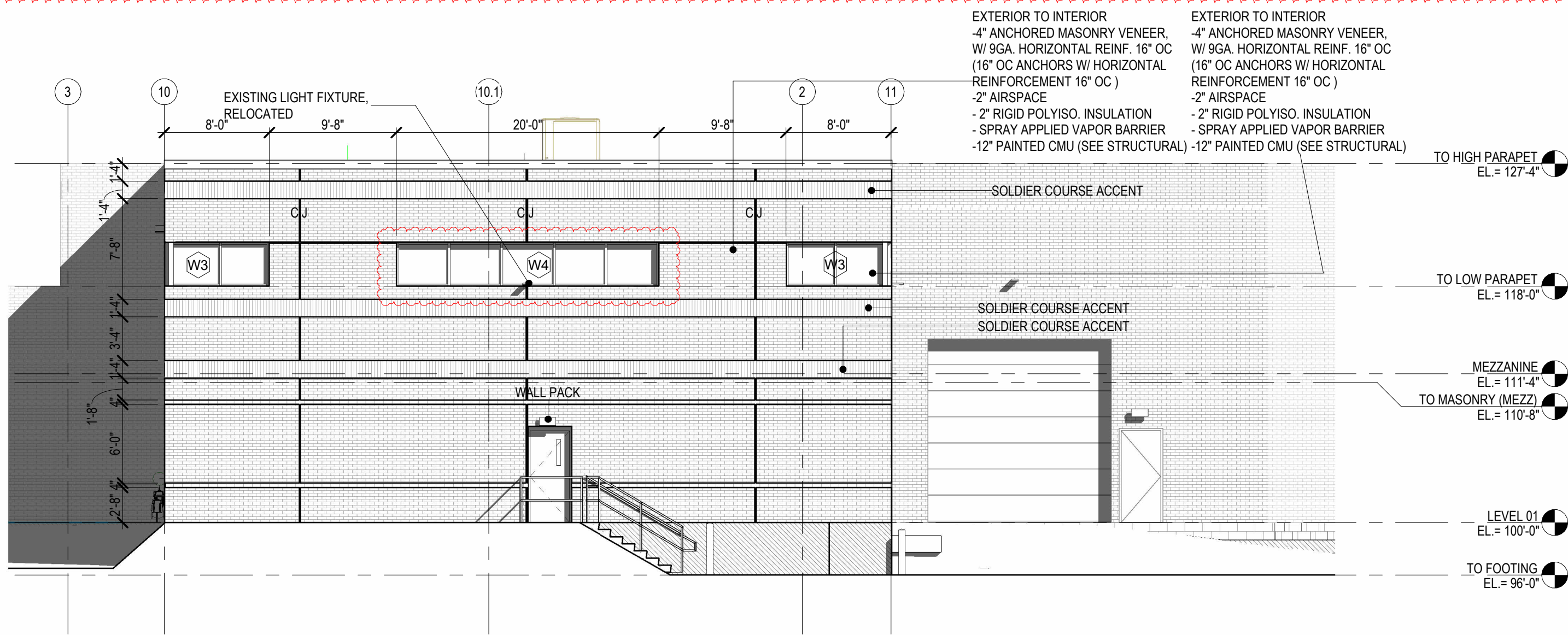
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| PROJECT NO. : | D1029.25                         |
| DATE :        | 09/26/2025                       |
| DRAWN BY :    | Author                           |
| SHEET TITLE : | EXTERIOR ELEVATIONS<br>- OVERALL |

SHEET NO.

## A301

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

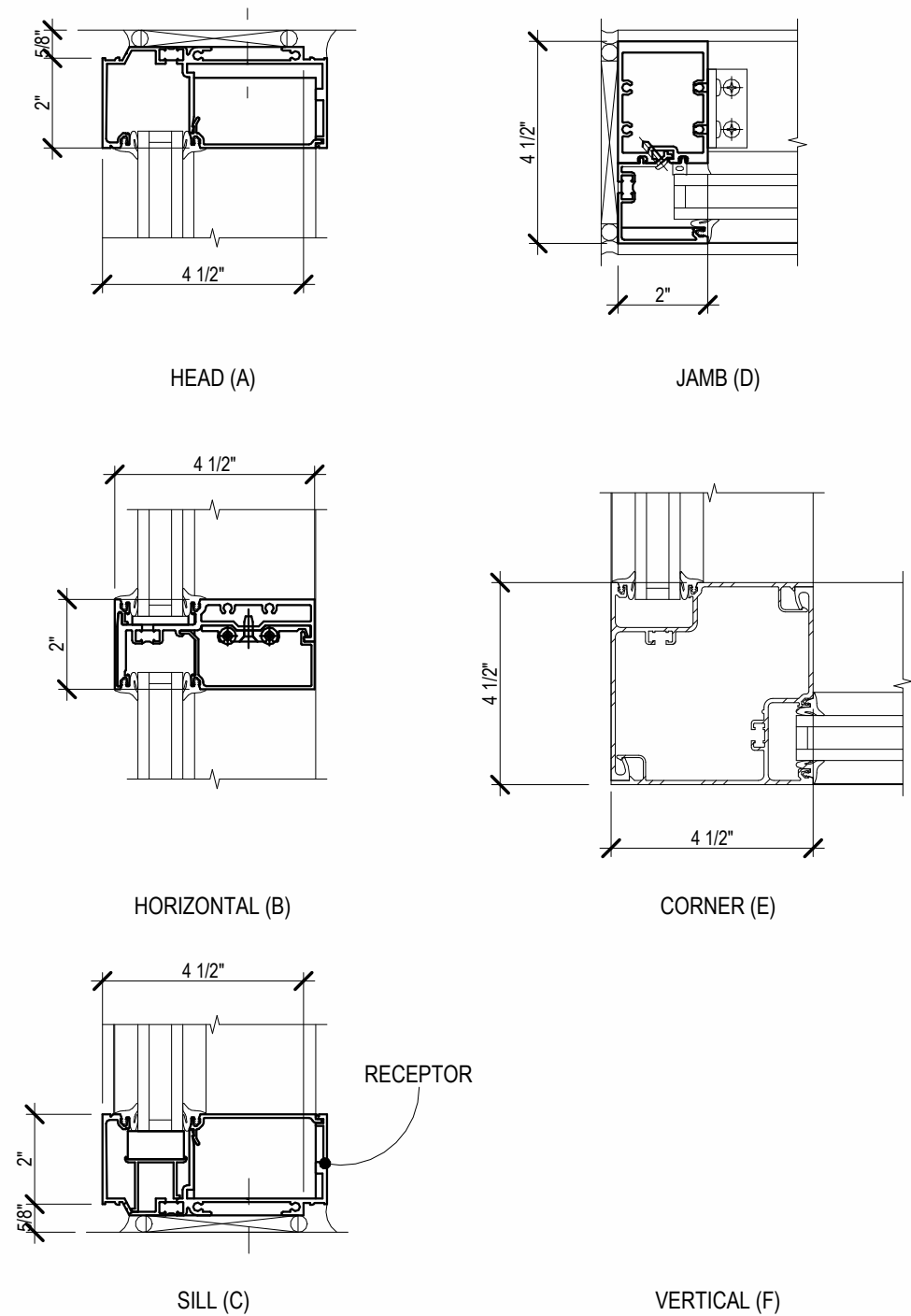




| EXTERIOR FINISHES LEGEND |                                                                                                                                        |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|                          | MATERIAL: FINISH: COLOR                                                                                                                |
|                          | COUNTY MATERIALS: 4" X 16" L X 4"D SPLIT FACE (INTEGRAL COLOR) / SANDSTONE 66-314 : STANDARD MORTAR COLOR                              |
|                          | COUNTY MATERIALS: 4" X 16" L X 4"D CONCRETE BRICK MASONRY / HERITAGE COLLECTION: AUTUMN BLEND : STANDARD MORTAR COLOR                  |
|                          | COUNTY MATERIALS: 4" X 16" L X 4"D CONCRETE BRICK MASONRY / HERITAGE COLLECTION: AUTUMN BLEND : SOLDIER COURSE : STANDARD MORTAR COLOR |
|                          | COUNTY MATERIALS: 8" X 16" L X 4"D SPLIT FACE (INTEGRAL COLOR) / SANDSTONE 66-314 : STANDARD MORTAR COLOR                              |
| NOTES:<br>1)             |                                                                                                                                        |

| ELEVATION AND SECTION KEYNOTES |      |
|--------------------------------|------|
| Number                         | Text |

| WINDOW AND GLAZING KEY                                                                                                                                                                                         |                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AL                                                                                                                                                                                                             | ALUMINUM                                                                                                                                                                                                                       |
| ALCW                                                                                                                                                                                                           | ALUMINUM CURTAIN WALL (THERMALLY BROKEN)                                                                                                                                                                                       |
| ALS                                                                                                                                                                                                            | ALUMINUM STOREFRONT (THERMALLY BROKEN)                                                                                                                                                                                         |
| HM                                                                                                                                                                                                             | HOLLOW METAL                                                                                                                                                                                                                   |
| HMI                                                                                                                                                                                                            | HOLLOW METAL INSULATED                                                                                                                                                                                                         |
| SCW                                                                                                                                                                                                            | SOLID CORE WOOD                                                                                                                                                                                                                |
| GS                                                                                                                                                                                                             | GALVANIZED STEEL                                                                                                                                                                                                               |
| SS                                                                                                                                                                                                             | STAINLESS STEEL                                                                                                                                                                                                                |
| SSG                                                                                                                                                                                                            | STRUCTURAL SILICONE GLAZING                                                                                                                                                                                                    |
| SG                                                                                                                                                                                                             | 1/4" SAFETY GLASS (TEMPERED)                                                                                                                                                                                                   |
| GL1                                                                                                                                                                                                            | 1" INSULATED TEMPERED GLAZING WITH LOW E COATING AND GRAY TINTED. <b>OPAQUE INTERIOR FILM PER MANUFACTURERS REQUIREMENTS.</b><br>BASIS OF DESIGN: MATCH EXISTING COLOR MEETING MINIMUM PERFORMANCE CRITERIA: SHGC= .34, U= .35 |
| GL1B                                                                                                                                                                                                           | 1" INSULATED TEMPERED GLAZING WITH LOW E COATING AND GRAY TINTED. <b>OPAQUE INTERIOR FILM PER MANUFACTURERS REQUIREMENTS.</b><br>BASIS OF DESIGN: MATCH EXISTING COLOR MEETING MINIMUM PERFORMANCE CRITERIA: SHGC= .34, U= .35 |
| GL2                                                                                                                                                                                                            | 1" INSULATED SPANDREL GLAZING, TINTED. MATCH GL1                                                                                                                                                                               |
| GL3                                                                                                                                                                                                            | 1" INSULATED TEMPERED CLEAR SAFETY GLASS                                                                                                                                                                                       |
| FRG                                                                                                                                                                                                            | FIRE RESISTANT GLASS                                                                                                                                                                                                           |
| IFRG                                                                                                                                                                                                           | INSULATED FIRE RESISTANT GLASS                                                                                                                                                                                                 |
| GENERAL NOTES                                                                                                                                                                                                  |                                                                                                                                                                                                                                |
| 1) EXTERIOR STOREFRONT BASIS OF DESIGN: KAWNEER VG451T, 2" X 4-1/2" FRONT GLAZED - VG451 T - ANODIZED ALUMINUM FINISH                                                                                          |                                                                                                                                                                                                                                |
| 2) INTERIOR WINDOW SYSTEMS: ALUMINUM FRAMING SYSTEMS, CENTER GLAZED - INSULATED GLASS AS NOTED                                                                                                                 |                                                                                                                                                                                                                                |
| 3) PROVIDE FRAMING MEMBER STRUCTURAL AND PHYSICAL CHARACTERISTICS AND ENGINEERING CALCULATIONS, AND IDENTIFY DIMENSIONAL LIMITATIONS; INCLUDE LOAD CALCULATIONS AT POINTS OF ATTACHMENT TO BUILDING STRUCTURE. |                                                                                                                                                                                                                                |



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

1770 EXECUTIVE DRIVE  
OCONOMOWOC, WI 53066  
PHONE: (262) 567-6877  
FAX: (262) 567-4876

**OLIVER**  
CONSTRUCTION CO.

PROJECT INFORMATION:

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

ADDRESS:  
**1110 RICHARDS RD,  
HARTLAND, WI 53029**

REVISIONS

| 1 | 1/28/25 | PC RESUBMIT |
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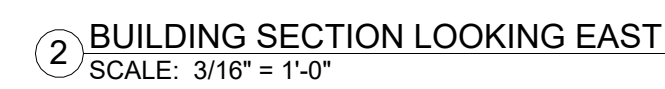
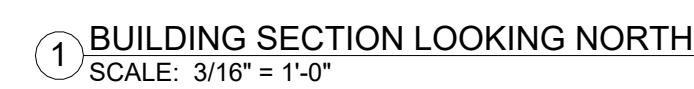
PROJECT NO. :  
D1029.25  
DATE :  
09/26/2025  
DRAWN BY :  
Author  
SHEET TITLE :  
EXTERIOR ELEVATIONS  
- ENLARGED

SHEET NO.

**A302**

THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 48.256 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.





**OCONOMOWOC, WI 53066**  
**PHONE: (262) 567-6677**  
**FAX: (262) 567-4676**

**OLIVER**  
CONSTRUCTION CO.

**PROJECT  
FORMATION:**

OWNER:  
LON  
PRODUCTS  
LSON  
EALTY  
(C)  
LE:  
DDITION

**DRESS:**  
0 RICHARDS RD,  
RTLAND, WI 53029

## REVISIONS

[illegible]

## SHEET INFO

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| PROJECT NO. : | 029.25            |
| DATE :        | 26/2025           |
| DRAWN BY :    | Author            |
| SHEET TITLE : | BUILDING SECTIONS |

ET NO.

## A400





NOTES:  
1) LANDSCAPE IN CONCEPTUAL RENDERINGS IS SCHEMATIC. SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS.



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



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

The logo for Oliver Construction Co. features the word "oliver" in a large, bold, black, lowercase sans-serif font. A stylized grey triangle, resembling a roof or a plumb line, is positioned behind the letter "v". To the right of "oliver", the words "CONSTRUCTION CO." are written in a smaller, black, uppercase sans-serif font, stacked vertically.

**PROJECT INFORMATION:**

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

**ADDRESS:**  
1110 RICHARDS RD,  
HARTLAND, WI 53029

## REVISIONS

[illegible]

## SHEET INFO

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

SHEET NO.  
**A850**

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



AN ORDINANCE TO AMEND CHAPTER 30 OF THE VILLAGE OF HARTLAND  
MUNICIPAL CODE PERTAINING TO COURT

The Village Board of the Village of Hartland, Waukesha County, Wisconsin does hereby ordain as follows:

SECTION I. Article II of Chapter 30 of the Village of Hartland Municipal Code of Ordinances pertaining to Municipal Court is hereby repealed in its entirety and replaced with the following.

## ARTICLE II. MUNICIPAL COURT

Sec. 30-21 Municipal court created.

The Lake Country Municipal Court ("Municipal Court") was created and established under the provisions of Chapter 755 of the Wisconsin Statutes for the City of Delafield, City of Oconomowoc, Town of Delafield, Town of Erin, Town of Merton, Town of Oconomowoc, Town of Ottawa, Village of Chenequa, Village of Dousman, Village of Hartland, Village of Johnson Creek, Village of Lac LaBelle, Village of Lisbon, Village of Merton, Village of Nashotah, Village of Oconomowoc Lake, Village of Sullivan, Village of Summit, Village of Sussex, Town of Ixonia (Contract Member), Town of Sullivan (Contract Member) (collectively the "Members") by identical ordinances pursuant to §755.01(4). The Village of Palmyra, having adopted an ordinance identical to this ordinance, shall join the Municipal Court as a Contract Member, and the Members, by this ordinance, accepts the Village of Palmyra as a Contract Member to be added as a Member of the Municipal Court.

