

VILLAGE BOARD MINUTES
MONDAY, AUGUST 14, 2023
6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Call to Order

Roll Call

Present: Truttschel, Pfeiffer, Hallquist, President Pfannerstill, Wallschlager, Conner

Excused: DeBoer

Others Present: Lieutenant DeBarge, DPW Director Felkner, DPW Operation Supervisor Jungbluth, Deputy Clerk Bushey, DPW Leadman Jensen, Fire Chief Jambretz, John Ford, Chandra Bronsted, Melissa Cady.

Pledge of Allegiance – President Pfannerstill

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. None heard.

None at this time.

1. Motion (Conner/Pfeiffer) to approve the Village Board minutes of July 24, 2023. Motion carried.
2. Items related to vouchers.
 - a. Motion (Pfeiffer/Hallquist) to approve payment No. 1 to Wolf Paving, in the amount of \$594,450.00 for the 2023 Paving Program. Motion carried.
 - b. Motion (Wallschlager/Truttschel) to approve vouchers for payment in the amount of \$1,428,376.03. Motion carried.
3. Actions related to Licenses and Permits
 - a. Motion (Hallquist/Conner) to approve Operator's (Bartender's) Licenses. Motion carried.
 - b. Motion (Pfeiffer/Wallschlager) to approve an application for a street use permit for Melissa Cady to be held on Sept. 16th in the 100 block on Long Meadow. Carried (6-0).
 - c. Motion (Conner/Truttschel) to approve an application for a restricted species permit renewal for Chandra and Brian Bronsted, 400 Oxford Drive. Carried (6-0).
4. Items related to the Zoning Code:
 - a. First reading of Bill for Ordinance 882-23 for proposed floodplain zoning ordinance and map revisions that are required by state and federal law. These revisions govern development in mapped floodplain areas.
 - b. Motion (Hallquist/ Conner) to set the date of a Public Hearing for August 28, 2023. Motion carried.

Item referred from the July 17, 2023 Plan Commission meeting-

5. Village Board review and consideration of Hartland Quarry, a proposed PUD development ("Project") whose approval and rezoning is being sought by Three Leaf Partners LLC on property tax keys HAV0730981, HAV0730985, HAV0730986 and HAV0730987 located at 700, 701 W. Capitol Drive. The Village Board will review and consider:
 - a. Proposed preliminary site and building plans for ten Multi-Family Apartments (240 units) and three townhomes (27 units);
 - b. Proposed plans for Amenities for the Project;
 - c. Proposed rezoning in conjunction with a PUD Agreement for the Project;
 - d. Proposed petition for a Planned Unit Development.

John Ford from Three Leaf Partners LLC explained they are collaborating and working with Village staff. They are looking to meet the housing demands with different housing options. Joe Lee from JLA Architects gave an overview of the Quarry project which includes townhomes, stacked flats, ground level parking, a pedestrian-friendly boulevard, clubhouse with pool and green space.

A Civil Engineer from Payne and Dolan gave a review and said they are working with JLA Architects on site layout utility design and slope stability.

Mike Frede for Geotech gave an overview and explained they are focusing on the existing conditions of the slopes, if they are stable and will they be stable after construction.

Wallschlager asked about the leaking tank on the property and Mr. Frede said that is being handled by Endpoint Solutions. He said the tank was approved for closure back in the early 90's, the contamination was tested and the DNR determined it was ok and not a health risk. He said during construction some of those soils will be removed to create final grades and Endpoint will be on the property at time of construction ensuring that there isn't anything that the DNR isn't aware of that is there; plus, there will be a soil management plan that will be in place. He also said they just wrapped up additional testing of the soils and there were no surprises.

Bob Cigale from Endpoint Solutions said there are no known leaking tanks on site at this time. He said there is an underground leaking tank case with residual contamination on site that they will be doing additional investigation of, including soil borings and groundwater samples to get an idea as to the current conditions regarding the residual contamination that was left behind. That information will be used on the proper methods to deal with that. The fill material in the northern portion of the site that was previously talked about is another concern they will be looking at. He said of the ten best samples that were taken, there was only one that had some low-level ph's, the type of petroleum that you typically see in asphalt things of that nature. The fact that a lot of the fill placed on the site apparently came from sewer projects in the village and the asphalt being included in those soils was not beyond the realm of possibility.

There will also be an application to the DNR to construct on an historic fill site and along with that they will need to develop a very detailed material management plan that will discuss the soils and how they will be addressed, making sure its managed properly and that they can have a clean site at the end.

Mr. Ford summarized the development.

- Total development costs will be around \$93 million.
- 240 units of two-story stacked flats and 27 townhome units for a total of 267.
- Clubhouse of approximately 5500 sq ft.

VILLAGE BOARD MINUTES
MONDAY, AUGUST 14, 2023
6:30 PM
PAGE 3

- Units range from 700 sq ft to just over 1600 sq ft.
- Rent will range from \$1400 up to around \$3000.
- Clubhouse with state-of-the-art fitness center.
- Sidewalks and walking paths throughout.
- Dog run, playground, grilling areas, pool and community room.
- Sitework will take approximately 3 months, with vertical construction taking approximately 18 months.
- TIF request was submitted to Ehlers which is being reviewed and totals 7.9 million.

