

**VILLAGE BOARD AGENDA
MONDAY, SEPTEMBER 25, 2023
6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Call to Order

Roll Call

Pledge of Allegiance – Trustee Hallquist

Public Comments: Please be advised the Village Board will receive comments from the public related to any item(s) for a three-minute time period per person, with time extensions per the Village President's discretion. This meeting will be recorded and will be available online through the Village's website.

1. Consideration of Village Board minutes
 - a. September 11, 2023
 - b. September 13, 2023 – Budget
 - c. September 14, 2023 – Arrowhead
 - d. September 14, 2023 - Budget
2. Items related to vouchers.
 - a. Consideration of vouchers for payment in the amount of \$305,644.88.
3. Actions related to Licenses and Permits
 - a. Consideration of Operator's (Bartender) Licenses

Items referred from the September 18, 2023 Plan Commission meeting

4. Village Board review and consideration of an Extraterritorial Certified Survey Map for the Mid-City property, N55 W29505 County Highway K, Hartland, WI 53029.

Other Items for Consideration

5. Consideration of request to order two new squad cars as part of the 2024 Police Department budget.
6. Discussion and consideration of removal of street tree at 128 Cottonwood.
7. Village Board second reading 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 at 700, 701 W. Capitol Drive. The Village Board will review and consider:

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- a. **Public Hearing** to hear comments on the request for the petitioned rezoning of 45.419 acres to RM-1 with PUD Overlay & certified survey map, proposed Planned Unit Development Agreement and proposed land use amendment;
 - b. Proposed preliminary site and building plans for ten Multi-Family Apartments (240 units) and three townhomes (27 units);
 - c. Proposed plans for Amenities for the Project;
 - d. Proposed rezoning to RM-1 with PUD Overlay in conjunction with a PUD Agreement
 - e. Proposed preliminary certified survey map
 - f. Proposed land use amendment and resolution
8. Consideration and discussion regarding the proposed 2023 Village budget:
- a. Village Board, Administration, Finance, Elections, Municipal Building, Inspection, Cable TV, Other Funds, General Fund Revenues and Debt Service
9. 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 Administrator or other Village Staff members.
10. 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 in the Village of Hartland Board meeting, please dial 1 (312) 626-6799. The meeting ID is Meeting ID: 886 2806 9215 Passcode: 316358

Or participate online:

<https://us02web.zoom.us/j/88628069215?pwd=dnV4QS9oZ1ZiTHZOcjlrZUxZbUJvQT09>

DRAFT
VILLAGE OF HARTLAND
VILLAGE BOARD MINUTES
MONDAY, SEPTEMBER 11, 2023
6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Call to Order

Roll Call

Present: Trustees de Boer, Truttschel, Pfeiffer, President Pfannerstill, Wallschlager, Conner, Hallquist

Others Present: Village Manager Bailey, Clerk Policello, Police Lt. DeBarge, Fire Chief Jambretz, DPW Operations Leadman Jenson, DPW Operations Manager Jungbluth, Recreation Director Rennekamp, Donna Dorau, Lynn Minturn, Beth Arndt

Pledge of Allegiance – Trustee Conner

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.

Beth Arndt, 217 Hazel Lane. She thanked the Village for its support of the St. Charles festival the last weekend. She lives three houses from the church and she had no problems. The yards and street in the area were clean. The surrounding streets were safe for travel.

1. Consideration of Village Board minutes of August 28, 2023.
Motion (Conner/Pfeiffer) to approve the Village Board minutes of August 28, 2023. All were in favor, **motion carried.**
2. Items related to vouchers
 - a. Motion (Wallschlager /Truttschel) to approve Payment No. 2 to Wolf Paving Co., in the amount of \$157,499.72 for the 2023 Paving Program. All were in favor, **motion carried.**
 - b. Motion (Pfeiffer/Hallquist) to approve Contractor’s Application for Payment No. 2 to Pieper Electric, Inc. in the amount of \$5,348.50. All were in favor, **motion carried.**
 - c. Motion (Wallschlager/Conner) to approve vouchers for payment in the amount of \$700,722.65. All were in favor, **motion carried.**
3. Discussion and consideration of letter of engagement for Ehlers regarding creation of TID #7. Mr. Bailey said Ehlers is the third party that will assist the Village with the creation of TID #7. If the TID doesn’t go forward, a portion of the fees would be paid, rather than the full amount. Total fees are \$6,000.

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Wallschlager asked about TID #7. Bailey said it is 100% pay GO, meaning there is no Village money up front or risk to the Village. If the TIF doesn't work, the developer will not get the funds. This is a maximum 27 year TIF that could be paid off early. The developer gets a rebate of their taxes. Pfannerstill said residents can call the Village and ask any questions they may have. He explained a TIF is the funding and a TID is the area that the TIF covers. This will go to the Joint Review Board on 9/25/23 at 9 am at Village Hall. The Plan Commission meets that same day at 5:30 pm regarding the TID.

Motion (Pfeiffer/Hallquist) to approve the letter of engagement with Ehlers. All were in favor, **motion carried.**

4. Consideration of appointment of Carolyn Matz as a citizen member of the Joint Review Board as presented by Village President Pfannerstill.

Motion (Pfeiffer/Truttschel) to approve the appointment of Carolyn Matz to the Joint Review Board. All were in favor, **motion carried.**

5. Discussion and consideration of Hartland hosting The Wall that Heals (presented by the Hartland Chamber of Commerce, Donna Dorau & Lynn Minturn).

Lynn Minturn presented the event to the Village Board. The Wall that Heals is a 375' replica of the Vietnam Wall. There is an application process; if approved by the Village Board tonight, they will submit their application tomorrow and will know the end of October/beginning of November if they are approved. Three dates will be submitted by the Chamber for the Wednesday through Sunday event. The Wall would be escorted into town by emergency service vehicles. Approximately 150 volunteers will be needed. The Wall will be staffed 24/7. They need to raise \$11,000 to bring the exhibit to Hartland and a total amount of \$25,000 is needed for the entire event, which is free of charge to the public. Minturn has confirmed with the DPW director that the exhibit will fit in Nixon Park. The Chamber has made preliminary calls to sponsors with a good response. The organization provides training and support to the hosting municipality. Minturn said Rhinelander, Crivitz and Franklin have hosted the same exhibit. They are looking for approval to use the park and no Village funds will be needed. They would like any fees to be waived. May to early October are the dates that the exhibit travels. They do not see traffic being an issue as people will not be arriving at the same time; they estimate 8,000 visitors. The Chamber will be forming a committee and would like a representative of the Village to participate on that committee. The funds raised will go to Vietnam programs. Donna Dorau asked that the park be open 24 hours per day during the event that will be staffed by volunteers and would not be a drain on our police department. She supports the use of Nixon Park for the event.

Motion (Conner/Pfeiffer) to approve. Pfannerstill said there would be no fees to the Chamber. Bailey said if there was a fundraising gap, the Village would probably be able to cover it. All were in favor, **motion carried.**

6. Announcements

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President Pfannerstill reminded residents that budget meetings will take place this week Wednesday and Thursday, September 13th and 14th at 5 pm. He thanked St. Charles for a successful Fall Fest. Pfannerstill gave his condolences to Chief Jambretz for the loss of his father; prayers also go to those still suffering from the events on September 22, 2001.

Police Lt. DeBarge said Lt. Soboniak's last day was September 6th. Detective Jewell has expressed an interest in the position and will be interviewed by the Police and Fire Commission on Tuesday, September 12th. Officer Rachel Wandaogo completed the training to become a state certified DAAT instructor. Morgan Gurgul, a part-time administrative assistant is leaving the department for a full-time position at WCTC.

Fire Chief Jambretz said there were 101 calls responded to in August. The Fire Department was at the Sendik's parking lot today to fly the US flag in remembrance for 9/11; he received many thanks from citizens.

Recreation Director Rennekamp said this week is Free Try It Week. She said the Village is seeking ice rink sponsors for Nixon Park. Rennekamp and Bailey will meet with Delafield later this month regarding the programming contract.

DPW Leadman Jenson said the new playground unit has been installed in Nixon Park and the parking lot and pathways have been milled and are ready for paving. He said the Hartbrook bridge is open.

Trustee Hallquist confirmed that Nixon Park is closed until the skate rink opens.