Sec. 30-22 Municipal judge.

This court shall be presided over by a Municipal Judge, who shall be an attorney licensed to practice law in Wisconsin, and who shall reside in one of the court's Member Municipalities. The Municipal Judge shall be elected at large in the spring election for a term of four (4) years commencing on May 1. All candidates for the position of Municipal Judge shall be nominated by nomination papers as provided in Section 8.10, Wis. Stats., and selection at a primary election if such is held as provided in Section 8.11, Wis. Stats. Each Member Municipality shall provide for a primary election whenever three (3) or more candidates file nomination papers for the position of Municipal Judge as provided in Section 8.11(1)(a), Wis. Stats., and such primary election shall be held on the third Tuesday of February as provided in Section 5.02(22), Wis. Stats.

Sec. 30-23 Elections.

The Municipal Clerk of each municipality shall see to the compliance with §5.58(1)(c), §5.60(1)(b), §5.60(2), §7.15, §7.60(4)(a), and §8.10(6)(bm) to provide for the election of a Municipal Judge under §755.01(4).

Sec. 30-24 Oath and bond.

The Judge shall, after his/her election or appointment to fill a vacancy, take and file the official oath as prescribed in §757.02(1) Wis. Stats. The Municipal Judge shall not act until his/her oath has been filed as required by Section §19.01(4)(c) and Section §755.03(2) Wis. Stats.

Sec. 30.25 Salary.

The salary of the Judge shall be set by the annual budget of the Court, approved and recommended by the Administrative Committee, and approved by the City Council and Village and Town Boards as part of the budget process.. No salary shall be paid for any time during his/her term during which such Judge has not executed his official oath, as required by §755.03, Wis. Stats., and filed pursuant to §19.01 Wis. Stats. The Municipalities may, by separate ordinances, resolutions, or through the budget process, allocate funds for the administration of the Municipal Court pursuant to Wis. Stats. §66.0301.

Sec. 30.26 Jurisdiction.

The municipal Judge of the Municipal Court shall have such jurisdiction as provided by §755.045 and §755.05 Wis. Stats., and as otherwise provided by State Law. The Municipal Judge is authorized to issue inspection warrants under §66.0119 Wis. Stats.

Sec. 30.27 Location and hours.

The Municipal Court shall be held in the Community Room of the City of Oconomowoc Public Safety Building, 630 East Wisconsin Avenue, Oconomowoc, Wisconsin or at such other locations as the Administrative Committee may direct. The Municipal Court shall be open at such times as determined by the Municipal Judge, but no less than every Friday commencing at 8:00am.

Sec. 30.28 Fines and forfeitures.

The Municipal Judge may impose punishment and sentence as provided by Section 800.09, Wis. Stats., and as provided in the ordinances of the Member Municipalities. All forfeitures, fees, penalty assessments, and other costs paid to the Municipal Court shall be accounted for and disbursed by the Municipal Court with the approval of the Operations Committee on a not less than monthly basis.



#### Sec. 30-29 Stipulations and deposits in municipal court

The Municipal Court herein established shall be operated pursuant to and in compliance with the provisions of Chapter 800 Wis. Stats., and where applicable, other provisions of the Wis. Stats. as referred to in subsection (10) below. The Municipal Judge shall establish in accordance with §800.03(3) Wis. Stats., a schedule of deposits for violations of City, Town, and Village ordinances, resolutions and bylaws, except traffic regulations which are and shall be governed by §345.26 Wis. Stats., and boating violations which are, and shall be governed by §23.66 and §23.67 Wis. Stats. Such deposit schedule shall be approved by the respective governing bodies of the municipalities creating and establishing this Court and shall be made available upon request.

#### Sec. 30-30 Procedure in municipal court

The procedure in Municipal Court shall be as provided by this Ordinance and State Law including, but not excluding because of enumeration Chapter 66, 345, 751, 755, 757, and 800 of Wis. Stats.

#### Sec. 30-31 Contempt procedures.

- (a) The Municipal Judge may impose a sanction authorized under §800.12(1) for contempt of court, as defined in §785.01(1) Wis. Stats., in accordance with the procedure under §785.03 Wis. Stats.
- (b) The Municipal Judge may impose a forfeiture for contempt under §800.12(2) Wis. Stats., in an amount not to exceed \$200.00 or, upon nonpayment of the forfeiture and the penalty assessment under §800.12(3) Wis. Stats., a jail sentence not to exceed 7 days.

#### Sec. 30-32 Termination.

Any Member Municipality may withdraw from this Agreement by giving notice in writing to the Judge and Chair of the Administrative Committee no later than August 31<sup>st</sup> of any year. Upon giving such notice, the Member Municipality's participation in the Municipal Court shall terminate at the end of said year. The Municipal Court hereby established shall not be abolished while the Section 755.01(4), Wis. Stats., Agreement is in effect.

### SECTION 2. Severability

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3: Effective Date

This ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Dated this \_\_\_\_\_ day of January, 2026.

VILLAGE OF HARTLAND

By: \_\_\_\_\_  
Jeffrey Pfannerstill, Village President

ATTEST:

\_\_\_\_\_  
Sandee Policello, Village Clerk

ADOPTED: \_\_\_\_\_

POSTED: \_\_\_\_\_

PUBLISHED: \_\_\_\_\_



**SUCCESSOR AGREEMENT FOR THE OPERATION OF  
THE LAKE COUNTRY MUNICIPAL COURT a/k/a MUNICIPAL COURT  
FOR WESTERN WAUKESHA COUNTY**

(Pursuant to Section 66.301, Wis. Stats.)

AGREEMENT effective this 23rd day of February, 2026 and on the date set opposite the signature of the Mayor, Village President, or Town Board Chairperson, by and between the, all being municipal corporations organized and existing under the laws of the State of Wisconsin. City of Delafield, City of Oconomowoc, Town of Delafield, Town of Erin, Town of Merton, Town of Oconomowoc, Town of Ottawa, Town of Sullivan, Village of Chenequa, Village of Dousman, Village of Hartland, Village of Johnson Creek, Village of Lac LaBelle, Village of Lisbon, Village of Merton, Village of Nashotah, Village of Oconomowoc Lake, Village of Sullivan, Village of Summit, Village of Sussex, Town of Ixonia (Contract Member), Town of Sullivan (Contract Member), and Village of Palmyra (Contract Member) (collectively the “Members”).

**RECITALS:**

WHEREAS, Section 755.01(1), Wis. Stats., provides that any municipality may establish a municipal court to be maintained at the expense of the municipality; and

WHEREAS, Section 755.01(4), Wis. Stats., provides that two or more cities, towns, or villages may enter into an agreement under Section 66.0301, Wis. Stats., for the joint exercise of the power granted under Section 755.01(1), after enactment of identical ordinance by each affected City, Town, or Village; and

WHEREAS, the municipalities that are parties to this Agreement have enacted identical ordinances thereby creating and establishing a municipal court to serve said municipalities; and

WHEREAS; the municipalities have expressed willingness to enter into a contract for the joint operation of said municipal court and for the equitable sharing of the costs thereof, pursuant to Section 755.01(4) and 66.0301, Wis. Stats.

NOW, THEREFORE, in consideration of the benefits to be derived by each municipality from the joint operation of the municipal court, the Members agree as follows:

1. **MUNICIPAL COURT.** The Lake Country Municipal Court (“Municipal Court”) shall be organized and shall operate pursuant to Chapter 755 Wis. Stats., the ordinances adopted by the member municipalities, and the terms of this Agreement. In the event of conflict, the provisions of the Wisconsin statutes governing this Municipal Court shall prevail. Pursuant to Section 755.01(4), Wis. Stats., each member of the multimember Municipal Court shall adopt identical ordinances, and after adoption execute this Intermunicipal Agreement.
2. **ORGANIZATION.** Except for matters required by statute to be determined by the respective governing bodies of member municipalities, the general operation of the Municipal Court shall be by the judge and the Court Administrative Committee. In addition, the Administrative Committee has currently authorized three sub-committees, namely: (1) Operations Committee; (2) Personnel Committee; and (3) Long Range Planning Committee. Each sub-committee shall have no less than three (3) members appointed by the chairperson of the Administrative Committee. Each sub-committee will in turn appoint a chair and keep brief minutes/notes of any meetings. Meetings will be publicly posted. The Operations Committee will meet not less than monthly, review and approve monthly financial statements and payment of bills, deal with general court operations, and formulate and recommend the annual court budget. The Personnel Committee may be involved, either individually or jointly, in the update of any employee handbook. The Long-Range Planning Committee will meet as needed to discuss and make recommendations as to the Municipal Court’s future facility needs.

### 3. COURT ADMINISTRATIVE COMMITTEE.

- a) Composition. The Court Administrative Committee shall be comprised of one representative of each member municipality who shall be appointed by the Mayor, President, or Chairperson of the member municipality, subject to confirmation by the respective governing body. To assure participation and continuity of representation, each member municipality may appoint an alternate who shall act on committee matters, in the absence the representative. The Administrative Committee shall appoint a chair and vice chair for a term not to exceed two (2) years. These appointments shall occur at the annual fall meeting or whenever a vacancy occurs. The appointments take effect on January 1 of the following year.
- b) Powers and Duties. The Administrative Committee shall have general control over the operation of the Municipal Court, except where such control is specifically granted to the Judge or the governing bodies by statute, in which case the Administrative Committee shall be a recommending agency. The Administrative Committee may delegate certain authority of powers to the Operations Committees or other committees. The Administrative Committee shall recommend to the governing bodies the annual court budget and the bail bond schedule for the Municipal Court. The Operations Committee shall cause appropriate bank accounts to be established for the deposit of all fees, forfeitures, assessments, and costs paid into the Municipal Court and shall adopt appropriate accounting procedures to ensure the proper handling of said funds. The Administrative Committee shall, with input from the judge, recommend that the Municipal Court's participating municipalities approve the annual budget as prepared and recommended by the Operations Committee for the operation of the Municipal Court.

Voting and Procedure. The Court Administrative Committee shall be governed by Robert's Rules of Order and majority vote of all the representatives of the Court Administrative Committee shall be required to adopt any motion or resolution. A simple majority of members or alternate members shall constitute a quorum. Many of the Members that comprise this Municipal Court contract with a County Sheriff's Department for police protection purposes. If a municipality that contracts with a Sheriff's Department for police service appoints the Contract Deputy Sheriff as the municipality's member of the Administrative Committee, the Contract Deputy Sheriff shall be entitled to vote on any matter as the representative for each of the municipalities the Contract Deputy Sheriff represents. Each municipality represented by a Contract Deputy Sheriff shall count toward meeting the quorum requirement.

4. MUNICIPAL JUDGE. This Municipal Court shall be presided over by a Municipal Judge, who shall be an attorney licensed to practice law in Wisconsin, and who shall reside in one of the Municipal Court's Member or Contract Municipalities. The Municipal Judge shall be elected at large in the spring election for a term of four (4) years commencing on May 1. All candidates for the position of Municipal Judge shall be nominated by nomination papers as provided in Section 8.10, Wis. Stats., and selection at a primary election if such is held as provided in Section 8.11, Wis Stats. Each Member Municipality shall provide for a primary election whenever three (3) or more candidates file nomination papers for the position of Municipal Judge as provided in Section 8.11(1)(a), Wis. Stats., and such primary election shall be held on the third Tuesday of February as provided in Section 5.02(22), Wis. Stats.
5. ELECTION. The Municipal Clerk of each municipality shall see to the compliance with Statutes 5.58(1)(c), 5.60(1)(b), 5.60(2), 7.15, 7.60(4)(a), and 8.10(6)(bm) to provide for the election of a Municipal Judge under Section 755.01(4).
6. OATH AND BOND. The judge shall, after his/her election or appointment to fill a vacancy, take and file the official oath as prescribed in Section 757.02(1), Wis. Stats. The Municipal Judge shall not act until his/her oath has been filed as required by Section 19.01(4)(c) and Section 755.03(2), Wis Stats.



7. JURISDICTION. The Municipal Judge of the Municipal Court shall have such jurisdiction as provided by Section 755.045 and 755.05, Wis. Stats., and as otherwise provided by state law. The Municipal Judge is authorized to issue inspection warrants under Section 66.0119, Wis. Stats.
8. JUDGE'S SALARY. The salary of the Judge shall be set by the annual budget of the Court, approved and recommended by the Administrative Committee, and approved by the City Council and Village and Town Boards as part of the budget process. No salary shall be paid for any time during his/her term during which such Judge has not executed his/her official oath, as required by §755.03, Wis. Stats., and filed pursuant to §19.01 Wis. Stats. The Municipalities may, by separate ordinances, resolutions, or through the budget process, allocate funds for the administration of the Municipal Court pursuant to Wis. Stats. §66.0301.
9. LOCATON AND HOURS. The Municipal Court shall be held in the Community Room of the City of Oconomowoc Public Safety Building or at such other locations as the Administrative Committee may direct. The Municipal Court shall be open at such times as determined by the Municipal Court Judge, but no less than every Friday commencing at 8:00 am.
10. CLERK. The clerk is appointed by the Judge pursuant to Section 755.10, Wis. Stats. Salary and fringe benefits of the Clerk and any Deputy Clerks or other part-time employees are set forth in the Court's annual budget and must be approved and recommended by the Administrative Committee, and approved by the City Common Council, Village and Town Boards.
11. FINES AND FORFEITURES. All forfeitures, fees, penalty assessments, and other costs paid to the Municipal Court shall be accounted for and disbursed by the Municipal Court with the approval of the Operations Committee on a not less than monthly basis. The Municipal Judge may impose punishment and sentence as provided by Section 800.09, Wis. Stats., and as provided in the ordinances of the Member Municipalities.
12. STIPULATIONS AND DEPOSITS IN MUNICIPAL COURT. The Municipal Court herein established shall be operated pursuant to and in compliance with the provisions of Chapter 800, Wis. Stats., and, where applicable, other provisions of the Wisconsin Statutes. The Municipal Judge shall establish in accordance with Section 800.03(3), Wis. Stats., a schedule of deposit for violations of city, village, and town ordinances, resolutions and by-laws, except traffic regulations which are and shall be governing by Chapter 345.26, Wis. Stats., and boating regulations which are and shall be governed by Chapter 23.66 and 23.67, Wis. Stats. Such deposit schedule shall be approved by the respective governing bodies of the municipalities creating and establishing this Municipal Court and shall be made available upon request.
13. PROCEDURE IN MUNICIPAL COURT. The procedure in Municipal Court shall be as provided by this ordinance and state law, including, but not excluding because of enumeration, Chapters 66, 345, 751, 755, 757, and 800, Wis. Stats.
14. CONTEMPT PROCEDURES.
  - a) The Municipal Judge may impose a forfeiture for contempt under Section 800.12(1), Wis. Stats., for contempt of court as defined in Section 785.01(1), Wis. Stats., in accordance with the procedures under Section 785.03, Wis. Stats.
  - b) The Municipal Judge may impose a forfeiture for contempt under Section 800.12(2), Wis Stats., in an amount not to exceed \$200.00 (or as otherwise authorized by statute), or upon nonpayment of the forfeiture and the penalty assessment under Section 800.12(3), Wis. Stats., a jail sentence not to exceed seven (7) days.

