



**Village of Hartland
Administration**

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

Committee: Village Board	Date: 10-20-2020
Village Board Item Number: 5	Date: 10-26-2020
Submitted By: Tim Rhode, Village Administrator	

Subject:
Agenda item # 5, Consideration and possible action regarding the rezoning to RM-1 and approval of a PUD agreement that will allow the construction of 150 units of apartments in 6 buildings.

Details: The Village Board has received from the Plan Commission meeting dated October 19th, 2020 the full set of plans and specifications for the project known as Lake Country Lutheran 150 unit multifamily project. The developer of the project is Lightning Development LLC, which is lead by Matt Burrows of Catalyst Construction. The Village Staff and Lightning Development's team have spent several months working on finalizing the project's detailed plans and specifications.

Tonight's agenda item is for the Village Board to review the documents and set the Public Hearing for the rezoning and PUD (plan unit development) agreement. The proposed date is following a similar plan as the Paradise Trials project, which is to have a joint Plan Commission/Village Board meeting to allow the Public one opportunity to have a public hearing and allow both the Plan Commission and the Village Board to hear from the public at the same time.

Financial Remarks: The proposed development, if approved, would begin construction in November of 2020 and would anticipate completion of all 6 buildings near June of 2022, based on Exhibit K. The total project is estimated at around \$15 million dollars.

Options & Alternatives:
The Village could set the public hearing for November 18, 2020 as a Joint meeting. Alternatively, the Village Board could set the public hearing for November 23, which would suggest that the Plan Commission would need to set up a special meeting or wait until the regularly scheduled PC meeting in December to take action, then sending back the Village Board for vote on December 28, 2020.

Executive Recommendation:
Review and discuss the proposed development; if the Village Board agrees with the Plan Commission that the plans and specifications are an acceptable project for the Village, the public hearing should be set for November 18 at 7 PM.