7. Adjournment

Motion (Pfeiffer/Wallschlager) to adjourn at 7:07 pm. All were in favor, **motion carried.**

Respectfully submitted,

Sandee Policello
Village Clerk

DRAFT
VILLAGE BOARD SPECIAL MEETING
MINUTES
WEDNESDAY, SEPTEMBER 13, 2023
5:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Call to Order at 5:03 pm

Roll Call

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

Others Present: Village Manager Bailey, Clerk Policello, Police Chief Misko, Deputy Police Chief Collura, Lt. DeBarge, Library Director Kristensen, Fire Chief Jambretz, Peter Walker

1. Consideration and discussion regarding the proposed 2024 Village budget
 - a. General introduction by Ryan Bailey. There is \$156,000 contingency in the current budget numbers. He had expected an 8% increase in health insurance costs, however, he has received word there will be a 15% increase. There is a \$129,000 current tax levy increase, which is based on net new construction . He has increased interest income from \$35,000 to \$200,000 for 2024. There will be a minor increase in debt for road paving.
 - b. Police
Chief Misko presented his 2024 proposed budget. 91% of the police budget are wages; 78% of the salaries are union and those wages are determined by contract. Step raises are in the numbers, not cost of living increase. Squad car replacement costs have increased significantly. He has budgeted for four new desktops at \$6125.

Citation revenues are up for 2023 and have been just over \$80,000 for the last two years, so he will budget that amount for 2024. Parking violations are up along with Police Department fees for open record requests and fingerprinting. Misko said the final budget numbers will be available once the cost of living figure is available.

Flock cameras – they will focus on three locations for those cameras, which have been determined. The cameras gather auto plate and vehicle descriptions.

At the September 25, 2023 meeting he will be looking for approval to put his squad order in for 2 squads prior to the budget approval in November. This is due to the delay in orders for squads being filled. Mr. Bailey said we have ordered DPW and fire equipment in the same fashion.

The meeting went into recess at 5:55 pm.

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Called back to order at 6:00 pm.

c. Library

Andy Kristensen, Library Director presented his budget for 2024. He was appointed as interim library director last November and was made permanent in March 2023. January through May they had an unfilled librarian position, so there was a savings in wages. Kristensen feels they will be fully staffed soon. He has reviewed salaries in the area and feels Hartland's wages are competitive. Kristensen would like to create an event space for teens. The library has seen an increase of 18% in foot traffic over the last year due to increased programming. They are trying to make the library a community space. Salaries are 72% of his budget. Kristensen reviewed his budget line items. He would like to expand the offering of free tickets to area attractions to include the Domes, Old World Wisconsin, Packers Hall of Fame and others. These offerings attract new families to the library. Kristensen said the library's budget will be \$742,000 in order to take advantage of all available grants. Periodicals will be decreased going forward. They have access to 400 electronic publications.

The meeting went into recess at 6:25 pm.

Called back to order at 6:32 pm.

d. Fire

Fire Chief Jambretz reviewed his proposed budget. He would like to give raises to the 3 full-time employees to market rate and would like to hire an assistant chief. Jambretz said expenses have increased, including utilities and building maintenance. Outside contracts for servicing the equipment have also seen increases, including contracts for servicing the cots, ambulance inspections, SCVA inspections and physicals and drug testing for new hires.

Jambretz would like to add two part-time M-F employees which would allow for two full-time paramedics on duty with one part-time, the assistant chief and chief to cover day time. Part-time employees work 6 am – 6 pm. He has 5-6 scheduled and available nights.

Jambretz estimated \$70,000 – \$90,000 for an assistant chief salary and paramedic salary at \$55,000 – \$74,000.

2. Adjourn

Motion (Pfeiffer/Hallquist) to adjourn at 7:27 pm. All were in favor, motion carried.

Respectfully submitted,

Sandee Policello
Village Clerk

DRAFT

**VILLAGE BOARD SPECIAL MEETING
MINUTES
THURSDAY, SEPTEMBER 14, 2023
4:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Call to Order at 4:31 pm

Roll Call

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

Others Present: Village Manager Bailey (left at 4:52 pm), Clerk Policello, Police Chief Misko, Conrad Farner, Superintendent of Arrowhead School District, Adam Kurth, Principal Arrowhead High School, Becky Gordon, North Campus Associate Principal

1. Discussion and Consideration of a request by Arrowhead High School to waive the special event permit fees, waive the door to door notification requirement and approve their parade to run through downtown Hartland on Friday, September 29th, 2023.

Trustees Truttschel and Pfeiffer requested this meeting.

Mr. Kurth thanked the board for the special meeting. He said Chief Misko had some concerns for the parade which were worked through. Misko is recommending more cars to block the parade route. Kurth said the students did go door to door last year and they were not always well received. The students have requested that they not do that again this year. The student services director called the Village and they were told the door to door contact would be required again. They do have an alternate route that would avoid this requirement. Kurth is asking if there is any room for change to the past process.

Trustee Hallquist asked why they do not participate in the Hometown celebration parade. Kurth said the band manages their events, he can communicate with the band department. Kurth said the Waukesha County Sheriff's Department has offered security.

Trustee Conner said three weeks ago a student knocked on his door to buy a fundraiser card. Kurth said he received feedback that it was not always a well-received situation. Regarding the street closure Conner said the Board tries to take all residents into consideration. Becky Gordon said parents sometimes follow kids that go door to door. Gordon said she did follow students when they went door to door last year, but it was hard to track multiple kids at the same time.

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Trustee Wallschlager said the Chamber makes contact with involved neighbors for their events. She said she went to Arrowhead and went to the parade and we need protocol to keep people safe and she knows the costs of everything has gone up. She asked about the route going from Lawn street to the school. Kurth said the businesses would prefer that the parade go through downtown. Wallschlager asked if the school is willing to cover the cost of the Police Department for security.

Trustee Pfeiffer said he is a traditionalist and went to Arrowhead. He likes the parade going through downtown. Pfeiffer understands the problem with going door to door and he also understands the inconvenience to the residents for street closures. He asked Kurth for other notification ideas. Kurth said when you live in a downtown area there are inconveniences. He said they put the information out to student families. They do their best to communicate. Pfeiffer said streets previously were shut down right before a parade, but now there is a longer time of closure. Kurth said they understand the ask, but from the perspective of the kids, the value isn't there in the door to door. Pfeiffer suggested a mailer. Kurth said he can't commit to that on behalf of his students. Pfeiffer would like to see it downtown and suggested a meeting earlier next year.

Trustee Truttschel said he would like to see the parade downtown. Misko said last year the street was shut down 15 minutes before the parade started.

The meeting went into recess at 4:52 pm.

The meeting was called back into session at 4:57 pm.

Misko said the route has changed over the years. They previously did a rolling closure as the parade progressed. Due to the Waukesha tragedy that is no longer feasible.

Regarding notification of the closure, Kurth said the feeder schools are also notified and that students go to the larger businesses with information about the parade route. Gordon said they also post the information on social media.

de Boer said she has four kids in the schools; she likes the parade; safety is an issue. Keeping the kids involved is important.

President Pfannerstill said he had three kids go through Arrowhead and sell cards door to door. He said the student body has come before the board in the past. He said kids take salt into basements. Pfannerstill said there could be a family with health concerns that may need to make arrangements to relocate due to a road closure. What are we teaching our kids if they don't have to work for things? If the kids want something then you have to work for it. He said only 50% of the community is connected to school communications. If the students, faculty or administrators don't agree with it, that's the decision that the student body would make.

This isn't stopped by Hartland requiring attendance at one meeting a year. He is going to vote for this and he won't stop it; he doesn't think it's too much to ask. He wants the parade here if they want it here.

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Gordon said last year they asked for clarification – they were willing to leave something at doors, but were told by the board to knock and reach someone. She said leaving a flyer is different than having to make contact.

Trustee Wallschlager asked what time the road needs to close for parking. Misko said they went out last year at lunch hour with cones to close the parking lane. Roads close 15 minutes prior to the parade. Pfeiffer asked if they are willing to go door to door with a flyer with no requirement to knock. Kurth would have to take this back to the students. Trustee Conner asked if a mailing was possible. Kurth said he could commit to the cost, but not the work.

Half of the posting by Village. Postcard going forward stating road will be closed on postcard 1 hour before to 1 hour after – he knows it would be 15 minutes but that would be the max.

Motion (Hallquist/Conner) to approve Arrowhead, if they choose, having their homecoming parade through downtown with a postcard mailer with closure time one hour before to one hour after the event; the Village will cover half the cost and supply a mailing list to Arrowhead; Arrowhead will cover all costs for future years.

Misko asked if approved will they keep the traditional route? Kurth said yes. Misko will start scheduling. Comment – on the alternate route he would expect the county to ask for help, which they would provide. He said Hartland would do a good job providing for it. He feels it would be more secure.