15. BUDGET PROCESS.

- a) Time and Approval. The Operations Committee, Judge, and Clerk shall formulate a budget annually to be approved by the Administrative Committee no later than November 15<sup>th</sup> of each year for the next succeeding year. The members of the committee shall present said budget to their respective governing bodies for approval. The budget shall be approved annually by the governing bodies no later than December 31<sup>st</sup>. Approval by a majority of all the Member Municipalities shall constitute approval of the budget.
- b) Court Costs. The local share of the court costs required to be collected pursuant to Section 814.65(1), Wis. Stats., shall be retained by the Municipal Court to be applied to the operating expenses of the court. Any excess of costs collected shall be held in reserve or otherwise disbursed as approved by the Administrative Committee in compliance with all applicable statutes.
- c) Court Operating Expenses. The net operating expenses, if any, after application of the local share of the court costs, shall be charged to Member Municipalities based upon each municipality's percentage of total annual field cases. Contributions shall be based upon the approved budget, with appropriate credits and debits being made on the next succeeding billing after the annual audit. Payment shall be made within 30 days of billing. Citations entered by the Municipal Court for any municipality when not received by the court in electronic format, will be assessed a per citation fee set by the court software. Any community using the Municipal Court will be assessed a fee set by the Administrative Committee if no citation has been submitted to the court in a calendar year. The current cost per citation entry is \$10.00 and \$500.00 per year if no citations submitted.
- d) Capital Expenditures. Capital expenditures shall be made as a separate line item of the annual budget. All purchases other than operating expenses over \$500.00 shall be noted as Capital Expenditures.

16. CONTRACT ADMINISTRATION AND AMENDMENTS. The affirmative vote of a majority of all Member governing bodies shall be required to adopt any resolution pertaining to the operation of the Municipal Court or amendments to this Agreement.

17. CONTRACT MUNICIPALITIES. The Municipal Court may add additional communities in the future upon request of a community and approval of the Administrative Committee. Any added community will come into the Municipal Court as a Contract Municipality. If the Contract Municipality is satisfied with the operation of the Municipal Court, and the Administrative Committee is satisfied with the nature and level of services being provided to the Contract Municipality, the Contract Municipality may apply for Member Municipality status with such application to be approved by vote of the Administrative Committee. Any Contract Municipality will have municipal court services provided pursuant to a contract between the Contract Municipality and the Administrative Committee. Contract Municipalities do not have a vote on the Administrative Committee. Any costs incurred by the Municipal Court in adding the contract community will be charged to the community.

18. TERMINATION. Any Member Municipality may withdraw from this Agreement by giving notice in writing to the Judge and Chair of the Administrative Committee no later than August 31<sup>st</sup> of any year. Upon giving such notice, the Member Municipality's participation in the Municipal Court shall terminate at the end of said year. The Municipal Court hereby established shall not be abolished while the Section 755.01(4), Wis. Stats., Agreement is in effect.

19. COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF the parties have executed this Agreement under seal to be Effective as of the first written date.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026

MUNICIPALITY

By: \_\_\_\_\_  
Jeffrey Pfannerstill  
Village President

ATTEST:

\_\_\_\_\_  
Santee Policello, Clerk  
Village of Hartland



**From:** [Ryan Bailey](#)  
**To:** [Beer Snobs](#)  
**Cc:** [Sandee Policello](#)  
**Subject:** Beer Garden Requests  
**Date:** Monday, February 9, 2026 2:31:32 PM  
**Attachments:** [image001.png](#)

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Stephanie,

This email is to have you confirm some items you would like the Village Board to approve to amend your beer garden contract:

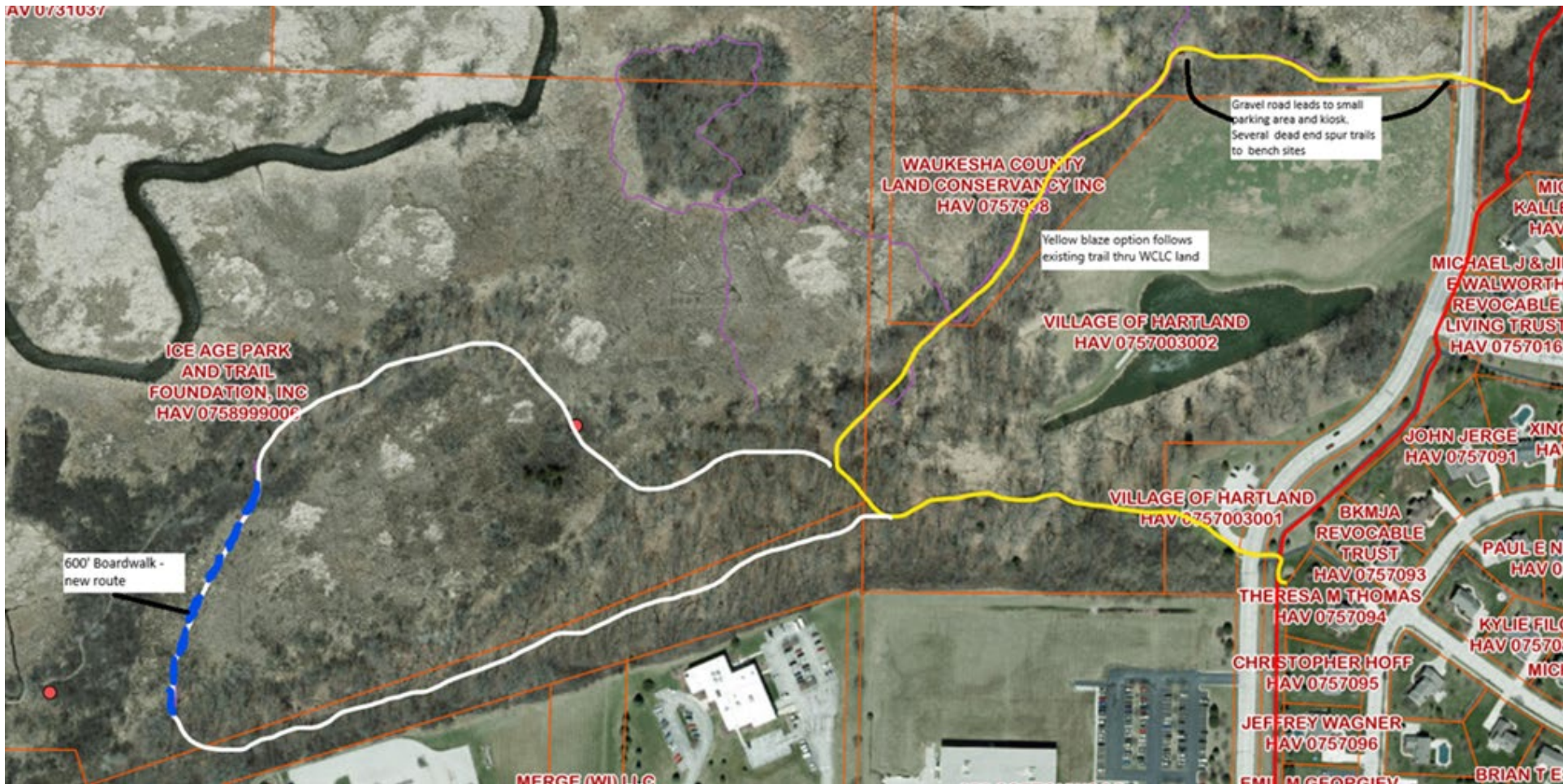
1. Open on Wednesday's as an additional day
2. Put a seasonal trailer (stays on site for season except as needed to change water) at an agreed upon location with our Public Works. This trailer would sell food as your current space is not sufficient.
3. You would like to request selling of ice cream at your location as you also own an ice cream store.

If those are the items you are looking for approval for, please confirm and we can take this to the Village Board either February 23 or in March.

Thank you,



**Ryan Bailey**  
Village of Hartland, Village Manager  
210 Cottonwood Avenue, Hartland, WI 53029  
Ph: 262-367-2714 | F: 262-367-2430 |  
[ryanb@villageofhartland.wi.gov](mailto:ryanb@villageofhartland.wi.gov) | [www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov)



**From:** [Ryan Bailey](#)  
**To:** [Hartland BID](#)  
**Cc:** [Sande Policello](#)  
**Subject:** RE: BID meeting  
**Date:** Wednesday, February 11, 2026 7:30:41 AM  
**Attachments:** [image001.png](#)

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Stacy,  
This works.

Sande,  
The 3 names in the email below are who the Village Board will approve at the next meeting.

Thank you,



**Ryan Bailey**  
Village of Hartland, Village Manager  
210 Cottonwood Avenue, Hartland, WI 53029  
Ph: 262-367-2714 | F: 262-367-2430 |  
[ryanb@villageofhartland.wi.gov](mailto:ryanb@villageofhartland.wi.gov) | [www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov)

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**From:** Hartland BID <[BID@downtownhartland.com](mailto:BID@downtownhartland.com)>  
**Sent:** Tuesday, February 10, 2026 2:39 PM  
**To:** Ryan Bailey <[ryanb@villageofhartland.wi.gov](mailto:ryanb@villageofhartland.wi.gov)>  
**Subject:** BID meeting

Hi Ryan,  
Do you want me to send you the full minutes from this morning's meeting or will this be sufficient?

**President report by Steve Osterndorf, BID President**

Osterndorf reported that three board members' terms ended and were up for renewal: Nick Jensen, Bob Wisniewski and Marilyn Haroldson. MOTION made by Pfundtner to renew their terms; seconded by Muenzenberger. MOTION passed unanimously.

Stacy Giddings  
BID Director  
Hartland Business Improvement District  
135 Cottonwood Ave, Hartland WI 53029  
Office: 262-367-6560  
Cell: 262-646-0499  
[bid@downtownhartland.com](mailto:bid@downtownhartland.com)





**Village of Hartland  
Administration**

210 Cottonwood Ave, Hartland, WI 53029  
[www.villageofhartland.com](http://www.villageofhartland.com)

|                                                                                                                      |                        |
|----------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Committee:</b><br>Village Board                                                                                   | <b>Date:</b> 2/10/2026 |
| <b>Village Board Item Number:</b>                                                                                    | <b>Date:</b> 2/23/2026 |
| <b>Submitted By:</b> Tom Jenson, DPW Director                                                                        |                        |
| <b>Subject:</b> Discussion and Consideration to award Water Well Solutions with the budgeted wellhouse work for 2026 |                        |

**Details:** The Village of Hartland has budgeted for Well # 3 to have 2 VFD installed for it main deep well and it stripping tower, Well # 4 to have a VFD installed, and Well # 5 to have a rehab and VFD installed. The Village sought proposals from three different firms for this work and the suggested qualified bidder is Water Well solutions for a combined total of \$52,626

|           | Well 5      | VFD         | BEST CASE   | WORST CASE  | Difference  | Well 3      | Well 4      | Total Best Case | Worst case difference |
|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------|-----------------------|
| CTW       | \$7,900.00  | \$22,299.00 | \$30,199.00 | \$64,375.00 | \$34,176.00 | \$15,274.00 | \$12,334.00 | \$57,807.00     |                       |
| Municipal | \$18,300.00 | \$16,750.00 | \$35,050.00 | \$83,348.00 | \$48,298.00 | \$10,580.00 | \$6,600.00  | \$52,230.00     | 15,611 more           |
| Waterwell | \$7,032.00  | \$16,279.00 | \$23,311.00 | \$55,998.00 | \$32,687.00 | \$21,051.00 | \$8,264.00  | \$52,626.00     | 15,611 less           |

**Financial Remarks:** These funds will be coming out of Budgeted CIP Funds

**Options & Alternatives:**

**Executive Recommendation:** Staff recommends awarding Water Well Solutions for the wellhouse work for a total of \$52,626.00



**January 2026**

**Village of Hartland**

**Request for Proposal Well # 3 VFD Installation**

The Village of Hartland Water Department is seeking a proposal to have a VFD installed on a vertical turbine at well 3. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Monday January 31st, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

**Scope of Work:**

- Provide 3 turn key VFDs. Remove existing 30hp well pump starter from MCC, relocate the wiring and pump controls through the MCC to wall mount on the south side of the building, remove existing 5hp and 30hp blower motor starters from MCC, relocate the wiring and blower controls through the MMC to wall mount on the south side of the building, provide:
  - DNR approval to modify starting equipment
  - (2) 30 horsepower ABB ACQ-580 VFDs
  - (1) 5 horsepower ABB ACQ-580 VFD
  - All wiring, conduit, trough, relays and control logic to connect to existing system
  - All labor, programming and ancillary materials

Lump sum cost .....\$ 21,051.00

Contractor Water Well Solutions

Contact Person Cailan Sederquist

Contact Phone (262)354-4082

Contact e-mail cailan.sederquist@wwssg.com



**January 2026**

**Village of Hartland**

**Request for Proposal Well # 4 VFD Installation**

The Village of Hartland Water Department is seeking a proposal to have a VFD installed on a vertical turbine well pump at well 4. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Monday January 31st, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

**Scope of Work:**

- Remove existing well pump starter from existing starter panel, install new VFD, cooling fans, thermostat and all wiring, provide:
  - 30 horsepower ABB ACQ - 580 VFD
  - All wiring, conduit, relays and control logic to connect to existing system
  - All labor, programming and ancillary materials

Lump sum cost .....\$8,264.00

Contractor Water Well Solutions

Contact Person Cailan Sederquist

Contact Phone (262)354-4082

Contact e-mail cailan.sederquist@wwssg.com





**January 2026**

**Village of Hartland**

**Request for Proposal Well # 5 Pull and Inspection**

The Village of Hartland Water Department is seeking a proposal to have the vertical turbine pumping equipment removed from Well # 5 for disassembly and inspection. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Monday January 31st, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

**Scope of Work:**

- Perform routine maintenance of the well pumping components including: removal and reinstallation of pumping components, pump house clean-up, test pumping and disinfection of the well and (2) "safe" samples prior to placing the well back online.
- Disassemble and rebuild existing well pump, if pump cannot be rebuilt, provide new. Remove stuffing box and install new brass bushing and GFO packing
- Televiser well to assess condition, provide DNR approval to rehabilitate well per supplemental pricing below.
- Provide New Mitsubishi VFD, DC-link choke, and ancillary wiring
- Provide new Ductile Iron 10' lay length flanged spool with ¾" NPT taps 4" apart, 6" EDPM gaskets and stainless steel bolting

Lump sum cost to pull pump, inspect components, color televise well, reinstall rebuilt/  
New components, disinfect well and provide (2) "safe" samples.....\$ 7,032.00

**Supplemental items:**

1. Disassemble Byron Jackson 12MQH-4 pump, install new wear rings and shaft bearings, lump.....\$ 2,966.00

2. If existing pump cannot be rebuild, provide a New BJ12MGH-4 or equivalent, lump.....\$9,248.00
3. Provide (6) 2 1/2" x 1 11/16" rubber drop in style rubber line shaft bearings, lump.....\$162.00
4. Inspect stuffing box, provide brass bushing and GFO packing, lump.....\$450.00
5. Provide (1) NEW 10" x 9' 11 1/4" column pipe, each..... \$893.00
6. Provide (1) NEW 10" x 4' 11 1/4" column pipe, each..... \$603.00
7. Provide (1) NEW 1 1/2" x 61" stainless steel head-shaft, lump.....\$890.00
8. Provide and install (1) NEW 6" x 10" flanged Ductile iron spool with 3/4" npt taps 4" apart, 6" EDPM gaskets and 3/4" stainless steel bolting, lump.....\$594.00
9. Provide DNR approval for well rehabilitation as follows:
  - a. Thoroughly brush and bail well to remove superficial deposition
  - b. Tremie inject 50 gallons of Hydroxyacetic acid and 100 gallons of inhibited HCL and 1000 gallons of water directly into the well, surge in place with wire brush and surge block, allow to soak overnight, bail material generated from the procedure
  - c. Install a 700 gpm temporary submersible pump and pump to waste while neutralizing acid in a tank, if below 3.0 neutralize with soda ash, if above 3.0, repeat process in (b.). Expect to repeat process twice
  - d. Perform pump test, we expect specific capacity to be at or above 100gpm/ft
  - e. After pump test, tremie inject 2000 gallon solution consisting of 12gallons NSF 12.5% sodium hypochlorite, 5 gallons of NSF glycolic acid and surge block in place for 4 hours, allow to soak overnight.
  - f. Surge block the following day for 1 hour, measure free chlorine, if above 100ppm, pump to above ground tank and neutralize, if below 100ppm, repeat disinfection process in (e.) Lump sum rehabilitation.....\$16,881.00
10. Provide and install 100 horsepower ABB ACQ - 580.  
Includes all labor and material to install in existing cabinet. Includes wire, thermostat, cooling fans and programming.  
lump.....\$16,279.00