Wallschlager asked questions about the parking area in front of the garages and a turning lane into the development.

Truttschel asked about the increased residents and how that impacts the water consumption in the Hartland and if there were any concerns.

- e. Motion (Truttschel/ Conner) to set the date of a Public Hearing for September 25, 2023.
Motion carried.

6. Consideration of f sale Discussion on TIF feasibility.

Village Manager Bailey explained it will cost the developer 8 million just to get it set up and get it going. He said there are several options for the TIF,

Item referred from the August 7, 2023 Park Board meeting-

7. Discussion and Consideration of lights for the Pickleball Courts at Nixon Park.

DPW Director Felkner explained staff has been asked by user groups to add lights to the Pickleball courts. The research was done and found this could be accomplished by adding light poles to the sides of the courts. It was recommended to go with thirty-foot poles so the light will cast down and not luminate outward. The lights will be on timers and will shut off at 9pm. A quote for 16,785.00 was received. Felkner said impact money would be used to pay for the lights.

Motion (Pfeiffer/Hallquist) for lights for Pickleball courts not to exceed 17,000 and to come back at a later date with the other 2 quotes. Motion carried.

8. Discussion and Consideration of Cottonwood Storm Sewer repair-

DPW Director Felkner said this was mentioned at the CIP meeting and it is kind of becoming an emergency at this point. He said there is a 60 in pipe west of Cottonwood that feeds into a dual 48 in pipe and then back to a 60 inch and then into the Bark River. He said one of the 48-inch pipes have separated underneath the island on Cottonwood on the north side of the tracks and they have looked at different options. They looked at a CIP lining which is a resin the sewer company puts in there which can be inflated with a hot air stream and it adheres to the pipe. Funds will come out of the Sewer account. He said staff is recommending hiring Visu-Sewer Inc

to complete the sewer lining for the sum of \$70,805.00 this year because they don't want to lose any more road on Cottonwood by the railroad tracks. He said the reason they are going forward with this, is because it was brought up during the CIP meeting and it is becoming an emergency at this point

Motion (Hallquist/Wallschlager) to approve the Cottonwood Storm Sewer repair with Visu-Sewer. Motion carried.

9. Discussion and Consideration of 2023 tree planting.

Felkner said the Village plant trees every year for occupancies after the lawn is established and to replace removed trees. He said they put it out, to four companies. He said new occupancy trees cost \$13,000 and replacement trees cost \$18,000. Hallquist asked how many trees are being replaced. Felkner said letters were sent out to the residents

10. Consideration of a motion to accept the resignation of Library Board member, Dawn Nelson.

It was stated that the Library Board has accepted Dawn Nelson's resignation.

Motion (Truttschel/Wallschlager) to accept the resignation of Library Board member, Dawn Nelson.

11. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards 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 Administrator or other Village Staff members.

DPW Director Felkner said Nixon Park will close on Sept. 5th for the construction on the parking lot, walking paths, playground equipment etc. He said the Hartbrook bridge is coming on Wednesday.

Lieutenant DeBarge said NNO went well on 8-3 and thanked Recreation Director Rennekamp. He said Village Manager Bailey and President Pfannerstill met with Zimmerman regarding the building study. He said Waukesha County Dispatch is working on the staffing crisis and they received a \$2000 grant that will go towards a camera.

Fire Chief Jambretz said ambulance inspections took place today. The auction of the ambulance sold for \$53,000 and the truck sold for \$4,000.

Library Director Christiansen said on 9/18/23 an ADA will be installed. Also he said the children's librarian Peter Blenski gave his 2 week notice.

Trustee Truttschel commented that the NNO went well.

VILLAGE BOARD MINUTES
MONDAY, AUGUST 14, 2023
6:30 PM
PAGE 5

12. Upon a duly made motion to proceed into a closed session, the Board pursuant to Wis. Stat. sec. 19.85(1)(b) and (g) shall conduct public business as hereafter specified, namely to confer with legal counsel for the Village who is rendering oral or written advice regarding an anonymous letter received concerning the Fire Department and consider whether to investigate into the matter further. Following closed session, the Village Board may either adjourn or reconvene in open session if there is any action to be taken in open session other than adjournment. (ROLL CALL VOTE).

Motion (Pfeiffer/Conner) to go into closed session. Roll Call vote taken. All ayes.
Adjourned to closed session at 8:00 pm.

Motion (Pfeiffer/Hallquist) to reconvene in open session. Motion carried. Reconvened in open session at 8:55 pm.

13. Consider and take any action deemed appropriate pursuant to the previously held closed session.

Motion (Conner/Pfeiffer) to hire 5 Bugle consulting to do a fire study on the Hartland Fire Department with a cost not to exceed \$10,000. Carried.

Motion (Pfeiffer/Hallquist) to adjourn at 8:56 p.m.

Respectfully submitted,

Deidre Bushey
Deputy Clerk