All were in favor. **Motion carried.**

2. Adjourn

Motion (Pfeiffer/Conner) to adjourn at 5:35 pm. All were in favor, **motion carried.**

Respectfully submitted,

Sandee Policello
Village Clerk

DRAFT

**SPECIAL VILLAGE BOARD MEETING
MINUTES
THURSDAY, SEPTEMBER 14, 2023
5:00 P.M.
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Call to order at 5:40 pm

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

Others Present: Clerk Policello, Recreation Director Rennekamp, DPW Director Felkner, DPW Operations Leadman Jenson, DPW Operations Manager Jungbluth, DPW Leadman Schlafer.

1. Consideration and discussion regarding the proposed 2023 Village budget:

a. Recreation

Recreation Director Rennekamp presented her proposed budget. This year the Village received an \$8,000 sponsorship from Bank59 for the summer concert series. They hope to have them back next year. This summer T-ball had lower participation. The camp program was revamped for 10 weeks with more field trips. The final numbers for the Hometown celebration indicate close to \$11,000 in profit with \$25,000 spent for initial costs that they don't anticipate next year. Next year's profit is projected to be \$40,000 with a goal of raising \$80,000. She is planning for more pickleball programs next year.

Rennekamp is requesting to add a part-time recreation assistant next year. She currently has a clerk $\frac{1}{4}$ time, Tonia Smith and would like to add a $\frac{1}{2}$ time person.

The splash pad expenses are expected to increase; it is aging and needs repairs for approximately \$35,000 and will be in CIP for Parks. Revenues are expected to stay flat. President Pfannerstill asked if there is time that she could come up with fundraising for splash pad renovations. Rennekamp and Felkner are meeting with the Rotary tomorrow; they will also present a proposed expansion to the splash pad.

ActiveNet fees are anticipated to increase 29%. The recreation department has used ActiveNet for 16 years. The fee for the program is based on fees added to registrations, so the expense is hard to budget for. Residents are paying a 9% fee to ActiveNet for online registrations. The Village absorbs the fee for registrations made in the office. We are paying approximately \$10,000 per year, and that doesn't include what they are making from our residents. Rennekamp is researching a move to use CivicRec for program registrations which comes with annual membership as a flat rate. \$16,535 is the fee for the first year and goes down to \$8375 after that with a 5% annual increase. She has spoken with two communities that use CivicRec and she received positive feedback from them.

Trustee Hallquist said Rennekamp is doing a great job and did so tonight as well. Trustee Conner agreed. Trustee Wallschlager said she did great and worked with her at the Hometown celebration. She agrees with the change to CivicRec. Trustee Pfeiffer said it was

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a good presentation. He asked how much water goes through the splash pad. Felkner said 50,000 gallons a day. Trustee Truttschel supports a change to CivicRec. He is a former Rotary member and feels they will be open to some funding for the splash pad. Trustee de Boer said it was a good presentation and supports the software change to CivicRec.

- b. Village Board, Administration, Finance, Elections, Municipal Building, Inspection, Cable TV, Other Funds, General Fund Revenues and Debt Service

The budget discussion for the above was tabled to the next meeting.

The meeting went into recess at 6:19 pm.

The meeting was called back into session at 6:25 pm.

- c. Public Works

DPW Director Felkner introduced the proposed budget. DPW Leadman Jenson presented the line items that have increases or decreases from this year. A new dump truck will be purchased, as well as a pickup truck to replace a 2007 model. DPW Operations Manager Jungbluth presented the cemetery budget. The Lutheran cemetery does not have good records. Felkner is hiring a company for penetrating radar at an expense of \$12,000 for the upper annex behind the church and sections A,B & C – which are part of the Village’s cemetery. Jungbluth reviewed landscape increases due to the Nixon Park upgrades. DPW Leadman Schlafer presented the water and sewer budget numbers. The water budget is up 24%, ARPA funds will be used for the large project. Water bills are expected to go up by approximately 5%.

Jenson presented the CIP budget and provided the street improvements scheduled for 2024 and 2025. Jungbluth presented the corporate reserve. Last year a truck was ordered and budgeted for in 2023, which we may get by the end of this year. Any future truck orders will have a year delay to just get the chassis, to replace #19, a 2005 Freightliner, which was originally scheduled to be replaced in 2018. A Ford F350 will be replaced – he foresees it being a long process to get a replacement.

- 2. Adjourn

Motion (Pfeiffer/Wallschlager) to adjourn at 7:34 pm. All were in favor, motion carried.

Respectfully submitted,

Sandee Policello
Village Clerk

To: Village President & Board of Trustees

From: Tonia Smith, Fiscal Clerk

Date: September 20, 2023

RE: Voucher List

Attached is the voucher list for the
September 25, 2023 Village Board Meeting

September 25, 2023 Checks: \$ 305,644.88

Total Amount of all Checks: \$ 305,644.88

VILLAGE OF HARTLAND
VOUCHER LIST - SEPTEMBER 25, 2023

Account Descr	Search Name	Comments	Amount
R 101-46730 RECREATION CLASSES	DASSOW, JAN	TINY TOES REFUND	\$88.00
G 101-21515 SALES TAXES PAYABLE	EAST, WILLIAM	REFUND OF TAXES FOR COURTS	\$9.00
R 101-46720 PARK RENTALS	EAST, WILLIAM	REFUND OF FEES FOR COURTS	\$180.00
G 101-23000 SPECIAL DEPOSITS	EAST, WILLIAM	SPECIAL DEPOSIT REFUND FOR COURTS	\$50.00
G 403-31753 ST CHARLES EXPANSION	RUEKERT & MIELKE	EROSION CONTROL INSPECTIONS	\$109.65
G 403-31840 HOMESTEAD	RUEKERT & MIELKE	DESIGN/CONSTRUCTION REVIEW	\$135.40
G 101-23000 SPECIAL DEPOSITS	SABINE HILL, INC	866 ROSE DRIVE OCCUPANCY REFUND	\$500.00
			<u>\$1,072.05</u>
AMBULANCE			
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	AIRGAS USA LLC	OXYGEN CYLINDER	\$61.22
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	EMERGENCY MEDICAL PRODUCTS	VARIOUS MEDICAL SUPPLIES	\$274.32
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$187.50
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	PROBOOK NOTEBOOK	\$549.50
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	PROHEALTH CARE MEDICAL ASSOC	DRUG SCREEN/ PHYSICAL	\$398.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	PROHEALTH PHARMACY OCON	VARIOUS PHARMACEUTICALS	\$655.86
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	STRYKER SALES	PROCARE SERVICES	\$3,060.00
AMBULANCE			<u>\$5,186.40</u>
COTTONWOOD - ALL			
E 401-70520-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION REVIEW & ADMIN	\$4,926.02
COTTONWOOD - ALL			<u>\$4,926.02</u>
DEBT SERVICE			
E 301-58000-305 EXPENSES-OTHER	EHLERS & ASSOCIATES	CONTINUING DISCLOSURE FEE	\$3,700.00
DEBT SERVICE			<u>\$3,700.00</u>
DOWNTOWN SIDEWALK REPAIR			
E 401-79280-285 CONSTRUCTION COSTS	ACE REDI-MIX INC	SMALL STONE/ PARK AVE	\$1,466.00
E 401-79280-285 CONSTRUCTION COSTS	LANNON STONE PRODUCTS	3/8" CHIPS	\$355.61
E 401-79280-285 CONSTRUCTION COSTS	OZINGA	REMAINING BALANCE FOR CONCRETE SLABS	\$10.00
E 401-79280-285 CONSTRUCTION COSTS	STRIETER FARM TRUCK SERVICE	HAUL GRAVEL AND CHIPS	\$246.00
DOWNTOWN SIDEWALK REPAIR			<u>\$2,077.61</u>
ECONOMIC DEVELOPMENT			
E 804-56700-715 STREETScape PROGRAM	PATIO PETALS	SIDEWALK PLANTERS FOR FALL	\$455.00