Contractor Water Well Solutions

Contact Person Cailan Sederquist

Contact Phone (262)354-4082

Contact e-mail cailan.sederquist@wwssg.com

CTW



January 2026

Village of Hartland

Request for Proposal Well # **3 VFD Installation**

The Village of Hartland Water Department is seeking a proposal to have a VFD installed on a vertical turbine at well 3. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Friday February 6th, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

Scope of Work:

- Provide 2 turnkey VFDs. Remove existing 30hp well pump starter from MCC, relocate the wiring and pump controls through the MCC to wall mount on the south side of the building, remove existing 5hp blower motor starters from MCC, relocate the wiring and blower controls through the MMC to wall mount on the south side of the building provide:
  - (1) Mitsubishi F840-00470 VFD, TCI KDRC1L line reactor
  - (1) Mitsubishi F840- F840-00126, TCI KDRAA4L2 line reactor
  - All wiring, conduit, trough, relays and control logic to connect to existing system
  - All labor, programming and ancillary materials

Lump sum cost .....\$ 11,151

Contractor CTW Corporation

Contact Person Troy Simonar

Contact Phone (920) 366-9950

Contact e-mail Troy.Simonar@CTWCorporation.com

Alternate: Provide **ABB ACQ580-52amp** VFD and 12.6amp VFD, wall mounted w/ trough and wiring.....\$ **15,274**





**January 2026**

**Village of Hartland**

**Request for Proposal Well # 4 VFD Installation**

The Village of Hartland Water Department is seeking a proposal to have a VFD installed on a vertical turbine well pump at well 4. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Friday February 6th, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

**Scope of Work:**

- Remove existing well pump starter from existing starter panel, install new VFD, 480/120 transformer, cooling fans, thermostat and all wiring, provide:
  - Mitsubishi F840-00470 VFD, TCI KDRC1L line reactor
  - 480/120 transformer w/ thermostat and 120v fans
  - All wiring, conduit, relays and control logic to connect to existing system
  - All labor, programming and ancillary materials

Lump sum cost .....\$ 8,094

Contractor CTW Corporation

Contact Person Troy Simonar

Contact Phone (920) 366-9950

Contact e-mail Troy.Simonar@CTWCorporation.com

Alternate: Provide ABB ACQ580-47 amp VFD, mounted in existing MCC, cooling fans, t-stats and wiring....\$ 12,334



**January 2026**

**Village of Hartland**

**Request for Proposal Well # 5 Pull and Inspection**

The Village of Hartland Water Department is seeking a proposal to have the vertical turbine pumping equipment removed from Well # 5 for disassembly and inspection. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Friday February 6th, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

**Scope of Work:**

- Perform routine maintenance of the well pumping components including: removal and reinstallation of pumping components, pump house clean-up, test pumping and disinfection of the well and (2) "safe" samples prior to placing the well back online.
- Disassemble and rebuild existing well pump, if pump cannot be rebuilt, provide new. Remove stuffing box and install new brass bushing and GFO packing
- Televis well to assess condition, provide DNR approval to rehabilitate well per supplemental pricing below.
- Provide New Mitsubishi VFD, DC-link choke, and ancillary wiring
- Provide new Ductile Iron 10' lay length flanged spool with ¾" NPT taps 4" apart, 6" EDPM gaskets and stainless steel bolting

Lump sum cost to pull pump, inspect components, color televise well, reinstall rebuilt/New components, disinfect well and provide (2) "safe" samples.....\$ 7900

**Supplemental items:**

1. Disassemble Byron Jackson 12MQH-4 pump, install new wear rings and shaft bearings, lump.....\$ 4680

2. If existing pump cannot be rebuild, provide a New BJ12MGH-4 or equivalent, lump.....\$ 12,032
3. Provide (6) 2 1/2" x 1 11/16" rubber drop in style rubber line shaft bearings, lump.....\$ 275
4. Inspect stuffing box, provide brass bushing and GFO packing, lump.....\$ 425
5. Provide (1) NEW 10" x 9' 11 1/4" column pipe, each.....\$ 1237
6. Provide (1) NEW 10" x 4' 11 1/4" column pipe, each.....\$ 952
7. Provide (1) NEW 1 1/2" x 61" stainless steel head-shaft, lump.....\$ 375
8. Provide and install (1) NEW 6" x 10" flanged Ductile iron spool with 3/4" npt taps 4" apart, 6" EDPM gaskets and 3/4" stainless steel bolting, lump.....\$ 1200
9. Provide DNR approval for well rehabilitation as follows:
  - a. Thoroughly brush and bail well to remove superficial deposition
  - b. Tremie inject 50 gallons of Hydroxyacetic acid and 100 gallons of inhibited HCL and 1000 gallons of water directly into the well, surge in place with wire brush and surge block, allow to soak overnight, bail material generated from the procedure
  - c. Install a 700 gpm temporary submersible pump and pump to waste while neutralizing acid in a tank, if below 3.0 neutralize with soda ash, if above 3.0, repeat process in (b.). Expect to repeat process twice
  - d. Perform pump test, we expect specific capacity to be at or above 100gpm/ft
  - e. After pump test, tremie inject 2000 gallon solution consisting of 12gallons NSF 12.5% sodium hypochlorite, 5 gallons of NSF glycolic acid and surge block in place for 4 hours, allow to soak overnight.
  - f. Surge block the following day for 1hour, measure free chlorine, if above 100ppm, pump to above ground tank and neutralize, if below 100ppm, repeat disinfection process in (e.) Lump sum rehabilitation.....\$ 13,000
10. ~~Provide and install Mitsubishi F840-01800-E360, HLL-H90K DC-Link Choke, TCI KDRH3L 3% 150amp line reactor. Includes all labor and material to install in existing cabinet. Includes wire, 480/120 transformer, thermostat, cooling fans and programming, lump.....\$ 17,150~~

Contractor CTW Corporation

Contact Person Troy Simonar

Contact Phone (920) 366-9950

Contact e-mail Troy.Simonar@CTWCorporation.com

Alternate: Provide ABB ACQ580-180VFD, mounted in existing MCC, cooling fans, t-stats and wiring.....\$22,299



Municipal Well + Pump



January 2026

Village of Hartland

Request for Proposal **Well # 3 VFD Installation**

The Village of Hartland Water Department is seeking a proposal to have a VFD installed on a vertical turbine at well 3. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Friday February 6<sup>th</sup>, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

Scope of Work:

- Provide 2 turn key VFDs. Remove existing 30hp well pump starter from MCC, relocate the wiring and pump controls through the MCC to wall mount on the south side of the building, remove existing 5hp blower motor starters from MCC, relocate the wiring and blower controls through the MMC to wall mount on the south side of the building provide:
  - (1) ABB ACQ580 one for 30hp
  - (1) ABB ACQ580 one for 5hp
  - All wiring, conduit, trough, relays and control logic to connect to existing system
  - All labor, programming and ancillary materials

Lump sum cost .....\$ 10,580.00

Contractor Municipal well & pump

Contact Person Chase Hornacki

Contact Phone 920-539-6978

Contact e-mail chohnacki@municipalwellandpump.com

Municipal Well + Pump



**January 2026**  
**Village of Hartland**  
**Request for Proposal Well # 4 VFD Installation**

The Village of Hartland Water Department is seeking a proposal to have a VFD installed on a vertical turbine well pump at well 4. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Monday January 31st, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

**Scope of Work:**

- Remove existing well pump starter from existing starter panel, install new VFD, 480/120 transformer, cooling fans, thermostat and all wiring, provide:
  - DNR approval to modify starting equipment
  - <sup>ASG ACR</sup> ~~Mitsubishi F840-00470~~ VFD, TCI KDRC1L line reactor
  - 480/120 transformer w/ thermostat and 120v fans
  - All wiring, conduit, relays and control logic to connect to existing system
  - All labor, programming and ancillary materials

Lump sum cost .....\$ 6,600.00

Contractor Municipal Well & Pump

Contact Person Chase Hoinacki

Contact Phone 920-539-6978

Contact e-mail Choinacki@municipalwellandpump.com

Municipal Well + Pump



January 2026

Village of Hartland

Request for Proposal **Well # 5 Pull and Inspection**

The Village of Hartland Water Department is seeking a proposal to have the vertical turbine pumping equipment removed from Well # 5 for disassembly and inspection. Please complete the unit price schedule below and return by e-mail to Jake Schlafer no later than **1:00pm Monday January 31st, 2026**. Please feel free to call with questions. This work must start within 6 weeks of the notice to proceed. (Approval to proceed will be on April 2<sup>nd</sup>, 2026)

Scope of Work: *ABB Option*

- Perform routine maintenance of the well pumping components including: removal and reinstallation of pumping components, pump house clean-up, test pumping and disinfection of the well and (2) "safe" samples prior to placing the well back online.
- Disassemble and rebuild existing well pump, if pump cannot be rebuilt, provide new. Remove stuffing box and install new brass bushing and GFO packing
- Televis well to assess condition, provide DNR approval to rehabilitate well per supplemental pricing below.
- Provide ~~New Mitsubishi~~ *ABB ACD VFD* VFD, DC-link choke, and ancillary wiring
- Provide new Ductile Iron 10' lay length flanged spool with 3/4" NPT taps 4" apart, 6" EDPM gaskets and stainless steel bolting *VFD + Programming*

Lump sum cost to pull pump, inspect components, color televise well, reinstall rebuilt/New components, disinfect well and provide (2) "safe" samples.....\$ 35,050.00

Supplemental items:

1. Disassemble Byron Jackson 12MQH-4 pump, install new wear rings and shaft bearings, lump.....\$ 2,250



2. If existing pump cannot be rebuild, provide a New BJ12MGH-4 or equivalent, lump.....\$ 10960.00
3. Provide (6) 2 1/2" x 1 11/16" rubber drop in style rubber line shaft bearings, lump.....\$ 1310.00
4. Inspect stuffing box, provide brass bushing and GFO packing, lump.....\$ 130.00
5. Provide (1) NEW 10" x 9' 11 1/4" column pipe, each.....\$ 1018.00
6. Provide (1) NEW 10" x 4' 11 1/4" column pipe, each.....\$ 740.00
7. Provide (1) NEW 1 1/2" x 61" stainless steel head-shaft, lump.....\$ 260.00
8. Provide and install (1) NEW 6" x 10" flanged Ductile iron spool with 3/4" npt taps 4" apart, 6" EDPM gaskets and 3/4" stainless steel bolting, lump.....\$ 1240.00
9. Provide DNR approval for well rehabilitation as follows:
  - a. Thoroughly brush and bail well to remove superficial deposition
  - b. Tremie inject 50 gallons of Hydroxyacetic acid and 100 gallons of inhibited HCL and 1000 gallons of water directly into the well, surge in place with wire brush and surge block, allow to soak overnight, bail material generated from the procedure
  - c. Install a 700 gpm temporary submersible pump and pump to waste while neutralizing acid in a tank, if below 3.0 neutralize with soda ash, if above 3.0, repeat process in (b.). Expect to repeat process twice
  - d. Perform pump test, we expect specific capacity to be at or above 100gpm/ft
  - e. After pump test, tremie inject 2000 gallon solution consisting of 12gallons NSF 12.5% sodium hypochlorite, 5 gallons of NSF glycolic acid and surge block in place for 4 hours, allow to soak overnight.
  - f. Surge block the following day for 1 hour, measure free chlorine, if above 100ppm, pump to above ground tank and neutralize, if below 100ppm, repeat disinfection process in (e.) Lump sum rehabilitation.....\$ 30,390.00
10. Provide DNR approval for VFD installation. Provide and install Mitsubishi F840-01800-E360, HEL-H90K DC-Link Choke, TCI KDRH3L 3% 150amp line reactor. Includes all labor and material to install in existing cabinet. Includes wire, 480/120 transformer, thermostat, cooling fans and programming, lump.....\$ 16,750.00

Contractor Municipal Well & Pump

Contact Person Chase Hoinacki

Contact Phone 920-539-6978

Contact e-mail choinacki@municipalwellandpump.com



**Village of Hartland  
Administration**

210 Cottonwood Ave, Hartland, WI 53029  
[www.villageofhartland.com](http://www.villageofhartland.com)

|                                                                                                                                                                            |                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Committee:</b><br><b>Village Board</b>                                                                                                                                  | <b>Date:</b> 2/11/2026 |
| <b>Village Board Item Number:</b>                                                                                                                                          | <b>Date:</b> 2/23/2026 |
| <b>Submitted By:</b> Tom Jenson, DPW Director                                                                                                                              |                        |
| <b>Subject:</b> Discussion and Consideration to award the 2026 baseball and softball field work at Nixon and Bark River Park to Century Fence and Midwest Athletic Fields. |                        |

**Details:** The Village of Hartland has budget for rehab work at Nixon baseball field and Bark River softball field. Field rehab work has been budgeted in conjunction with replacing the backstop and the first and third base fence line with a 12ft tall fence compared to the existing 8ft tall fence. The purpose for this is to stop stray balls from hitting crowd, which has been an issue in recent years. Village staff sought three proposals for the fencing work in which staff was shocked to see the pricing of fencing drop from recent year projects. the unexpected proposal gave room for the Village to receive optional addition to the proposal for work that would be planned in the upcoming years. These additional items kept the Village under budget for this project and for that reason staff is recommending this additional work. Century Fence provided the lowest proposal for this work at \$42,220 at the base line bid and a total of 67,630 with the addition of the outfield fence, gating in front of the scoreboard and adding a gate to the outfield. Midwest Athletic Fields provided the lowest proposal for the field rehab work at Nixon and at Bark River for a total of \$23,460

**Financial Remarks:** This will come out of a specific budgeted account for this work. 105,000 was budgeted

**Options & Alternatives:**

**Executive Recommendation:** Staff recommends awarding the 2026 baseball and softball field work at Nixon and Bark River Park to Century Fence and Midwest Athletic Fields for a total of \$91,090.00

# Quote

Century Fence Company  
1300 Hickory St  
Pewaukee, WI 53072



|                     |                          |                       |
|---------------------|--------------------------|-----------------------|
| <b>Quote To:</b>    | <b>Project Location:</b> | Quote #: 34347        |
| Village of Hartland | Nixon Park               | Quote Date: 2/10/2026 |
| 210 Cottonwood Ave  | 175 E Park Ave           |                       |
| Hartland, WI 53029  | Hartland, WI 53029       |                       |

## Description

### 12' Fence

250' of 12' high, galvanized, chain link fence, with 1 5/8" top, middle, and bottom rails. Chain link fabric, galvanized, 9 gauge wire, 2" mesh. Line posts, 3" OD, SS40, galvanized, steel pipe, spaced 10' on center.

- 3" OD, SS40, galvanized, steel pipe, terminal posts.

All posts set in 9" x 48" concrete foundations.

- 2 - 7' high x 4' wide single swing gates. Gate frames constructed from 2" steel pipe, welded at all corners.

### Backstop

1 - 20' x 40' x 20' x 16' high backstop, with 6' hood. 4 - 1 5/8" horizontal rails (top, 7' 6", 3' 9", bottom). Chain link fabric on the top of the backstop and hood, 9 gauge wire, 2" mesh. Chain link fabric on the bottom of the backstop, 6 gauge wire, 2" mesh. Line posts 4" OD, SS40, galvanized, steel pipe, spaced 10' on center.

- 4" OD, SS40, galvanized, steel pipe, terminal posts.

All posts set in 12" x 60" concrete foundations.