Account Descr	Search Name	Comments	Amount	
ECONOMIC DEVELOPMENT			\$455.00	
FINANCIAL ADMINISTRATION				
E 101-51500-290	OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	SEPTEMBER HRA	\$165.27
E 101-51500-290	OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	SEPTEMBER FSA	\$95.89
E 101-51500-290	OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$382.04
E 101-51500-300	OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	CLOUD BACKUP	\$53.34
E 101-51500-510	INSURANCES	R&R INSURANCE SERVICES INC	LWMMI INSURANCE INSTALLMENT	\$54,968.50
FINANCIAL ADMINISTRATION			\$55,665.04	
FIRE PROTECTION				
E 101-52200-300	OPERATING SUPPLIES/EXPENSES	BIEBELS TRUE VALUE	STIHL PARTS	\$45.00
E 101-52200-360	VEHICLE MAINT/EXPENSE	INTERSTATE BATTERIES	BATTERY	\$437.85
E 101-52200-360	VEHICLE MAINT/EXPENSE	JEFFERSON FIRE & SAFETY INC	HYDRAULIC LEAK REPAIR	\$438.65
E 101-52200-300	OPERATING SUPPLIES/EXPENSES	MACQUEEN EMERGENCY	FACEPIECES WITH NECK STRAP	\$450.00
E 101-52200-300	OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	PROBOOK NOTEBOOK	\$549.50
E 101-52200-290	OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$187.50
E 101-52200-300	OPERATING SUPPLIES/EXPENSES	PROHEALTH CARE MEDICAL ASSOC	PHYSICAL	\$372.00
E 101-52200-800	CAPITAL OUTLAY	ULINE	SHELVING UNITS	\$4,349.89
E 101-52200-290	OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE	FD RECORD CHECK	\$14.00
E 101-52200-300	OPERATING SUPPLIES/EXPENSES	XEROX CORPORATION	COPIER SERVICES	\$127.61
FIRE PROTECTION			\$6,972.00	
GENERAL ADMINISTRATION				
E 101-51400-210	LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	\$3,161.16
E 101-51400-210	LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	\$3,696.98
E 101-51400-290	OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE	BARTENDER/ SOLICITOR RECORD CHECK	\$21.00
GENERAL ADMINISTRATION			\$6,879.14	
IMPACT FEE EXPENSES				
E 206-59000-960	USE OF PARK IMPACT FEES	HOME DEPOT	300' PLASTIC LINER	\$348.30
E 206-59000-960	USE OF PARK IMPACT FEES	JD ELECTRIC, INC.	PICKLEBALL LIGHTING	\$10,910.25
IMPACT FEE EXPENSES			\$11,258.55	
INSPECTION				
E 101-52400-290	OUTSIDE SERVICES/CONTRACTS	WISCONSIN BUILDING INSPECTIONS	AUGUST INSPECTIONS	\$15,878.77
INSPECTION			\$15,878.77	
JAMES DRIVE				
E 401-70585-290	OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION REVIEW & ADMIN	\$4,926.02
JAMES DRIVE			\$4,926.02	

Account Descr	Search Name	Comments	Amount
LAW ENFORCEMENT			
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	PS6100 BATTERY	\$25.95
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	PS6100 BATTERY RETURN	-\$25.95
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	GALL S, INC.	EASY WEDGE INFLATABLE	\$86.95
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ#3 BATTERY	\$46.72
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SPARE TIRE SERVICE	\$34.15
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ#1 OIL CHANGE	\$119.23
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ#2 OIL CHANGE	\$51.98
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ#4 OIL CHANGE	\$51.98
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	LEXISNEXIS	AUGUST PHONE SEARCHES	\$164.50
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$412.50
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE (LAB BILLING)	LEGAL LAB DRAW	\$222.78
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	WCTC(BILLING)	DETECTIVE TACTICS INSTUCTOR TRAINING	\$700.00
LAW ENFORCEMENT			<u>\$1,890.79</u>
LIBRARY			
E 101-55110-300 OPERATING SUPPLIES/EXPENSES	BANNON, SUE	SRP PROGRAMMING SUPPLIES	\$72.43
E 101-55110-255 BLDGS/GROUNDS	BIEBELS TRUE VALUE	SNAKE RENTAL	\$57.00
E 101-55110-255 BLDGS/GROUNDS	BIEBELS TRUE VALUE	TOILET PARTS	\$20.56
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	BOOKS	\$368.06
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	BOOKS	\$104.92
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	BOOKS	\$32.79
E 101-55110-310 BOOKS & MATERIALS	MIDWEST TAPE	DIGITAL MEDIA	\$382.88
E 101-55110-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	LIBRARY CLOUD BACKUP	\$50.00
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$600.00
E 101-55110-355 JANITORIAL SUPPLIES	PIONEER SUPPLY LLC	TOILET PAPER/ MEGA MOP	\$98.00
E 101-55110-310 BOOKS & MATERIALS	PLAYAWAY PRODUCTS	BOOKS	\$99.94
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	COPIER SERVICES	\$24.96
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	STAFF COPIER CONTRACT	\$96.01
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	LIBRARY FLOOR COPIER CONTRACT	\$96.01
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	STAFF COPIER SERVICES	\$202.93
E 101-55110-255 BLDGS/GROUNDS	ROTO-ROOTER	COMMERCIAL SEWER SERVICE/ CAMERA SERVICE	\$700.00
LIBRARY			<u>\$3,006.49</u>
MISC STORM SEWER REPAIR			
E 401-74010-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	UTILITY UPDATES	\$622.00
MISC STORM SEWER REPAIR			<u>\$622.00</u>
MUNICIPAL BUILDING			
E 101-51600-290 OUTSIDE SERVICES/CONTRACTS	ALSCO	MAT SERVICES	\$250.64
E 101-51600-355 JANITORIAL SUPPLIES	PIONEER SUPPLY LLC	TOILET PAPER/ MEGA MOP	\$98.00

Account Descr	Search Name	Comments	Amount
MUNICIPAL BUILDING			\$348.64
NIXON PARK PARKING LOT			
E 401-79290-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION REVIEW & ADMIN	\$4,926.01
NIXON PARK PARKING LOT			\$4,926.01
NIXON/HARTBROOK/CASTLE PLAYGRD			
E 401-76155-285 CONSTRUCTION COSTS	ACE REDI-MIX INC	CONCRETE FOR NIXON PLAYGROUND APPROACH	\$910.00
E 401-76155-285 CONSTRUCTION COSTS	BOLAND RECREATION	NIXON PLAYGROUND EQUIPMENT	\$85,098.00
E 401-76155-285 CONSTRUCTION COSTS	BOLAND RECREATION	INSTALLATION OF PLAYGROUND EQUIPMENT	\$30,935.00
NIXON/HARTBROOK/CASTLE PLAYGRD			\$116,943.00
PARKS			
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	CLAMPS	\$18.82
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	PIONEER SUPPLY LLC	RAID/ PAPER TOWELS	\$254.00
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	PORT-A-JOHN	TEMPORARY RESTROOMS AT PARKS	\$278.00
PARKS			\$550.82
PLAYGROUND WOOD CHIPS/WEED			
E 401-76140-285 CONSTRUCTION COSTS	ENERCON	WOODCHIPS FOR PARK PLAYGROUNDS	\$2,300.00
PLAYGROUND WOOD CHIPS/WEED			\$2,300.00
PUBLIC WORKS			
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	BATTERY PRODUCTS INC	BATTERIES/ VARIOUS SIZES	\$99.48
E 101-53000-360 VEHICLE MAINT/EXPENSE	BIEBELS TRUE VALUE	PAINT SUPPLIES	\$31.22
E 101-53000-360 VEHICLE MAINT/EXPENSE	BUMPER TO BUMPER	VARIOUS FILTERS	\$327.62
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	PDF FUEL	\$1,809.11
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	NO LEAD FUEL	\$1,496.55
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	PDF FUEL	\$552.91
E 101-53000-360 VEHICLE MAINT/EXPENSE	EH WOLF	PDFD FUEL	\$859.11
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	FOX BROS PIGGLY WIGGLY	KETCHUP, MUSTARD, CHIPS	\$37.91
E 101-53000-360 VEHICLE MAINT/EXPENSE	HAHN ACE HARDWARE	WHEELS FOR COMPACTOR	\$28.78
E 101-53000-420 STORM SEWER	HALQUIST STONE CO INC	3/4" CRUSHED BANK	\$183.93
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	HOME DEPOT	CABLE FOR FUEL PUMP	\$195.00
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	\$172.96
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM SERVICES	\$135.20
E 101-53000-180 OTHER BENEFITS	JUNGBLUTH, LEO	CLOTHING ALLOWANCE	\$200.00
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	KIMBALL MIDWEST	VARIOUS HARDWARE	\$545.24
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	MENARDS- PEWAUKEE	CONTAINMENT SEALER	\$67.56
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	MENARDS- PEWAUKEE	VARIOUS ITEMS FOR SHED	\$4,326.92
E 101-53000-420 STORM SEWER	NEENAH FOUNDRY CO	MANHOLE FRAME AND GASKET LID	\$607.00
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	OLSEN SAFETY EQUIPMENT CORP	SAFETY GLOVES	\$122.04