### Furnished & Installed: \$42,220.00

- Add removal of Backstop and 250' of existing fence: \$5,490.00 (with other work)
- Add replace 580' of 6' chain link fabric on the outfield fence and a single swing gate: \$12,190.00 (with other work)
- Add 30' of 20' high, chain link fence in front of the scoreboard: \$7,730.00 (with other work)

\$67,630

excludes: removal of existing, private underground utility locate, rock conditions, underground obstructions, permit

Quote Valid For 15 days

Buyer's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Submitted by: \_\_\_\_\_

*Tom Foerster*

Change  
Acceptance:

This quote when accepted in writing by purchaser and by Century Fence Company includes the terms and conditions set forth on [www.centuryfence.com](http://www.centuryfence.com) which are incorporated by reference and becomes a contract between two parties. If the project is cancelled upon agreement and special materials were purchased, the customer agrees to pay 100% of the material cost.

Terms of Payment: Net Cash upon receipt of invoice.

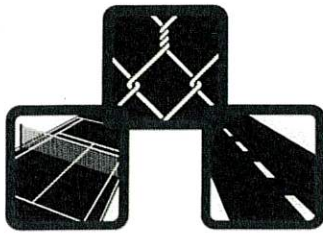
Tom Foerster

Office: 262-956-6429

Cell: 262-993-5516

Email: [TFoerster@centuryfence.com](mailto:TFoerster@centuryfence.com)





**MUNSON, INC.**  
*Established 1955*

**MUNSON FENCE DIV.**  
**MUNSON-ARMSTRONG PAVING DIV.**  
**MUNSON TENNIS COURT DIV.**

6747 N. Sidney Place Glendale, WI 53209

Phone: (414) 351-0800 FAX: (414) 351-0879

[www.munsoninc.com](http://www.munsoninc.com)

**PROPOSAL SUBMITTED TO:**

LEO JUNGBLUTH  
VILLAGE OF HARTLAND  
701 PROGRESS DR.  
HARTLAND, WI 53029

**DATE:**

September 5, 2025

**JOB NAME & LOCATION**

*Nixon Park Backstop*

Phone (414) 630-4750

[leoj@villageofhartland.wi.gov](mailto:leoj@villageofhartland.wi.gov)

**Per your request, we are pleased to quote the following:**

1. The existing fence and backstop will be removed by the Village of Hartland.
2. Furnish and install 250 lineal feet of chain link fence including (2) single swing gates. Fence to be 12' high overall.
3. Furnish and install one (1) backstop, 40' wide with 20' wings. The backstop will be 15' high overall and include a 6' overhang.
4. All 12' high fence posts will be imbedded 48" deep in concrete for frost protection.
5. All backstop posts will be imbedded 60" deep in concrete for frost protection.
6. Excavated spoils will be hauled away.

**SPECIFICATIONS OF NEW FENCE TO BE AS FOLLOWS:**

- A. **FABRIC:** 2" mesh #9-gauge aluminized steel. Hot dipped galvanized before weaving with a minimum of (1.2 oz.) of zinc per square foot.
- B. **TOP - MID - BOTTOM RAIL:** 1-5/8" O.D. SS20 pipe.
- C. **LINE POSTS:** 2.5" O.D. SS40 gauge pipe. Posts will be spaced a maximum of 10ft. on center.
- D. **END & CORNER POSTS:** 3" O.D. SS40 gauge pipe.
- E. **GATE POSTS:** 4" O.D. SS40 gauge pipe.
- F. **SWING GATES:** (2) Single swing gates: 3' wide by 8' high with a 4' transom above. Swing gate frame will be constructed of 1-5/8" O.D. SS20 pipe welded at all corners to form a rigid panel and filled with fabric to match the fence. Latch to have a provision for padlock.

AUTHORIZED  
days.

SIGNATURE: \_\_\_\_\_

**Rich Guess – Project Manager**

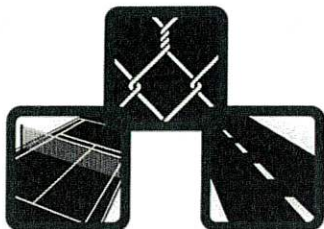
**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and attached Terms and Conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

**NOTE:** This proposal may be withdrawn by us if not accepted within 10

SIGNATURE: \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



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701 PROGRESS DR.  
HARTLAND, WI 53029

**DATE:**

September 5, 2025

**JOB NAME & LOCATION**

*Nixon Park Backstop*

Phone (414) 630-4750

[leoj@villageofhartland.wi.gov](mailto:leoj@villageofhartland.wi.gov)

**SPECIFICATIONS OF NEW BACKSTOP TO BE AS FOLLOWS:**

- G. **FABRIC:** Bottom 6 ft: 2" mesh, #6-gauge aluminized steel. Hot dipped galvanized before weaving with a minimum of (1.2 oz.) of zinc per square foot. Top Half: 2" mesh #9-gauge aluminized steel. Hot dipped galvanized before weaving with a minimum of (1.2 oz.) of zinc per square foot.
- A. **TOP - MID - BOTTOM RAIL:** 1-5/8" O.D. SS40 pipe.
- B. **POSTS:** 4" O.D. SS40 gauge pipe.

**LABOR AND MATERIAL ..... \$63,842.00**

AUTHORIZED  
days.

SIGNATURE: \_\_\_\_\_

**Rich Guess – Project Manager**

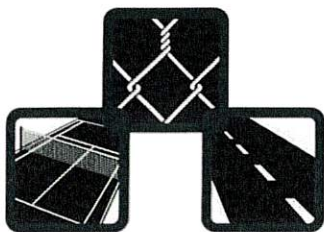
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**Date of Acceptance:** \_\_\_\_\_

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SIGNATURE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



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701 PROGRESS DR.  
HARTLAND, WI 53029

**DATE:**

September 5, 2025

**JOB NAME & LOCATION**

*Nixon Park Backstop*

Phone (414) 630-4750

[leo@villageofhartland.wi.gov](mailto:leo@villageofhartland.wi.gov)

**Notes:**

1. Munson Inc. will mark all public utilities (gas, water, electric, cable, telephone, etc.). **Owner is responsible for marking private lines (lighting, sprinkler, sump pump, propane, invisible dog fence, etc.) prior to arrival of crews. Munson is not responsible for damage to unmarked private lines.**
  - a. Hydro excavation may be required (at an additional cost) if utilities are found to be within 2' of post hole locations which could cost an additional +/- \$250 per hole.
2. Customer can contact All Lines Utility Services LLC at (414) 302-9750 to locate the private lines.
3. Customer is responsible for any necessary permit or variance and for locating fence line.
4. SS20 pipe uses cold rolled steel to provide high tensile and yield strength, and is triple coated to resist corrosion. It is designed specifically for the fence industry and made in the USA.
5. If pieces of concrete, footings, large rocks/boulders, debris or unstable soils are encountered in the work; an extra fee will be incurred for the removal.
6. Quoted price does NOT include "frost-digging" conditions. Should customer require installation during such conditions, an additional charge will be made based on the actual time and equipment required to complete the installation.
7. All Munson Inc. installation crews are skilled, certified, Union craftsmen.
8. Munson Fence Div. of Munson, Inc. warrants all fence material supplied and installed to be free from defects in material and workmanship for (1) [one] year from the date of completion.
9. Pricing and availability are not guaranteed due to the current volatility of the construction market including asphalt/oil, steel/aluminum, pvc/composite and acrylic products. Customer to be notified as best as possible of any adjustments required at the time of order and/or delivery per manufacturer directives.

AUTHORIZED  
days.

SIGNATURE: \_\_\_\_\_

**Rich Guess – Project Manager**

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and attached Terms and Conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

**NOTE:** This proposal may be withdrawn by us if not accepted within 10

SIGNATURE: \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



#### A. MUNSON, INC. TERMS & CONDITIONS

1. Upon acceptance of this contract, if a cancellation notice is not received in writing within three days of acceptance, Munson, Inc assumes that the owner or owner's agent accepts the work herein described and the terms and conditions of sale herein contained. Any withdrawal of this contract could result in partial billing to reimburse Munson, Inc. for planning, preparation, and materials already ordered or installed on the job site.
2. This contractor is not responsible for damage to or injuries caused by any privately (not installed by a Public Utility) placed underground wires, pipes, sewers, conduits, obstructions or restrictions. The owner or his agent agrees to indemnify and hold harmless Munson Fence Div./Munson-Armstrong Paving Div., Munson Inc. from any and all claims, liabilities, costs and expenses whatsoever arising from above.
3. Property owner is responsible for any necessary permits or variances, unless specifically noted in the contract
4. The contract does not contemplate the encountering of underlying rock, concrete, wood or other unsuitable materials or unusual conditions during excavation. Should these conditions be encountered the owner shall be charged for the extra work incurred.
5. The contract does not contemplate "frost-digging" conditions, unless specifically stated in this contract. Should owner require installation during such conditions, an additional charge will be made based on the actual time and equipment required to complete the installation.
6. Any alteration or deviation from stated specifications involving extra costs will become an extra charge over and above original contract. Any such alteration or deviation from stated specifications will be performed only upon submission of a written change order, and Owner/Contractor will be required to pay to Munson, Inc. an extra charge over and above the original contract price for performance of the requested change order.
7. If, after notification, Munson, Inc. is unable to complete its work due to unmoved vehicles or obstructions, Munson, Inc. may bill for additional trip charges or vehicle towing charges.
8. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.
9. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices.
10. All labor and material is conclusively accepted as satisfactory unless this contractor is notified in writing within 72 hours after the work is performed.
11. Any claim for property damage is conclusively waived unless this contractor is notified in writing within 72 hours of the occurrence.
12. Munson, Inc. is not responsible for concrete or asphalt damage due to normal construction equipment traffic.
13. Site restoration from excavation, such as backfilling edges or post footings, is not included unless specifically noted in the contract.
14. Prior to the commencement of the work of Munson, Inc., the work of others shall be completed to such an extent that it will not in any way conflict or interfere with the work of Munson, Inc. If Munson, Inc. is directed to commence its work prior to the time such other work is completed, Owner/Contractor agrees to pay the costs of any extra mobilizations or reduced productivity attributable to Munson, Inc. commencing any of its work before any others have completed their work.
15. All agreements are contingent upon strikes, accidents or delays beyond our control.
16. Unless stated in the contract, terms of payment are net 15 days. Any past due balances shall be subject to the current legal interest charge per month.
17. Owner shall reimburse Munson Inc. for any expense incurred by Munson Inc. in protecting or enforcing its rights under this agreement including, without limitation, reasonable attorneys fees and legal expenses (and, if appropriate, all expenses of taking possession, holding, preparing for disposition and disposing of any collateral). This includes any expenses incurred before and after the commencement of any litigation to protect or enforce its rights under this agreement, including all appeals.
18. This contract will be construed and enforced in accordance with the laws of the State of Wisconsin.

#### B. ADDITIONAL TERMS AND CONDITIONS FOR MUNSON FENCED DIV.

1. All property lines and grades are to be established by the owner. Fence is to follow ground lines unless otherwise provided for in this contract.
2. Obstructions of every nature, which in any manner interfere with the erection of fence shall be removed by the owner prior to commencement of work, unless otherwise provided for in this contract.
3. On all jobs where Munson Fence Div. installs or supplies "Razor Ribbon", owner or agents of the property will hold Munson Fence Div./Munson, Inc. harmless in any way from claims, liabilities or injuries.
4. Gate Operator Systems: End user to understand the operations and safety systems of the unit

#### C. ADDITIONAL TERMS AND CONDITIONS FOR MUNSON-ARMSTRONG PAVING DIV.

1. MUNSON-ARMSTRONG PAVING DIV. DOES NOT WARRANT AGAINST CRACKS SINCE THEY WILL APPEAR IN ALL PAVEMENTS
2. A 1-1/2% slope or greater is necessary for surface drainage of asphalt paving; 1% for concrete paving. If the owner directs construction of the subgrade, base or paved surface that results in a lesser slope, this contractor does not warrant satisfactory surface drainage.
3. Salt or melting compounds should not be applied to concrete paving for 12 months after installation. Any pitting or peeling resulting from such application will not be warranted by this contractor.
4. Due to the fact that ready mixed concrete is composed of all natural materials, Munson Inc cannot warrant against premature discoloration.
5. Material will not be placed on a wet, unstable, or frozen subgrade. A suitable subgrade shall be furnished the contractor as a condition precedent to the performance of this contract.
6. The catch basin price is based upon the existing sewer lateral at the property line being in serviceable condition. Should it be necessary to connect to the street sewer line, owner shall be charged for the extra work incurred.

#### LIEN NOTICE

"AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER (CONTRACTOR) HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON THE OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID."

Date 1/28/2026



|        |                                |
|--------|--------------------------------|
| To:    | Village of Hartland            |
| Attn:  | Cory Bahr                      |
|        | 701 Progress Dr.               |
|        | Hartland, WI 53029             |
| Cell:  | 414-630-8168                   |
| Email: | coryb@villageofhartland.wi.gov |

|          |                                                        |
|----------|--------------------------------------------------------|
| From:    | Don Witte                                              |
| Address: | N57 W13250 Shenandoah Dr.<br>Menomonee Falls, WI 53051 |
| Mobile:  | 414-303-3918                                           |
| Email:   | dwitte@northwayfence.com                               |

## PROPOSAL

Re: Nixon Park Ballfield

**BUDGET PROPOSAL** to furnish and install the following municipal grade galvanized steel chain link fence. Per specifications provided by Hartland Parks Dept.

- 250 lf. of 12' high sideline fence. 125' down each of the 1<sup>st</sup> & 3<sup>rd</sup> base lines.
- 2 – 3' wide single swing gates with transom above gates included. All posts to be set in concrete footings. All spoil to be hauled off-site.

**\$31,800.00**

**\*\*Alternate to provide black vinyl coated chain link materials: + \$3,200.00**

- 1 – Backstop measuring 40' across the back section and 2 – 20' wing sections, totaling 80 lf. of 12' municipal grade galvanized chain link fence. Above the top of the backstop will be a 6' wide angled overhang extending the full 80'. Overhang to be matching chain link materials with bottom supported galvanized steel pipe brackets.

All posts to be set in concrete footings. All spoil to be hauled off-site.

**\$26,000.00**

**\*\*Alternate to provide black vinyl coated chain link materials: + \$1,900.00**

---

**Materials & Labor for Galvanized fence above total: \$57,800.00**

**\*\*Alternate total for black vinyl coated chain link materials: + \$62,900.00**

Excludes turf restoration if needed.

Northway Fence will notify Digger's Hotline prior to any in-ground excavation.

Private lines are the responsibility of the customer and will NOT be marked by Digger's Hotline.

\_\_\_\_\_  
Customer Acceptance

\_\_\_\_\_  
Date

*\*Due to fluctuating material pricing issues beyond our control, the above quoted prices are subject to change within 15 days. Please check back before accepting this proposal to allow for current material prices to be updated based on cost and availability.*

## Midwest Athletic Fields LLC

323 William St P.O. Box 76  
Watertown, WI 53094  
lana@midwestaf.com  
www.midwestaf.com



## Proposal

### ADDRESS

Village of Hartland  
Attn: Jake Schlafer  
210 Cottonwood Ave  
Hartland, WI 53029

PROPOSAL 1779  
DATE 07/24/2025  
EXPIRATION DATE 08/25/2025

### PROJECT

Baseball/Softball

SALES REP  
JJV

| ACTIVITY                                                                                                                                                                                                                                 | QTY | RATE      | AMOUNT    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-----------|
| Baseball Field<br>Nixon Baseball:<br>-Edge all grass edges.<br>-Add 96 tons of Quick Pitch infield mix.<br>-Laser grade and compact.<br>-Edge coaches' boxes, walk-ups and warning track in front of the dugouts.<br>-Grade and compact. | 1   | 15,500.00 | 15,500.00 |
| Softball Field<br>Bark River Park Softball:<br>-Edge all grass edges.<br>-Add 48 tons of Quick Pitch infield mix.<br>-Laser grade and compact.<br>-Reset base anchors, home plate and pitching rubber.                                   | 1   | 7,960.00  | 7,960.00  |

TOTAL

**\$23,460.00**

Accepted By

Accepted Date

We authorized  
Midwest Athletic Fields LLC to do the work as specified.

Note: Customer must provide a place on site to dispose of waste material. Hauling off site will incur additional costs.  
Watering of sod is customer's responsibility once project is complete, unless otherwise stated.  
All credit card payments will have a 3% fee added.  
Page 1 of 1



Hi Cory -

Hope you are having a great week.

My name is Jonathan, I am the owner of Midwest Field Solutions. We would love to help you out with these fields. I understand you are on vacation currently - hope you are enjoying some time away. When you are back, it would be great to meet you on site. Based on your email, I can get you some numbers (response in blue font)

*The Village of Hartland is requesting a quote to update two of our ball fields. Here is what we are looking for.*

*Baseball Field Nixon Baseball: -Edge all grass edges. -Add 96 tons of Quick Pitch infield mix. -Laser grade and compact. -Edge coaches' boxes, walk-ups and warning track in front of the dugouts. -Grade and compact. - this is about 4 semi loads of material - great product choice, we use A LOT of it. We would also recommend adding in some calcined clay - Heritage Red from Turface is a good product that blends well with the Quickpitch. We get \$2500.00/semi load plus material cost to install and laser grade. I would like to get on site and make sure the base anchors and field is aligned properly and see if we need to do any perimeter lip removal as well. Typically on these type of installs, we would remove any lips, sod back - keep our perimeter at the 95'.*

*Scope of work would be as follows:*

1. Clay Skin Repairs (4 semi loads + conditioner) - \$20k
2. Complete Perimeter Lip/Sod Repairs - \$7500.00
3. Mound/Home Plate Repairs (rebrick pitching mound and batter/catcher's boxes + sod the circles to proper dimensions) - \$10k
4. Edging - No Charge

\$37,500

*Softball Field Bark River Park Softball: -Edge all grass edges. -Add 48 tons of Quick Pitch infield mix. -Laser grade and compact. -Reset base anchors, home plate and pitching rubber. - this would be similar to baseball - I would recommend a Sod Buffer plus warning track on the infield around the dugouts and backstop - I can send over some pics and info on this if you are interested as well - here are some numbers for what you are requesting:*

1. Clay Skin Repairs (2 semi loads + conditioner) - \$10k
2. Perimeter Sod Repairs - \$3500.00
3. Pitching Area/Home Plate Repairs - \$5500.00
4. Field Alignment (new anchors) - \$3k
5. Edging - No Charge

22,000

Looking forward to connecting with you - here is my cell 8473704468 - you can call or text anytime.

Thanks Cory

Total \$59,500

## Tom Jenson

---

**From:** Cory Bahr  
**Sent:** Tuesday, February 10, 2026 1:29 PM  
**To:** Tom Jenson  
**Subject:** FW: Ball fields

Thank you,



Cory Bahr  
Village of Hartland  
Leadman  
701 Progress Drive, Hartland, WI 53029  
Ph: 262-367-4750 | C: 414-630-8168 | F: 262-367-2430  
[coryb@villageofhartland.wi.gov](mailto:coryb@villageofhartland.wi.gov) | [www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov)

**From:** Cory Bahr  
**Sent:** Thursday, January 22, 2026 8:03 PM  
**To:** Hilary Mueller <[hilary@midwestfieldsolutions.com](mailto:hilary@midwestfieldsolutions.com)>  
**Subject:** Re: Ball fields

I'm sorry I did see this. Been going many different directions the last couple of days. Thank you for responding.  
Sent from my iPhone

On Jan 22, 2026, at 5:06 PM, Hilary Mueller <[hilary@midwestfieldsolutions.com](mailto:hilary@midwestfieldsolutions.com)> wrote:

Hi Cory,

Thank you for reaching out. Did you by chance see the email our company owner Jonathan Mueller sent on 1/13? I'm copying the content into this email in case it maybe wound up in a spam folder. If you would like him to move forward with formulating a quote based on his writing in blue below, that is certainly something that can be done. If you have any questions about it, emailing him at [mueller@midwestfieldsolutions.com](mailto:mueller@midwestfieldsolutions.com) or calling/texting him at 847-370-4468 would be best. I have also cc'd him along with our project manager Dan Chavez in this email, too:

**Jonathan Mueller**

to coryb, Dan, me



**Village of Hartland  
Administration**

210 Cottonwood Ave, Hartland, WI 53029  
[www.villageofhartland.com](http://www.villageofhartland.com)

|                                                                                                                                         |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Committee:</b><br><b>Village Board</b>                                                                                               | <b>Date:</b> 2/12/2026 |
| <b>Village Board Item Number:</b>                                                                                                       | <b>Date:</b> 2/23/2026 |
| <b>Submitted By:</b> Tom Jenson, DPW Director                                                                                           |                        |
| <b>Subject:</b> Discussion and Consideration to award Hartland Overhead Door Inc for the replacement of 5 Garage Doors at the DPW Shop. |                        |

**Details:** The Village has budgeted for the replacement of 5 overhead garage doors. These doors are on the original portion of the shop that was constructed in 1986. Staff sought three different proposals for this work and Hartland Overhead Door Inc came in as the lowest proposal at \$69,925.00

**Financial Remarks:** This will come out of the budgeted funds for these specific garage doors in which \$70,000 was budgeted

**Options & Alternatives:**

**Executive Recommendation:** Staff recommends awarding Hartland Overhead Door Inc for the replacement of 5 garage doors at the DPW shop for the sum of \$69,925.00



# Hartland Overhead Door

PO Box 152  
Hartland, WI 53029

(262) 966-9811 / (262) 966-9885 fax

Showroom : N76 W30630 Hwy V V

Hours: M-Th 7:30-5; Fri 7:30-4 Sat 9-12



[www.HartlandOverheadDoor.com](http://www.HartlandOverheadDoor.com)

## Estimate

Date

8/28/2025

International Door Association's Dealer of the Year

|                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |             |                   |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|-------------------|-----------|
| Name, Address, & Phone                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |             |                   |           |
| Hartland - Village of Hartland<br>210 Cottonwood Avenue<br>Hartland, WI 53029<br>Tanya S : A/P 367-2714<br>Leo 262-719-0034/Jeri shop 262-367-4750 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |             |                   |           |
| Terms                                                                                                                                              | Source                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Check by / Date | Office Rep  | Entry             |           |
| Net 30                                                                                                                                             | REP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Chad 7/30       | Jill & Kris | call Leo 30 ahead |           |
| Qty                                                                                                                                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |             | Rate              | Total     |
| 1                                                                                                                                                  | 14'2" x 14' high Clopay #3724 Energy Series (7 sections) WHITE.<br>Stucco texture finish, Micro-Groove Design. 2" thick sections, Two-sided insulated steel, ** 24 gauge exterior ** & 27 gauge interior.<br>Intellicore: Foamed in place Bonded Polyurethane Insulation. (R Value 18.4)<br>Torsion springs, Commercial grade hardware package - Heavy Duty (14 Gauge Hinges and 10 Ball Steel Rollers). Includes White Weatherstops<br>Standard 15" Radius tracks.<br>*** 3" TRACKS & ROLLERS *** FULL ANGLE - CONTINUOUS ANGLE *** MOUNT TO WOOD JAMBS. Omit lock<br>INCLUDES (4) 24" x 12" INSULATED GLASS LITES (CAN PUT IN #3 PANEL TO LOOK OUT OR RAISE UP TO #4 PANEL) - ADDS LIGHT IN SPACE AND CAN SEE OUTSIDE. CURRENT DOORS HAVE LITES. (IF NO LITES, DEDUCT \$400 PER DOOR)<br>Installed, including tax. |                 |             | 7,400.00          | 7,400.00  |
| 5                                                                                                                                                  | Removal & Haul / existing oversized door                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |             | 225.00            | 1,125.00  |
| 5                                                                                                                                                  | Liftmaster MAXUM TROLLEY MODEL # TDC 12X1BMC. **** 1200 EXTENDED DUTY **** 14' RAIL:<br>Commercial Opener, heavy duty trolley, 1/2 HP, 110 volts, single phase.<br>DC high-efficiency motor and gearbox, provides the power needed and smooth start and stop.<br>Average of 12" per second opening.<br>*** UPGRADE OPEN 4 Sensors ***<br>Floor-Level Wall Controller - 4-line LCD display gives you access to programming, troubleshooting and diagnostics at floor level. {CODE 326}<br>Wi-Fi® and myQ® - Easily connect to myQ Facility via Wi-Fi for visibility into what is happening at your door and control it from your web browser; no need for additional hubs or accessories. Know what accessories activate the door (remote, transmitter, keypad, etc.).<br>Installed, including sales tax              |                 |             | 2,720.00          | 13,600.00 |
| SUBTOTAL                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |             |                   | 69,925.00 |
| Non-Taxable                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |             | 0.00%             | 0.00      |
| Please sign and return with a 50% deposit. 3% SURCHARGE FOR CREDIT CARD PAYMENTS                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Total       | \$69,925.00       |           |

**\*\*NOTE: Prior to install: Please have the garage door or opener area cleared out as much as possible \*\***

**Published lead times and pricing may vary after preliminary estimate due to tariffs and steel prices.**

**Estimate is valid for 30 days.**

**If there is not an existing outlet, it must be installed by others. Commercial wiring installed by a licenced electrician.**

**Estimate assumes standard installation.**

**Labor warranty is 1 year on installations of new doors & openers and invoice must be paid in full.**

**By signing below, I hereby acknowledge that any labor and material not included in the estimate due to nonstandard conditions is my financial responsibility. Proposal is subject to approval before acceptance as an order.**

Page 2

SIGNATURE

# Hartland Overhead Door

PO Box 152  
Hartland, WI 53029

(262) 966-9811 / (262) 966-9885 fax

Showroom : N76 W30630 Hwy V V

Hours: M-Th 7:30-5; Fri 7:30-4 Sat 9-12



[www.HartlandOverheadDoor.com](http://www.HartlandOverheadDoor.com)

## Estimate

Date

8/28/2025

International Door Association's Dealer of the Year

|                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |             |                   |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|-------------------|-----------|
| Name, Address, & Phone                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |             |                   |           |
| Hartland - Village of Hartland<br>210 Cottonwood Avenue<br>Hartland, WI 53029<br>Tanya S : A/P 367-2714<br>Leo 262-719-0034/Jeri shop 262-367-4750 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |             |                   |           |
| Terms                                                                                                                                              | Source                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Check by / Date | Office Rep  | Entry             |           |
| Net 30                                                                                                                                             | REP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Chad 7/30       | Jill & Kris | call Leo 30 ahead |           |
| Qty                                                                                                                                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |             | Rate              | Total     |
|                                                                                                                                                    | Shop:<br>701 Progress<br>Hartland<br><br>Estimate to replace (5) doors and (5) Openers from 1986. They are the first 5 doors in a row on the building per Leo.<br><br>4 20'2" x 14' high Clopay #3724 Energy Series (7 sections) WHITE<br>Stucco texture finish, Micro-Groove Design. 2" thick sections, Two-sided insulated steel, ** 24 gauge exterior ** & 27 gauge interior.<br>Intellicore: Foamed in place Bonded Polyurethane Insulation. (R Value 18.4)<br>Torsion springs, Commercial grade hardware package - Heavy Duty (14 Gauge Hinges and 10 Ball Steel Rollers). Includes White Weatherstops.<br>Standard 15" Radius tracks.<br>*** 3" TRACKS & ROLLERS *** FULL ANGLE - CONTINUOUS ANGLE *** MOUNT TO WOOD JAMBS. Omit lock<br>INCLUDES (5) 24" x 12" INSULATED GLASS LITES (CAN PUT IN #3 PANEL TO LOOK OUT OR RAISE UP TO #4 PANEL) - ADDS LIGHT IN SPACE AND CAN SEE OUTSIDE. CURRENT DOORS HAVE LITES. (IF NO LITES, DEDUCT \$500 PER DOOR)<br>Installed, including tax. |                 |             | 11,950.00         | 47,800.00 |
| Please sign and return with a 50% deposit. 3% SURCHARGE FOR CREDIT CARD PAYMENTS                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |             | Total             |           |

**\*\*NOTE: Prior to install: Please have the garage door or opener area cleared out as much as possible \*\***  
**Published lead times and pricing may vary after preliminary estimate due to tariffs and steel prices.**  
**Estimate is valid for 30 days.**

**If there is not an existing outlet, it must be installed by others. Commercial wiring installed by a licenced electrician.**  
**Estimate assumes standard installation.**

**Labor warranty is 1 year on installations of new doors & openers and invoice must be paid in full.**

**By signing below, I hereby acknowledge that any labor and material not included in the estimate due to nonstandard conditions is my financial responsibility. Proposal subject to approval before acceptance as an order.**

Page 1

SIGNATURE



# RINDERLE DOOR CO.

## Estimate

571 W23275 Adam Dr. Big Bend, WI 53103  
 Phone: 262.662.5200 Fax: 262.662.5295  
 www.rinderledoor.com

OUR WORK IS SOMETHING TO A DOOR!!

| Sales Team      | Estimate Date | Estimate # |
|-----------------|---------------|------------|
| Kobshop, Donald | 2/2/2026      | 62893      |
| Gierach, Nicki  |               |            |

| Bill To:                                                                      | Service Location:                                                                                                            |
|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| VILLAGE OF HARTLAND<br>210 COTTONWOOD AVE.<br>TOWN HALL<br>HARTLAND, WI 53029 | VILLAGE OF HARTLAND<br>701 PROGRESS DRIVE<br>MAINTENANCE GARAGE/SALT SHED<br>HARTLAND, WI 53029<br>Contact: LEO 262-367-4750 |

### Estimate Details

MULTIPLE OHDs - DOOR & OPERATOR REPLACEMENTS

### Description

#### #01 OHD (ID#11618)

REPLACE DOOR & OPERATOR  
 FURNISH (6) TRANSMITTERS TO CUSTOMER  
 NOTE: CUSTOMER WILL NEED TO HAVE BAY CLEAR & ANTICIPATE FULL DAY FOR DOOR & 2ND DAY FOR OPERATOR REPLACEMENT

Remove and dispose of existing materials and replace with the following:

- (1) RAYNOR THERMASEAL TM175 (14' X 14') INSULATED OVERHEAD SECTIONAL DOOR
  - White
  - 1 3/4 Thick, 25ga ext. 26ga int. Insulated Sections (R-16.4)
  - 3" Galvanized Track
  - Normal Headroom Track
  - Heavy Duty Rollers
  - 50,000 Cycle Springs
  - 3" Bottom Rubber
  - Continuous Angle To Shaft Mount
  - Solid Keyed Shaft
  - (2) 24"x12" Rectangle Clear Insulated Glass Lites in 3rd Panel
- (3) 14' WHITE WEATHERSTRIPPING, PVC
- (12') 2" X 2" X 1/8" ANGLE IRON
- (3) WHITE CAULK
- (1) MANARAS OTBH HEAVY DUTY TROLLEY OPERATOR FOR DOORS 12' UP TO 14'
  - Continuous Duty 115v 1/2HP Motor
  - Adjustable Friction Clutch
  - Solenoid Brake
  - Circuit Board Monitored Operation (Add MOD110 Kit for Contactor)
  - Full Overload Protection
  - 2 Year Labor & Material Warranty
  - 14' Trolley Rail w/ #41 Chain
- (1) OTBH PILLOW BLOCK BEARINGS ON OUTPUT SHAFT
- (1) MANARAS CONTACTOR ECB-DRIVEN
  - This modification includes removing the relay circuit board and replacing it with a contactor instead; however, it will still include the control board with all the pre-programmed features.
- (6) LINEAR MULTI-CODE, TRANSMITTER; 300 MHZ, SINGLE BUTTON
- (1) MULTI-CODE 1090 RECEIVER, 300 FREQ. 10 DIPSWITCHES
- (8') 2" X 2" X 1/8" ANGLE IRON