Account Descr	Search Name	Comments	Amount
E 101-53000-360 VEHICLE MAINT/EXPENSE	POMPS TIRE SERVICE INC	TIRES FOR WATER TRAILER/ LEAF VAC	\$815.70
E 101-53000-420 STORM SEWER	STARK PAVEMENT CORPORATION	ASPHALT	\$322.13
E 101-53000-420 STORM SEWER	STARK PAVEMENT CORPORATION	ASPHALT	\$411.57
E 101-53000-420 STORM SEWER	STRIETER FARM TRUCK SERVICE	HAUL CHIPS	\$260.00
E 101-53000-360 VEHICLE MAINT/EXPENSE	TIMS AUTO PARTS	PAINT FOR OIL TANK	\$183.95
E 101-53000-360 VEHICLE MAINT/EXPENSE	UTILITY SALES & SERVICE	BUCKET TRUCK PARTS	\$319.64
PUBLIC WORKS			<u>\$14,111.53</u>
RECREATION PROGRAMS/EVENTS			
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	COWLES, ALLYSON	ZUMBA CLASSES	\$605.60
E 101-55300-302 TO THE POINTE DANCE PROGRAM	CZEKALSKI, VALERIE	FALL DANCE CLASSES	\$2,626.00
E 101-55300-303 SUMMER REC EXPENSES	DOUSMAN TRANSPORT	SUMMER CAMP BUS	\$1,065.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	EDGEWORTH, LINDSAY	8/4/23 SMART SITTER	\$264.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	FARMER-TIEFENTHALER, SUSAN	ART STUDIO CLASSES	\$2,230.40
E 101-55300-302 TO THE POINTE DANCE PROGRAM	HECKEL DANCE LLC	FALL DANCE CLASSES	\$2,916.80
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	HOOPER HANDS BASKETBALL AC	BASKETBALL 101 & 201	\$2,246.40
RECREATION PROGRAMS/EVENTS			<u>\$11,954.20</u>
REPLACE HARTBROOK BRIDGE			
E 401-76160-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	HARTBROOK PEDESTRIAN BRIDGE	\$4,809.28
REPLACE HARTBROOK BRIDGE			<u>\$4,809.28</u>
RICHARDS ROAD			
E 401-70595-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION REVIEW & ADMIN	\$4,926.01
RICHARDS ROAD			<u>\$4,926.01</u>
SEWER SERVICE			
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	SEPTEMBER HRA	\$25.43
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	SEPTEMBER FSA	\$14.75
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	IT SERVICES	\$75.00
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	CLOUD BACKUP	\$53.33
E 204-53610-800 CAPITAL OUTLAY	RUEKERT & MIELKE	CONSTRUCTION OUT OF SCOPE WORK	\$535.25
SEWER SERVICE			<u>\$703.76</u>
TIF FUND EXPENSES			
E 215-58300-555 DEVELOPER REIMBURSEMENT	G HOWE LAKE COUNTRY LLC	REFUND OF DEBT PAYMENTS PER DEVELOPER AGREEM	\$6,954.19
TIF FUND EXPENSES			<u>\$6,954.19</u>
UNBUDGETED			
E 401-57300-290 OUTSIDE SERVICES/CONTRACTS	PROFESSIONAL SERVICE INDUSTRIE	SOIL BORINGS FOR QUARRY DEVELOPMENT	\$100.00
E 401-57300-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	GENERAL SERVICES	\$3,774.00
UNBUDGETED			<u>\$3,874.00</u>

Account Descr	Search Name	Comments	Amount
WALNUT RIDGE DRIVE			
E 401-70590-290	OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION REVIEW & ADMIN
			\$4,926.02
WALNUT RIDGE DRIVE			
			\$4,926.02
WATER UTILITY			
E 620-53700-923	OUTSIDE SERVICES	DIVERSIFIED BENEFIT SERVICES	SEPTEMBER FSA
			\$36.88
E 620-53700-923	OUTSIDE SERVICES	DIVERSIFIED BENEFIT SERVICES	SEPTEMBER HRA
			\$63.56
E 620-53700-652	MAINTENANCE OF SERVICES	HOME DEPOT	PIPE CUTTER WHEEL/ DEBURRING TOOL
			\$39.29
E 620-53700-625	MAINTENANCE OF PUMPING PLANT	INTERSTATE BATTERIES	BATTERIES FOR WATER GENERATOR
			\$415.90
E 620-53700-653	MAINTENANCE OF METERS	MIDWEST METER INC	SIGHT GLASS GASKET
			\$31.83
E 620-53700-923	OUTSIDE SERVICES	ONTECH SYSTEMS, INC	IT SERVICES
			\$75.00
E 620-53700-923	OUTSIDE SERVICES	ONTECH SYSTEMS, INC	CLOUD BACKUP
			\$53.33
E 620-53700-673	TRANS&DIST MAINS	RUEKERT & MIELKE	SURVEY, DRAFTING, & DESIGN
			\$2,077.50
E 620-53700-923	OUTSIDE SERVICES	RUEKERT & MIELKE	SCADA RADIO UPGRADE
			\$419.00
E 620-53700-923	OUTSIDE SERVICES	RUEKERT & MIELKE	SCADA SERVICE WORK
			\$281.25
E 620-53700-926	EMPLOYEE PENSIONS & BENEFITS	TRI-COUNTY WATERWORKS ASSOC	TRAINING: DF, CM, TF
			\$60.00
E 620-53700-926	EMPLOYEE PENSIONS & BENEFITS	WI RURAL WATER ASSOC (WRWA)	TRAINING: JS, LJ
			\$220.00
E 620-53700-923	OUTSIDE SERVICES	WI STATE LABORATORY OF HYGIENE	FLUORIDE SAMPLING
			\$28.00
WATER UTILITY			
			\$3,801.54
			\$305,644.88

VILLAGE OF HARTLAND
LICENSES AND PERMITS
September 25, 2023

Bartender (Operator's) Licenses

- Emily L. Gill
- Julie Karol Banaszak-Hanson

The above applicants have successfully completed the Responsible Beverage Servers Course. The Chief of Police has reviewed the applications and approves them after deeming the requests to be in compliance with Wis. Stats. § 125.04(5).

- Eric Remmick

The above applicant has successfully completed the Responsible Beverage Servers Course. The Chief of Police has reviewed the application and is recommending denial of the operator license.



**Village of Hartland
Administration**

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

To: Village Board	Date: 09/13/2023
Submitted By: Chief Torin J. Misko	
Subject: Operator License Application for Eric Remmick	

Details: Eric Remmick has submitted an Operator License Application for the American Legion Post. Remmick disclosed that he was a convicted felon regarding a "3rd Degree Arson Burning without a Permit" charge in 1983 out of Itasca, Minnesota. In addition, Remmick stated that he was convicted of Driving Under the Influence (DUI) in 1999-2000 out of Crow Wing, MN.

Remmick has the following criminal history from the State of Minnesota:

- Arson Third Degree: Guilty 09-04-1984 (Felony-Convicted)
- Unauthorized Use of Motor Vehicle: 09-04-1984 (Dismissed)
- Unauthorized Use of Motor Vehicle: 07-11-1986 (Felony-Convicted)
- Burglary: 05-22-1989 (Felony-Convicted)
- Check Forgery (Make or Alter a Check): 12-18-1992 (Felony-Convicted)
- Driving While Impaired: 10-03-2001 (Misdemeanor-Convicted)
- Driving While Impaired: 12-09-2002 (Misdemeanor-Convicted)

In addition, Remmick was arrested on 08-03-2008 for Misdemeanor Driving While Impaired/Alcohol by the Lanagan Police Department in Missouri.

WI State Statute 125.04(5)(b) states, "No license or permit related to alcohol beverages may, subject to ss. 111.321, 111.322 and 111.335, be issued under this chapter to any person who has habitually been a law offender or has been convicted of a felony unless the person has been duly pardoned."

WI State Statutes 111.321, 111.322, and 111.335 do not allow the denial under WI State Statute 125.04(5)(b) to be automatic. Instead, it allows the individual to provide evidence of sufficient rehabilitation and fitness to perform the licensed activity. See the attached document highlighting the relevant sections of the state statute for more detailed information.

On 09/05/23, I made phone contact with Remmick and made him aware of WI State Statute 125.04(5)(b) and advised him that he could provide evidence of rehabilitation and fitness to perform the licensed activity to the Village Board. Remmick stated he would like to attend a Village Board meeting to request approval of his operator license. Remmick believed he may have been pardoned but was not sure. I told him to provide any paperwork that he has regarding him possibly being pardoned. I asked him about his felony conviction for Arson Third Degree and he said that it was regarding a grass burn that he did without a permit that got out of control. He was able to get it under control, but his neighbor complained and the DNR got involved and the next thing he knew the police were there.