OUR WORK IS SOMETHING TO A DOOR!!

| Sales Team       | Estimate Date | Estimate # |
|------------------|---------------|------------|
| Kobishop, Donald | 2/2/2026      | 62893      |
| Gierach, Nicki   |               |            |

| Bill To:                                                                      | Service Location:                                                                                                            |
|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| VILLAGE OF HARTLAND<br>210 COTTONWOOD AVE.<br>TOWN HALL<br>HARTLAND, WI 53029 | VILLAGE OF HARTLAND<br>701 PROGRESS DRIVE<br>MAINTENANCE GARAGE/SALT SHED<br>HARTLAND, WI 53029<br>Contact: LEO 262-367-4750 |

### Description

- (1) MILLER 36" LIGHT CURTAIN - MONITORED
  - Light Curtain Kit: 3 foot coverage (8 elements)
  - Includes: MLC-E36 Emitter + MLC-R36 Receiver with 3' cable attached + mounting brackets
  - IP 67 Rated Waterproof Housing
  - Operating Temperature -40F to +140F
  - UL325 Compliant
- (4) RAYNOR TRACK BRACKET 11 3/8" LONG X 4 1/2" WIDE
- (20') TWO WIRE 18GA SHIELDED
- (20") FOUR WIRE, 18 GAUGE SHIELDED
- (1) LIGHT CURTAIN UHPOTE 24VAC to 12VDC Convertor 1.5Amp Supply Current Power Adapter
- MISCELLANEOUS
- 32' or 26' SCISSORS LIFT; 2 DAY RENTAL
- ZONE 1
- LABOR TT REGULAR HOUR RATE - RCO
- LABOR T REGULAR HOUR RATE - OPERATOR
- #02 (ID#11617), #03 (ID#3304), #04 (ID#11614), #05 OHD (ID#1457)**
- REPLACE DOORS & OPERATORS
- FURNISH (30) TRANSMITTERS TO CUSTOMER
- NOTE: CUSTOMER WILL NEED TO HAVE BAYS CLEAR & ANTICIPATE FULL DAY FOR EACH DOOR REPLACEMENT & A 2ND DAY FOR EACH OPERATOR REPLACEMENT
- Remove and dispose of existing materials and replace with the following:
- (4) RAYNOR THERMASEAL TM175 (20' X 14') INSULATED OVERHEAD SECTIONAL DOOR
  - White
  - 1 3/4 Thick, 25ga ext. 26ga int. Insulated Sections (R-16.4)
  - 3" Galvanized Track
  - Normal Headroom Track
  - Heavy Duty Rollers
  - 50,000 Cycle Springs
  - 3" Bottom Rubber
  - Continuous Angle To Shaft Mount
  - Solid Keyed Shaft
  - (2) 24"x12" Rectangle Clear Insulated Glass Lites in 3rd Panel
- (8) 14' WHITE WEATHERSTRIPPING, PVC
- (8) 10' WHITE WEATHERSTRIPPING PVC
- (4 @ 12') 2" X 2" X 1/8" ANGLE IRON
- (12) WHITE CAULK

# RINDERLE DOOR CO.

571 W23275 Adam Dr.  
Phone: 262.662.5200

Big Bend, WI 53103  
Fax: 262.662.5295

www.rinderle-door.com

OUR WORK IS SOMETHING TO A DOOR!!

## Estimate

| Sales Team       | Estimate Date | Estimate # |
|------------------|---------------|------------|
| Kobishop, Donald | 2/2/2026      | 62893      |
| Gierach, Nicki   |               |            |

### Bill To:

VILLAGE OF HARTLAND  
210 COTTONWOOD AVE.  
TOWN HALL  
HARTLAND, WI 53029

### Service Location:

VILLAGE OF HARTLAND  
701 PROGRESS DRIVE  
MAINTENANCE GARAGE/SALT SHED  
HARTLAND, WI 53029  
Contact: LEO 262-367-4750

### Description

- (4) MANARAS HEAVY DUTY TROLLEY OPERATOR FOR DOORS UP TO 14'
  - Continuous Duty 115v 3/4HP Motor
  - Adjustable Friction Clutch
  - Solenoid Brake
  - Circuit Board Monitored Operation (Add MOD110 Kit for Contactor)
  - Full Overload Protection
  - 2 Year Factory Warranty
  - 14' Trolley Rail w/ #41 Chain
  - 2 Year Labor & Material Warranty
- (4) OTBH PILLOW BLOCK BEARINGS ON OUTPUT SHAFT
- (4) MANARAS CONTACTOR ECB-DRIVEN
  - This modification includes removing the relay circuit board and replacing it with a contactor instead; however, it will still include the control board with all the pre-programmed features.
- (24) LINEAR MULTI-CODE, TRANSMITTER; 300 MHZ, SINGLE BUTTON
- (4) MULTI-CODE 1090 RECEIVER, 300 FREQ. 10 DIPSWITCHES
- (4 @ 8') 2" X 2" X 1/8" ANGLE IRON
- (4) MILLER 36" LIGHT CURTAIN - MONITORED
  - Light Curtain Kit: 3 foot coverage (8 elements)
  - Includes: MLC-E36 Emitter + MLC-R36 Receiver with 3' cable attached + mounting brackets
  - IP 67 Rated Waterproof Housing
  - Operating Temperature -40F to +140F
  - UL325 Compliant
- (16) RAYNOR TRACK BRACKET 11 3/8" LONG X 4 1/2" WIDE
- (80') TWO WIRE 18GA SHIELDED
- (80") FOUR WIRE, 18 GAUGE SHIELDED
- (4) LIGHT CURTAIN UHPOTE 24VAC to 12VDC Convertor 1.5Amp Supply Current Power Adapter
- MISCELLANEOUS
- 32' or 26' SCISSORS LIFT; 2 WEEK RENTAL
- ZONE 1
- LABOR TT REGULAR HOUR RATE - RCO
- LABOR T REGULAR HOUR RATE - OPERATOR

OUR WORK IS SOMETHING TO A DOOR!!

| Sales Team       | Estimate Date | Estimate # |
|------------------|---------------|------------|
| Kobishop, Donald | 2/2/2026      | 62893      |
| Gierach, Nicki   |               |            |

| Bill To:                                                                      | Service Location:                                                                                                            |
|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| VILLAGE OF HARTLAND<br>210 COTTONWOOD AVE.<br>TOWN HALL<br>HARTLAND, WI 53029 | VILLAGE OF HARTLAND<br>701 PROGRESS DRIVE<br>MAINTENANCE GARAGE/SALT SHED<br>HARTLAND, WI 53029<br>Contact: LEO 262-367-4750 |

No electrical wiring or conduit included-standard mechanical installation only.  
 Customer must anticipate limited or no access to the opening during installation/repair.  
 Work is to be performed during normal working hours M-F 7:00AM - 3:30PM; unless otherwise stated in estimate.  
 Does not include removal/relocation of any object or material that is not stated in estimate. Any needed asbestos/lead abatement is not included.  
 If customer requires Fire Watch or Ladder Watch and cannot provide watch, we will provide it at time & material in addition to this estimate.  
 Standard Terms are 1/3 or 1/2 Down, Net 30 Remainder, Unless otherwise stated. Permit/Costs not included in estimate, unless discussed prior.

**Due to current market volatility industry-wide, all estimates will need to be verified for accurate pricing at time of acceptance to accommodate circumstances beyond our control. In some circumstances, we have experienced pricing increases from the manufacturer during their acknowledgement of the order or during the shipping and handling process. This may also affect the final invoicing of the project. We appreciate your understanding and as always, will do our best to promote transparency and communication as we navigate through these new trends in the market. SUBMIT ACCEPTED Signed Estimates or Purchase Orders to: [estimates@rinderledoor.com](mailto:estimates@rinderledoor.com) TERMS: Custom Order Projects Require a Down Payment Prior to Order (1/3 to 1/2 Down) Standard Terms are NET 30. Please note Credit Card Payments will incur a 4% fee.**

|                        |                    |
|------------------------|--------------------|
| Subtotal:              | \$86,354.43        |
| Sales Tax:             | \$0.00             |
| <b>Estimate Total:</b> | <b>\$86,354.43</b> |

The above prices, specifications and conditions are hereby accepted.  
 You are hereby authorized to do the work as specified.

Customer Signature

PO#

Date



# RINDERLE DOOR CO.

S71 W23275 Adam Dr.  
Phone: 262.662.5200

Big Bend, WI 53103  
Fax: 262.662.5295

www.rinderle-door.com

OUR WORK IS SOMETHING TO A DOOR!!

## Estimate

| Sales Team       | Estimate Date | Estimate # |
|------------------|---------------|------------|
| Kobishop, Donald | 2/2/2026      | 63127      |
| Gierach, Nicki   |               |            |

### Bill To:

VILLAGE OF HARTLAND  
210 COTTONWOOD AVE.  
TOWN HALL  
HARTLAND, WI 53029

### Service Location:

VILLAGE OF HARTLAND  
701 PROGRESS DRIVE  
MAINTENANCE GARAGE/SALT SHED  
HARTLAND, WI 53029  
Contact: LEO / COREY

### Estimate Details

COLD BAYS #06 & #07 - INSTALL RECEIVERS & PROGRAM TRANSMITTERS

### Description

#### COLD BAYS #06 (ID#11615) & #07 (ID#11616)

1. INSTALL REMOTE RECEIVER & PROGRAM (4) TRANSMITTERS PER DOOR
2. THIS WILL REQUIRE THE ADDITION OF SAFETY REVERSE DEVICES. INSTALL LIGHT CURTAINS & WIRE INTO OPERATOR
3. TEST & INSPECT DOOR SYSTEM AS NEEDED

Install the following items:

- (2) MULTI-CODE 1090 RECEIVER, 300 FREQ. 10 DIPSWITCHES
- (8) LINEAR MULTI-CODE, TRANSMITTER; 300 MHZ, SINGLE BUTTON
- (2) MILLER 36" RELAY LIGHT CURTAIN - NON MONITORED
  - Light Curtain Kit: 3 foot coverage (8 elements)
  - Includes: MLC-E36 Emitter + MLC-R36 Receiver with 50' cable attached + mounting brackets
  - IP 67 Rated Waterproof Housing
  - Operating Temperature -40F to +140F
- (8) RAYNOR TRACK BRACKET 11 3/8" LONG X 4 1/2" WIDE
- (2) LIGHT CURTAIN UHPOTE 24VAC to 12VDC Converter 1.5Amp Supply Current Power Adapter

#### MISCELLANEOUS

32' or 26' SCISSORS LIFT; 1 DAY RENTAL

ZONE 1

LABOR T REGULAR HOUR RATE

OUR WORK IS SOMETHING TO A DOOR!!

| Sales Team       | Estimate Date | Estimate # |
|------------------|---------------|------------|
| Kobishop, Donald | 2/2/2026      | 63127      |
| Gierach, Nicki   |               |            |

| Bill To:                                                                      | Service Location:                                                                                                       |
|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| VILLAGE OF HARTLAND<br>210 COTTONWOOD AVE.<br>TOWN HALL<br>HARTLAND, WI 53029 | VILLAGE OF HARTLAND<br>701 PROGRESS DRIVE<br>MAINTENANCE GARAGE/SALT SHED<br>HARTLAND, WI 53029<br>Contact: LEO / COREY |

No electrical wiring or conduit included-standard mechanical installation only.  
 Customer must anticipate limited or no access to the opening during installation/repair.  
 Work is to be performed during normal working hours M-F 7:00AM - 3:30PM; unless otherwise stated in estimate.  
 Does not include removal/relocation of any object or material that is not stated in estimate. Any needed asbestos/lead abatement is not included.  
 If customer requires Fire Watch or Ladder Watch and cannot provide watch, we will provide it at time & material in addition to this estimate.  
 Standard Terms are 1/3 or 1/2 Down, Net 30 Remainder, Unless otherwise stated. Permit/Costs not included in estimate, unless discussed prior.

**Due to current market volatility industry-wide, all estimates will need to be verified for accurate pricing at time of acceptance to accommodate circumstances beyond our control. In some circumstances, we have experienced pricing increases from the manufacturer during their acknowledgement of the order or during the shipping and handling process. This may also affect the final invoicing of the project. We appreciate your understanding and as always, will do our best to promote transparency and communication as we navigate through these new trends in the market. SUBMIT ACCEPTED Signed Estimates or Purchase Orders to: [estimates@rinderledoor.com](mailto:estimates@rinderledoor.com) TERMS: Custom Order Projects Require a Down Payment Prior to Order (1/3 to 1/2 Down) Standard Terms are NET 30. Please note Credit Card Payments will incur a 4% fee.**

|                        |                   |
|------------------------|-------------------|
| Subtotal:              | \$4,101.34        |
| Sales Tax:             | \$0.00            |
| <b>Estimate Total:</b> | <b>\$4,101.34</b> |

The above prices, specifications and conditions are hereby accepted.

You are hereby authorized to do the work as specified.

Customer Signature

PO#

Date

**GEIS  
BUILDING  
PRODUCTS, INC.**

**20520 Enterprise Ave  
P.O. Box 622  
Brookfield, WI 53008-0622**

**Ph: (262) 784- 4250  
Fax: (262) 784-2139**

---

**TO: Village of Hartland  
701 Progress Dr  
Hartland, WI**

**DATE: 1/19/26**

**ATTN: Leo**

**TERMS: net 30  
1.5% Serv. charge will be assessed monthly for all charges past due.**

---

**Furnish & install:**

**(5) 20'2" x 14' & (1) 14'2" x 14' CHI model 3216 doors  
3216:**

**Thermal insulated door—R17  
Micro-groove exterior design  
Pre-finished: white  
Standard lift track—3"  
Solid shaft  
50,000 cycle springs  
Perimeter weatherstrip  
\*\*14' door has 2" track**

**(6) Liftmaster TDC12X operators  
TDC12X:**

**Trolley design with 14' rail  
High cycle heavy duty  
Safety sensors  
Open/close/stop wall station  
(6) 3 button remotes per operator  
120v/single phase**

**Total** **\$85,960.00**

**Add for:**

|                                              |                            |
|----------------------------------------------|----------------------------|
| <b>100,000 cycle springs for 20'2" doors</b> | <b>\$1,500.00/per door</b> |
| <b>100,000 cycle springs for 14'2" door</b>  | <b>\$1,250.00</b>          |

**Notes:**

**Approx. 4 week lead time  
Remove and haul old doors/operators  
Any necessary line volt wiring "by others"**



**(subject to any manufacturer price increases up until 12 weeks before the door is ready for install)**

### **CONTRACTORS AGREEMENT**

We guarantee all material used in this contract to be as specified above the entire job is to be done in a neat, workmanlike manner. Any variations from plan or alterations requiring extra labor or material, will be performed Only upon written order and billed in addition to the sum covered in this contract. Agreements made with our workmen are not recognized. We comply with all workman's compensation & property damage liability. insurance laws.

### **ACCEPTANCE OF:**

The above specifications, terms and contract are. satisfactory and I/we authorize the performance of this work.

X \_\_\_\_\_

---

Mike Stone – Sales

**Village of Hartland****Administration**

210 Cottonwood Ave, Hartland, WI 53029

[www.villageofhartland.com](http://www.villageofhartland.com)

|                                                                                                                           |                        |
|---------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Committee:</b><br><b>Village Board</b>                                                                                 | <b>Date:</b> 1/9/2026  |
| <b>Village Board Item Number:</b>                                                                                         | <b>Date:</b> 2/23/2026 |
| <b>Submitted By:</b> Tom Jenson, DPW Director                                                                             |                        |
| <b>Subject:</b> Discussion and Consideration to build and award the Bulk Filling Station purchase to Ferguson Waterworks. |                        |

**Details:** The Village sells bulk water to pool filling companies, construction companies, landscape companies, and sewer cleaning companies. The current location for bulk filling is a fire hydrant directly across the street from the DPW's main entrance at 701 Progress Drive. This location has proven to be difficult for large truck traffic, tankers, nor is it a secure means to sell water. The current process is to take contact information from the buyers and allow the contractor to account for how much water they are using. The contractor then submits this quantity and makes payment to The Village. The Village has found a solution to both of these problems with a bulk filling station that could be located at 570 Progress drive in the shoulder of the road that would allow large tankers and construction companies ample room to get to and from the site. Secondly a POS system would allow credit card transactions or pin accounts to be set up for exact quantity measurements and payments to be made to the Village.

The lowest qualified proposal received for the station was from Ferguson Waterworks out of two proposals for the sum of \$43,732.00 This is a supplier that the Village has worked with in the past.

**Financial Remarks:** This will be coming out of Budgeted CIP account for this specific project.

**Options & Alternatives:**

**Executive Recommendation:** Staff recommends the building of the Bulk Filling Station and awarding the purchase of the Bulk Filling Station to Ferguson Waterworks for the sum of \$43,732.00



FERGUSON WATERWORKS #1479  
N49 W22990 COMMERCE CENTRE DR  
PEWAUKEE, WI 53072-0000

Phone: 262-691-8890  
Fax: 262-691-4837

Deliver To: DAVE FELKNER/ JOICELYN S  
From: Trevor Thompson  
trevor.thompson@ferguson.com  
Comments:

16:07:23 JUL 28 2025

Page 1 of 2

FERGUSON WATERWORKS #1476

Price Quotation

Phone: 262-691-8890

Fax: 262-691-4837

Bid No: B206189  
Bid Date: 07/28/25  
Quoted By: TWT

Cust Phone: 262-367-2714  
Terms: NET 10TH PROX

Customer: VILLAGE OF HARTLAND  
PO BOX 260  
HARTLAND, WI 53029

Ship To: VILLAGE OF HARTLAND  
701 PROGRESS DR  
HARTLAND, WI 53029

Cust PO#: WATER KIOSK

Job Name: WATER KIOSK

| Item          | Description                        | Quantity | Net Price | UM | Total      |
|---------------|------------------------------------|----------|-----------|----|------------|
| SP-F0325S0515 | POTABLE WATER KIOSK & ACC TERMINAL | 1        | 42135.000 | EA | 42135.00   |
| DMJRLAPM      | DOM 4X3 MJ C153 RED L/A            | 1        | 119.000   | EA | 119.00     |
| AFC2504MMLAOL | 4 DI MJ RW OL GATE VLV L/A         | 1        | 972.000   | EA | 972.00     |
| DVBLIDW       | TYLER VLV BX LID WTR DOM           | 1        | 22.000    | EA | 22.00      |
| DVBST526      | 26 SC VLV BX TOP SECT DOM          | 1        | 134.000   | EA | 134.00     |
| T686036B      | 36 VLV BX BTM 6860 L/ BSE DOM      | 1        | 129.000   | EA | 129.00     |
| T6860B6       | 6 BX BSE 6860 DOM                  | 1        | 119.000   | EA | 119.00     |
| A20057        | 4 VLV BX ADPT #6 WATEROUS          | 1        | 102.000   | EA | 102.00     |
| Net Total:    |                                    |          |           |    | \$43732.00 |
| Tax:          |                                    |          |           |    | \$0.00     |
| Freight:      |                                    |          |           |    | \$0.00     |
| Total:        |                                    |          |           |    | \$43732.00 |

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>  
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with \*NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to  
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1479&on=1266>



FERGUSON WATERWORKS #1476  
Price Quotation

Fax: 262-691-4837

16:07:23 JUL 28 2025

Reference No: B206189



**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

Scan the QR code or use the link below to  
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1479&on=1266>



# Quotation

Village of Hartland  
WI

Phone: (518) 369-3259

Attention: Tom J  
Email: tomj@villageofhartland.wi.gov  
Portalogic Water Fill Station  
FS-63

Date: January 8, 2026

Quote Number: 2601-015

From: Danielle Gorder  
dgorder@elemech.com  
(630) 499-7080 x 106

Payment Terms: 15% upon approval of submittal, NET30. 85% upon delivery of equipment, NET30

| Item # | Part No. | Description                                                                                                                                                                                                                                                                                                                                                          | Quantity | Unit Price   | Expanded Price     |
|--------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|--------------------|
| 1      | FS-63    | Bulk Water Station<br>- 66"x36"x75" Painted Steel Enclosure, With Lockable Door<br>- Terminal Window Kit, Latchable Door<br>- Keypad Access & Display panel<br>- Manual Shutoff Valve<br>- 3" Backflow Prevention<br>- 3" Control Valve<br>- 3" Meter<br>- Single Outlet Configuration - 3"<br>- Drain Solenoid<br>- Cold Climate Package: Heater, T-Stat, Insulated | 1        | \$45,000.00  | \$45,000.00        |
| 2      | Software | Portalogic - Station and User Management software<br>- Remote Software Training Session<br>- Portapay customer payment portal included                                                                                                                                                                                                                               | 1        | \$0.00       | \$0.00             |
| 3      | Warranty | Parts Warranty - (1) Year<br>Software and IT Support- (1) Year<br>Online Startup services included.                                                                                                                                                                                                                                                                  | 1        | \$0.00       | \$0.00             |
| 4      | Shipping | Crating included, shipping to be charged at cost                                                                                                                                                                                                                                                                                                                     | 1        | \$0.00       | \$0.00             |
|        |          |                                                                                                                                                                                                                                                                                                                                                                      |          | <b>Total</b> | <b>\$45,000.00</b> |

| Item # | Part No.      | Description                                                         | Quantity | Unit Price              | Expanded Price     |
|--------|---------------|---------------------------------------------------------------------|----------|-------------------------|--------------------|
| 1      | Card Reader   | Credit/Debit Card Reader                                            | 1        | \$975.00                | \$975.00           |
| 2      | Cloud Hosting | Cloud Hosted Software, Annual Cost<br>*Includes extended IT Support | 0        | \$1,100.00              | \$0.00             |
|        |               |                                                                     |          | <b>Total</b>            | <b>\$975.00</b>    |
|        |               |                                                                     |          | <b>Total from Above</b> | <b>\$45,000.00</b> |
|        |               |                                                                     |          | <b>Grand Total</b>      | <b>\$45,975.00</b> |

**Acceptance of Quotation** - This quotation can be accepted by signature with return to [dgorder@elemech.com](mailto:dgorder@elemech.com).

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchase Order No. \_\_\_\_\_

EleMech Acceptance \_\_\_\_\_ Date \_\_\_\_\_

**Operation Instruction:**

1. Display will prompt users to log in with their established account number and PIN.
2. Water purchases will be made by using either the customer's linked online payment method (Portapay), added payment method (if applicable), or via generated invoice.
3. Display will prompt user to either enter desired volume or operate manually.
4. Start and Stop buttons will control the water flow.
5. Transaction concluded when the volume is dispensed or when Stop button pressed.
6. Volume is logged to Portalogic along with date, time.

**NOTES:**

1. Additional panels and mounting hardware may be required based on total power requirements and location. Capacity does not include heaters, site lighting or other power consuming loads. Any additional mounting hardware that is required is not included within this scope of supply.
2. Any Item not specifically listed above is not considered part of this scope of supply. Please contact our representatives listed above for further clarification.
3. Pricing is valid for (30) days from noted date and may be subject to change due to current market conditions.

**Special Information and Exceptions**

- Price does not include any unloading or any applicable fees or taxes (Local, Federal, or Final Destination)
- Prices are in U.S. Dollars unless noted otherwise
- Freight is not included. Actual price of delivery will be added to final invoice.
- Price does not include installation or building modifications

**Terms of Payment**

Payment terms shall be as stated below or as agreed upon terms:

- 15% upon approval of submittals (net 30 days)
  - 85% upon delivery of equipment (net 30 days)
- [All Terms NET 30, All Currency USD]

Due to supply chain issues and extended delays, EleMech reserves the right for partial invoice prior to project shipment.

**Submittals**

EleMech will provide documentation to the customer per the following schedule:

- Drawings for approval including layouts, connection details, anchorage, and control panel
- Complete Bill of Material of all products furnished.

**Shipment**

EleMech will maintain the following schedule:

- Submittals 2 weeks after acceptance of a written purchase order if required.
- Equipment delivery 8-10 weeks after approved submittal or notice to proceed
- O&M manuals prior to equipment start-up.
- For any delays in delivery which are beyond EleMech's responsibility, a finance charge of 1.5% of the contract value per month will be due and payable to EleMech.

























**Village of Hartland  
Administration**

210 Cottonwood Ave, Hartland, WI 53029  
[www.villageofhartland.com](http://www.villageofhartland.com)

|                                                                                                                                             |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Committee:</b><br><b>Village Board</b>                                                                                                   | <b>Date:</b> 2/16/2026 |
| <b>Village Board Item Number:</b>                                                                                                           | <b>Date:</b> 2/23/2026 |
| <b>Submitted By:</b> Tom Jenson, DPW Director                                                                                               |                        |
| <b>Subject:</b> Discussion and Consideration to award Visu Sewer for the Village's sanitary sewer cleaning and televising contract for 2026 |                        |

**Details:** The Village of Hartland does sanitary sewer cleaning and televising every year as part of the sewer maintenance. We sought proposals and this year the low bid was Visu – Sewer Inc. This year's pricing is 0.42 per LF for sewer cleaning and \$1.35 per LF for televising.

This is for cleaning a third of the sanitary sewer mains in the village (21.9 miles).

The village televises the sewer mains under the streets that will be paved two years prior from paving these roads.

**Financial Remarks:** This will come out of the budgeted funds for this specific contract

**Options & Alternatives:**

**Executive Recommendation:** Staff recommends awarding Visu Sewer for the Village's sanitary sewer cleaning and televising contract.





# Visu-Sewer

Inspect. Maintain. Rehabilitate.

## Proposal

To: Tom Jenson  
Village of Hartland  
701 Progress Drive  
Hartland, WI 53029  
262-367-4750

From: Mike Olsen  
Visu Sewer, LLC.  
W230 N4855 Betker Dr.  
Pewaukee, WI 53072  
262-695-2340

**Date:** 2/12/2026

**Project:** Vactor Sewer Cleaning & CCTV Inspection

---

Visu-Sewer is pleased to offer the following services:

- 1.) Visu sewer will complete jet cleaning and vacuum extraction of debris of approximately 80,000 linear feet of 8"-15" sanitary sewer in The Village of Hartland. Project shall consist of high-pressure jetting of each pipe section and extracting captured debris using a high-volume vacuum system. Easement lines will be quoted separately.

**Rate: \$0.42 per linear foot**

(Per foot price is based on a minimum of 80,000 ft.)

- 2.) CCTV inspection of approximately 2,000 linear feet of 8"-15" sanitary sewer, in The Village of Hartland. Project includes one (1) pass with a jet for light cleaning prior to televising, video data, inspection reports with PACP codes, and defect still photos. If requested, for no additional charge, Visu-Sewer will also review captured video and provide rehabilitation recommendation report. If needed, removal of obstructions (e.g., root, deposits, protruding taps) will be completed at a T&M rate of \$285.00 per hour. Easement lines and heavy cleaning will be quoted separately.

**Rate: \$1.35 per linear foot**

(Per foot price is based on a minimum of 2,000 ft.)

The Village of Hartland will need to provide drivable equipment access to all manholes, detailed maps with naming conventions, water from nearby hydrants without charge, a dump site for captured debris, and traffic control beyond cones and signs.

Thank you for the opportunity to quote on this project. If you have any questions, please do not hesitate to call us at 800-876-8478.

---

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days of issue. Time and material rates are charges "port to port". Terms - Net 30 days.

---

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Visu-Sewer, LLC. is authorized to do the work as specified.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

[www.visu-sewer.com](http://www.visu-sewer.com)

**WISCONSIN - ILLINOIS - MINNESOTA - IOWA - MISSOURI - VIRGINIA - OHIO**





3600 Kewaunee Road  
Green Bay, WI 54311  
Phone: (920) 863-3663  
Fax: (920) 863-3662

## Quotation

Quote Number:  
26967

Quote Date:  
Jan 30, 2026

### Quoted to:

VILLAGE OF HARTLAND  
210 Cottonwood Ave  
Hartland, WI 53029

Page:  
1

| Quote Good Thru | Payment Terms | Sales Rep |
|-----------------|---------------|-----------|
| 3/1/26          | Net 30 Days   |           |

| Description                                                                                         | Unit of Measure | Quantity  | Unit Price | Extension |
|-----------------------------------------------------------------------------------------------------|-----------------|-----------|------------|-----------|
| 2026 ANNUAL SANITARY SEWER CLEANING AND<br>TELEVISIONING                                            | .               |           |            |           |
| #1) SANITARY SEWER CLEANING (+/_ ) 80,000'<br>SANITARY SEWER CLEANING - COMPLETED WITH<br>A JET/VAC | FOOT            | 80,000.00 | 0.620      | 49,600.00 |
| #2) CCTV INSPECTION (INCLUDES ONE PASS<br>WITH JET)<br>PIPE INSPECTION W/ ONE PASS CLEANING         | FOOT            | 2,000.00  | 1.520      | 3,040.00  |
| QUANTITIES ARE ESTIMATED, ACTUAL<br>QUANTITIES WILL BE INVOICED                                     | .               |           |            |           |

Please notify Great Lakes within 30 days if the quotation is accepted and the above prices will be honored.  
This acknowledgment will enable us to schedule your work more efficiently.

If prevailing wages apply - this quote will be adjusted accordingly. Bond fee and/or additional insurance requirements are not included in the quoted amount. If applicable, add the amount(s) to this quote.

|              |                  |
|--------------|------------------|
| Subtotal     | 52,640.00        |
| Sales Tax    |                  |
| <b>Total</b> | <b>52,640.00</b> |

# The Expeditors, Inc.

## QUOTATION

CUSTOMER: Village of Hartland

QUOTE DATE: 1-29-26

CONTACT: Jake Schlafer

PROJECT: 2026 Sewer Cleaning & Televising

WORK DESCRIPTION: Light Clean 80,000' LF of Sanitary Sewer. Light Clean & Televis 2,000' LF of Sanitary Sewer

QUOTE: Light Clean Sanitary Sewer @ \$.55 cents per Linear Foot.  
Light Clean & Televis Sanitary Sewer @ \$1.35 per Linear Foot.

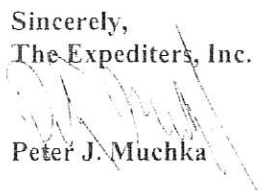
\*This price does not include sewer cutting of any kind.

\*This price does not include heavy traffic control.

\*This price is for sewers in roadways, easement sewer will be quoted separately

Thank you for the opportunity to bid this work. If you have any questions, please feel free to call us at 1-800-657-0879.

Sincerely,  
The Expeditors, Inc.

  
Peter J. Muchka

CUSTOMER SIGNATURE:

139 N. Main St. Dousman, WI. 53118  
Phone 800-657-0879 Fax 800-261-3582  
theexpeditors@aol.com

**From:** Ann Wallschlager <[annw@villageofhartland.wi.gov](mailto:annw@villageofhartland.wi.gov)>  
**Sent:** Wednesday, February 18, 2026 3:25 PM  
**To:** Ryan Bailey <[ryanb@villageofhartland.wi.gov](mailto:ryanb@villageofhartland.wi.gov)>; Jeffrey Pfannerstill  
<[jeffreyp@villageofhartland.wi.gov](mailto:jeffreyp@villageofhartland.wi.gov)>  
**Subject:** Chickens

Good afternoon. The village of Hartland has ordinances regulating household pets such as dogs and cats. Citizens are allowed five home pets. However, when it comes to outside restricted species, we do not have limits or very defined guidelines. I would like to have this reviewed by whoever needs to and set limits for chickens, chicken coops, etc..

Thank you,

Ann Wallschlager  
Trustee  
Village of Hartland