I informed Remmick that I observed felony convictions that he did not disclose on his application. I asked Remmick about his felony conviction for Unauthorized Use of Motor Vehicle and he said that it was a misunderstanding with a girlfriend. I asked him about his felony conviction for Burglary and he said that should have just been an unlawful entry because he went into a person's house that he did concrete work for after they did not pay him for the work he did. I also asked Remmick about his felony conviction for Check Forgery and he said he was not aware of this conviction.

Options & Alternatives:

1. Approve the Operator License for Remmick.
2. Deny the Operator License for Remmick and state in writing the reasons for doing so, including a statement of how the circumstances of the offense relate to the particular licensed activity as outlined in 111.335(4)(c)(1)(a).

Executive Recommendation: While there have been many years since Remmick's convictions, his failure to disclose all of his felony convictions and take responsibility for his actions causes me concern over his rehabilitation and present fitness to perform as a licensed operator. Barring anything of relevance presented in Remmick's testimony I recommend denial of his application.

Village of Hartland

Administration
210 COTTONWOOD AVENUE
HARTLAND, WI 53029
PHONE (262) 367-2714
FAX (262) 367-2430
www.villageofhartland.com

September 14, 2023

Eric Remmick
W270 N2093 Field Hack Drive
Pewaukee, WI 53072

Thomas Lay
N49W27900 Courtland Circle
Pewaukee, WI 53072

RE: Bartender License

Dear Mr. Remmick:

Based on the background check results, your Bartender/Operator license application will be reviewed at the September 25th, 2023, Village Board meeting. You may appear at that meeting to discuss this application with the Village Board. The meeting begins at 6:30 p.m. and will be held in the Board Room located in the Municipal Building, 210 Cottonwood Avenue.

The agent for Flanagan-Dorn American Legion Post 294 is encouraged to attend with you.

Sincerely,



Sandee Policello
Village Clerk

cc: Chief of Police Torin Misko
Flanagan-Dorn American Legion Post 294
Tom Lay

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

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.:

1. Name: R/S Properties / Mid-City Sports - Joe Reuteman
Address of Owner/Agent: N55 W29505 City Rd K
Hartland, WI 53029
Phone Number of Owner/Agent: 414-520-0303

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").

3. State present use of property and intended use.
Mid-City Sport - manufacture and warehouse
imprinted Apparel

[Signature]
Signature of Petitioner

Address N68 W34240 City Rd K Oconomowoc, WI
53066
414-520-0303



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



Waukesha County
Department of Parks and Land Use

TO: Town of Merton Clerk

NOTICE OF: Conditional Approval of Certified Survey Map

DATE OF REVIEW: June 26, 2023

RE: Certified Survey Map for: **Joe Reuteman**
File No. SCS-1485

LOCATION: **MRTT 0425.989:**
Part of the NW ¼ of the NE ¼ of Section 35, T8N, R18E, Town of Merton.
More specifically, the property is located at N55 W29505 CTH K.

MRTT 0425.983
Lot 1, CSM No. 6874, part of the NE ¼ and NW ¼ of Section 35, T8N, R18E,
Town of Merton. More specifically, the property is located at N55 W29519 CTH
K.

TAX KEY NO.'s: MRTT 0425.989 and MRTT 0425.983

OWNERS: Joe Reuteman
Mid-City Properties, LLC
N68 W34240 CTH K
Oconomowoc, WI 53066

SURVEYOR: Keith Kindred
SEH, Inc.
501 Maple Avenue
Delafield, WI 53018

DATE RECEIVED: May 24, 2023

DATE OF CSM: CSM is undated

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

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

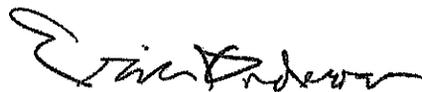
1. All easements, such as proposed or existing drainage ways, access, and utility easements shall be shown on the CSM.
2. The names of the unplatted landowners abutting the CSM shall be added to Sheet 1. There are 10 unplatted lots abutting the CSM.
3. The CSM revision date(s) shall be added to the CSM.
4. A note shall be added to the CSM stating "The required setback and offsets listed on this Certified Survey Map may be subject to modification based on the provisions of the Waukesha County Shoreland and Floodland Protection Ordinance."
5. The Conservancy Restrictions on Sheet 2 shall be replaced with the following restrictions:

Those areas identified as a Floodplain Preservation Area on Page 1 of 6 of this Certified Survey Map shall be subject to the following restrictions:

1. *Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.*
 2. *The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.*
 3. *Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.*
 4. *The introduction of plant material not indigenous to the existing environment is prohibited.*
 5. *Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.*
 6. *The construction of buildings is prohibited.*
6. The 3rd note on Sheet 2 shall reference the 500 yr. floodplain, not the 100 yr. floodplain; and 1% shall be changed to state 0.2%. If the elevation needs to be revised, please update that as well.

7. The Surveyor's Certificate shall also reference the Village of Hartland and Waukesha County.
8. The owner's name in the Owner's Certificate (twice) and Mortgage signature block shall be spelled correctly as "Rueteman".
9. The word "dedicated" shall be added to the Owner's Certificate.
10. The Owner's Certificate shall also reference the Village of Hartland.
11. The CSM contains a documented archeological site. The Office of the State Archaeologist, which maintains state records for archaeological sites, is being copied on this correspondence and we urge the developer to communicate with the State Archaeologist to ensure that any proposed site grading and construction is not delayed by archeological resource issues and that the plat layout does not conflict with said resources. The Interim State Archaeologist, Amy Rosebrough, can be contacted at 608-264-6496, or at statearchaeologist@wisconsinhistory.org.
12. The road right of way shall be labeled, "100' wide Road Right of Way".
13. The surveyor's seal, signature, and date must appear on all sheets of the Final Certified Survey Map. The same revision date must be noted on all sheets of the Final Certified Survey Map. The CSM is currently undated.
14. The County zoning limits shall be relabeled as the "Waukesha County Shoreland and Floodland Protection Ordinance Jurisdictional Limits" on Sheet 1.
15. The dates in the signature blocks throughout the CSM shall be updated to reflect 2023.
16. On Sheet 6, the Village Board Extraterritorial Approval signature block should say "Village of Hartland" instead of "Town of Merton".
17. The existing access driveway shall be labeled on the CSM.
18. Access to CTH K shall be limited to the existing access driveway and the remainder of the frontage along CTH K shall be crosshatched on the CSM with a note stating this limitation.
19. **Please submit a revised Certified Survey Map for review and approval. Our office will contact you once we have reviewed the revised CSM and advise if your CSM has been approved. If and when approved, you may then contact the County Planning and Zoning Division Office to schedule an appointment for the County signature on the original copy of the Certified Survey Map provided by your surveyor.**
20. **Please be advised that the CSM, and its subsequent revisions, that are the subject of this 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.**

SIGNED:



Erica Anderson, Land Use Specialist
(262) 548-7790

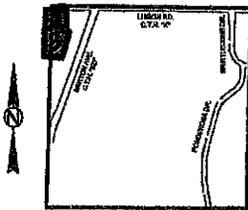
REVIEWED AND APPROVED BY: Sandra L. Scherer
Sandy Scherer, Senior Planner

cc: Joe Reuteman, owner, joe@mid-citysports.com (via email only)
Keith Kindred, Surveyor, kkindred@sehinc.com (via email only)
Amy Rosebrough, Interim State Archaeologist, statearchaeologist@wisconsinhistory.org. (via email only)
Village of Hartland Clerk (via email only)
File

N:\PRKANDLU\Planning and Zoning\Certified Survey Maps\Project Files Incl Review Letters\Merton\1485 Reuteman\1485 Reuteman Review Letter mrt.docx

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CSM 8874, AND LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN



LOCATION MAP
NE 1/4 SEC 35-18, T8N-R18E, S45E12S

SURVEYOR
KEITH A. KINDRED, P.L.B. 8-2002
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR
JOE REUTEMAN
N89W29505 COUNTY ROAD K
HARTLAND, WI 53029
(262) 328-1003
JOE@MDCITYSPORTS.COM

OUT OF FOUR WINDS
OWNER: WAUKESHA COUNTY PARKS
AND LAND USE

UNPLATTED LANDS
OWNER: MANDOR INVESTMENTS LLC

LOT 2
CSM 8278

C.T.H "K" / LISBON ROAD
100' WIDE ROAD
RIGHT OF WAY

LOT 2
CSM 8874
OWNER: VILLAGE OF HARTLAND

N 1/4 CORNER
SEC 35-8-18
N LINE OF NW 1/4
SEC 35 -
T8N - R18E
N 412,865.27
E: 2,413,606.85

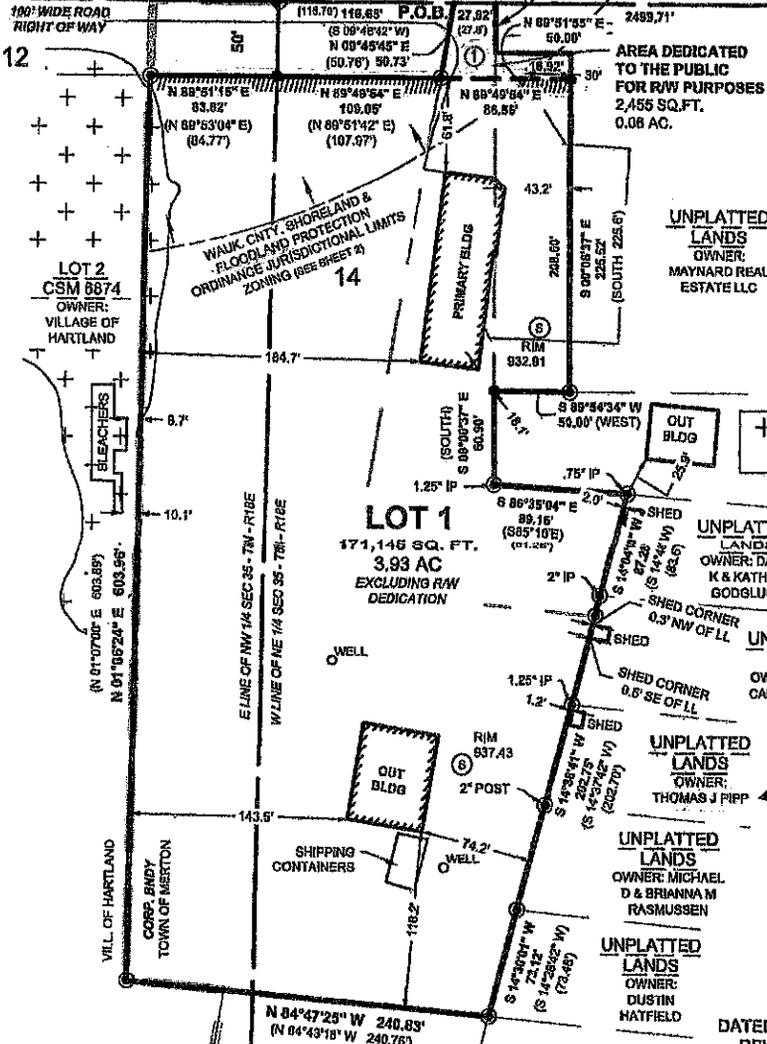
N LINE OF NE 1/4
SEC 35 - T8N - R18E
E: 2,413,606.85
N 89°51'55" E 2,044.21'

AREA DEDICATED TO THE PUBLIC FOR RW PURPOSES 2,455 SQ.FT. 0.06 AC.

NE CORNER
NE 1/4 SEC 35-8-18
N: 412,871.49
E: 2,416,251.85

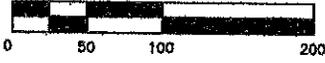
LEGEND

- ◆ - CONCRETE MONUMENT WITH BRASS CAP FOUND (UNLESS OTHERWISE STATED)
- ⊙ - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- - 1 1/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- (XXXX) - RECORDED AS / DEEDED AS
- LL - LOT LINE
- P.O.B. - POINT OF BEGINNING
- WELL - WELL
- ⊙ - CONC. SEPTIC LID
- ⊙ - CORPORATE BOUNDARY
- FEMA ZONE X (SEE NOTE ON SHEET 2)
- ① - EXISTING ACCESS DRIVE
- ||||| - RESTRICTED VEHICULAR ACCESS
- UNPLATTED LANDS OWNER: DAVID K & KATHY J GODSLUCK
- UNPLATTED LANDS OWNER: WILLIAM & LORI REICHARD
- UNPLATTED LANDS OWNER: TOM & CAROL GABLER
- UNPLATTED LANDS OWNER: THOMAS J PIPP
- UNPLATTED LANDS OWNER: MICHAEL D & BRIANNA M RASMUSSEN
- UNPLATTED LANDS OWNER: DUSTIN HATFIELD
- UNPLATTED LANDS OWNER: JESSICA N GOLDSCHMIDT



DATED THIS 30TH DAY OF SEPTEMBER, 2022
REVISED THIS 29TH DAY OF JUNE, 2023

SCALE: 1" = 100' 3



BEARINGS AND DISTANCES REFERENCED TO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NORTHEAST 1/4, AS N 89°51'55" E, SECTION 35-8-18, NAD83, NAVD88



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CSM 6874, AND LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

NOTES

- All existing drain tiles potentially damaged in creation of this CSM, shall be replaced to maintain proper drainage conveyance
- Waukesha County Shoreland Zoning shown on sheet 1, per Waukesha County G.I.S., lands zoned as B-2
- 6 - 0.2% annual chance of Flood Water Surface Elevation, Regulatory Elevation between cross section FR (919.5) and FS (921.5) per Flood Insurance Study (56133CV002C PG20), Published by FEMA dated 11/5/2014, Shown as FEMA Zone X on Sheet 1.
- 1 - All visible wells or septic systems within 50' of the boundary of this CSM are shown
- 4 - The required setback and offsets listed on this Certified Survey Map may be subject to modification based on the provisions of the Waukesha County Shoreland and Floodland Protection Ordinance
- 18 - Vehicular access to C.T.H. K shall be limited to the existing access driveway
- 1 - All easements known to surveyor are shown
- 11 - Prior to any grading, the land owner is strongly encouraged to contact the State Archeologist

5 CONSERVANCY AREA RESTRICTIONS

Those areas identified as a Floodplain Preservation Area on Page 1 of 6 of this Certified Survey Map shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
- Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.

SURVEYOR'S CERTIFICATE

I, Keith A. Kindred, Professional Land Surveyor hereby certify:

That by the direction of owner, Joe Reuteman, owner, I have surveyed, divided and mapped, all of Lot 1, of Certified Survey Map No. 6874, and lands being a part of the Northeast 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Northeast 1/4, of Section 35, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of Section 35, Township 7 North, Range 18 East; thence North 89°51'55" East, along the North line of the Northeast 1/4 of said Section 35, 116.68 feet to the Point of Beginning; thence continuing along said North line, North 89°51'55" East, 27.82 feet; thence South 00°08'37" East, 33.00 feet; thence North 89°51'55" East, 50.00 feet; thence South 00°08'37" East, 225.52 feet; thence South 89°54'34" West, 50.00 feet; thence South 00°00'37" East, 60.90 feet; thence South 86°35'04" East, 89.16 feet; thence South 14°04'10" West, 87.28 feet to a point on the East line of Lot 1 of Certified Survey Map No. 6874; thence South 14°38'41" West along said East line, 202.75 feet; thence continuing along said East line, South 14°30'01" West, 73.12 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 6874; thence North 84°47'25" West, along the South line of said Lot 1, 240.83 feet to the West line of said Lot 1; thence North 01°06'24" East, along the West line of said Lot 1, 603.96 feet to the South line of County Trunk Highway "K" / Lisbon Road; thence North 89°51'15" East along said South line, 83.82 feet; thence North 89°49'54" East, continuing along said South line, 109.05 feet; thence North 08°45'45" East, 50.73 feet to the Point of Beginning.

Said lands contain 173,600 square feet, 3.99 acres.

That I have made such survey, land division and plat by the direction of Joe Reuteman, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, The Town of Merton, the Village of Hartland and Waukesha County, in surveying, dividing and mapping the same.

7

Dated this 30th day of September, 2023.

Revised this 29th day of, 2023



Keith A. Kindred, PLS 2082

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CSM 6874, AND LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

BASEMENT RESTRICTION - GROUNDWATER

This Certified Survey Map is located in an area with mapped soils known to have seasonal high ground water. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any principal building must be at an elevation that is at least one (1) foot higher than the highest seasonal ground water 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 principal building will be required to ensure compliance with this requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply. All ground separation requirements set forth by the Town of Merton must also be complied with.

OWNER'S CERTIFICATE

I, Joe Reuteman, as owner, hereby certify that I caused that land described on this Certified Survey Map to be surveyed, dedicated, divided and mapped as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

9

- 1) Town of Merton
- 2) Village of Hartland 10
- 3) Waukesha County

Date: _____ Signed: _____

Joe Reuteman 8 - comments spell
his name incorrectly,
CSM is correct

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named Joe Reuteman, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CSM 6874, AND LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____ mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above certificate of Joe Reuteran. 8

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

STATE OF _____)
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____ and _____ of the above named, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____

My commission expires _____.



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CSM 6874, AND LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

TOWN OF MERTON - PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Merton on this _____ day of _____, 2023.

Date

Tim Klink, Chairman

Date

Holly Class, Deputy Clerk of Secretary

TOWN OF MERTON - TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Merton on this _____ day of _____, 2023.

Date

Donna Hann, Town Clerk

Date

Tim Klink, Town Chairman

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 Statutes, is hereby approved on this _____ day of _____, 2023.

Dale R. Shaver, Director



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CSM 6874, AND LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

VILLAGE OF HARTLAND EXTRATERRITORIAL PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Hartland, on this _____ day of _____, 2023.

Date Jeffrey Pfannerstill, Village President

Date Darlene Igl, Village Clerk

16

VILLAGE OF HARTLAND EXTRATERRITORIAL VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Hartland on this _____ day of _____, 2023.

Date Jeffrey Pfannerstill, Village President

Date Darlene Igl, Village Clerk

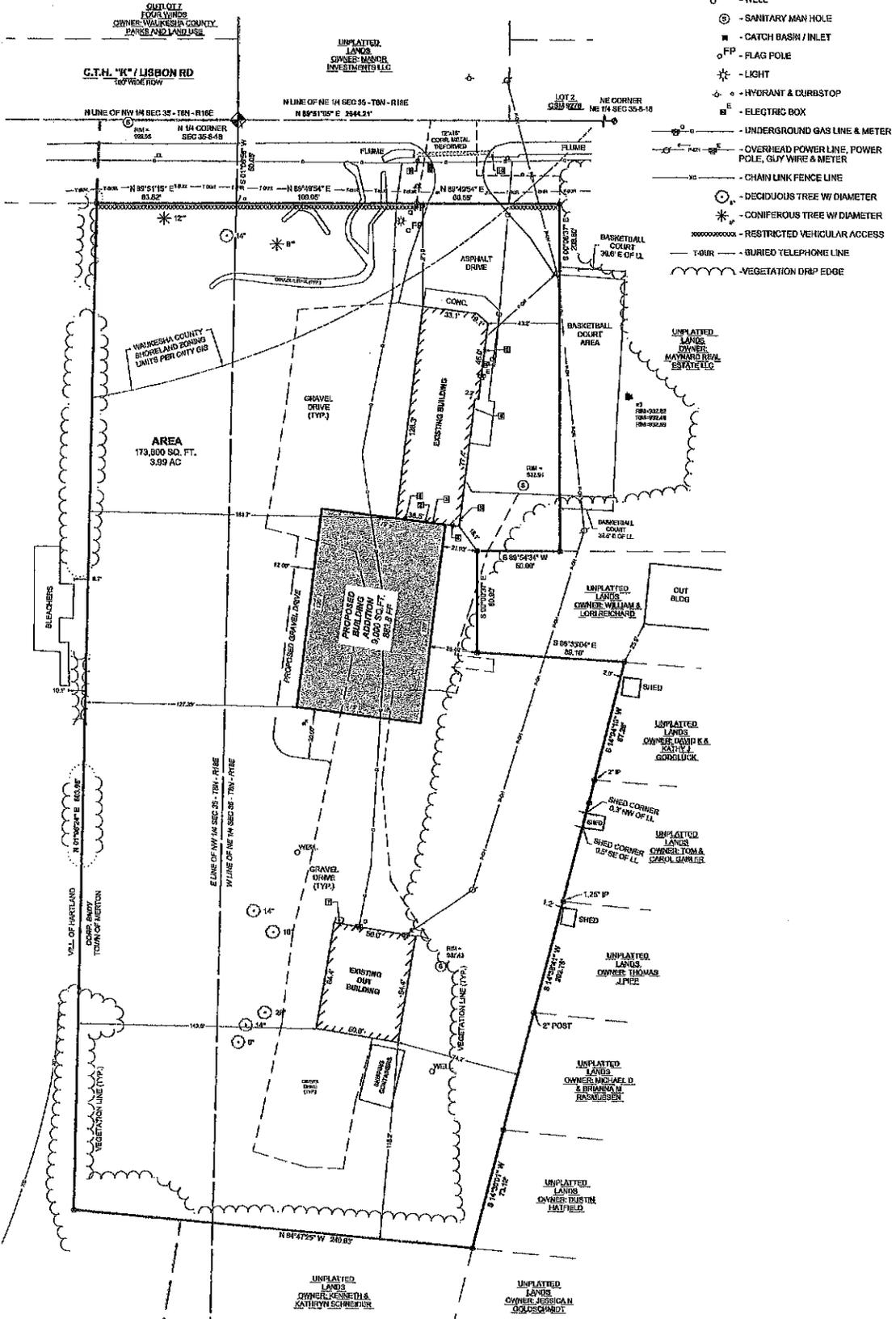


POINT NO.	ELEV.	NOTE
1	833.85	OVERHEAD DOOR LEFT
2	833.82	OVERHEAD DOOR RIGHT
3	833.85	OVERHEAD DOOR LEFT
4	833.7	OVERHEAD DOOR RIGHT
5	933.71	ENTRANCE DOOR
6	934.24	ENTRANCE DOOR
7	835.62	ENTRANCE DOOR
8	934.30	ENTRANCE DOOR
9	832.18	INVERT ELEVATION
10	834.04	INVERT ELEVATION

PLAT OF SURVEY

ALL OF LOT 1 OF CSM _____ BEING PART OF THE NORTH-EAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

- LEGEND**
- ◆ CONIC MONUMENT WITH BRASS CAP FOUND (UNLESS OTHERWISE STATED)
 - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 - ☐ MAIL BOX
 - ♣ STREET SIGN
 - WELL
 - ⊙ SANITARY MAN HOLE
 - CATCH BASIN / INLET
 - FP FLAG POLE
 - ★ LIGHT
 - ⊙ HYDRANT & CURBSTOP
 - ⊙ ELECTRIC BOX
 - UNDERGROUND GAS LINE & METER
 - OVERHEAD POWER LINE, POWER POLE, GUY WIRE & METER
 - CHAIN LINK FENCE LINE
 - DECIDUOUS TREE W/ DIAMETER
 - ★ CONIFEROUS TREE W/ DIAMETER
 - RESTRICTED VEHICULAR ACCESS
 - BURIED TELEPHONE LINE
 - VEGETATION DRIP EDGE



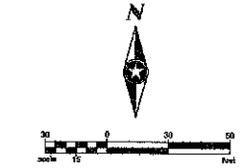
PLAT OF SURVEY



NOTE
- ANNOTATION SHOWN IN ITALICS INDICATE PROPOSED

SURVEYOR
KEITH A. KINDRED, PLS S 2082
SEI, INC.
801 MAPLE AVE.
DELAFIELD, WI 53018
(262) 370-0105
KKINDR@SEIINC.COM

SURVEY FOR
JOE REUTSMANN
1255W29805 COLONY ROAD K
HARTLAND, WI
(262) 328-1903
JOB@MCTOYSPORTS



BEARINGS AND DISTANCES REFERENCED TO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NORTHEAST 1/4, AS N 89°51'55" E, SECTION 35-8-18, NAD83, NAVD83

REV: PROJECT: 1003 10/14
DRAWN BY: ERD
CHECKED BY: MAK

ALL OF LOT 1 OF CSM _____ BEING PART OF THE NORTH-EAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

DAVID K & KATHY J GODGLUCK
REVOCABLE LIVING TRUST
W294N5553 MERTON AVE
HARTLAND, WI 53029-1249

KYLE BANKS AND KRISTIN BANKS
N56W29446 COUNTY ROAD K
HARTLAND, WI 53029-1104

MANDR INVESTMENTS LLC
N56W29410 WESTVIEW RD
HARTLAND, WI 53029-8912

MAYNARD REAL ESTATE LLC
W1250 FILMORE RD
RUBICON, WI 53078

MID-CITY PROPERTIES LLC
N68W34240 COUNTY ROAD K
OCONOMOWOC, WI 53066-1314

REUTEMAN/JENTGES PROPERTIES LLC
AND RUTH GEHRING
N68W34240 COUNTY ROAD K
OCONOMOWOC, WI 53066-1314

RICHARD WINKELMAN
N56W29410 WESTVIEW RD
HARTLAND, WI 53029-8912

THOMAS J PIPP
W294N5533 MERTON AVE
HARTLAND, WI 53029

TOM GABLER AND CAROL GABLER
W294N5543 MERTON AVE
HARTLAND, WI 53029

WILLIAM REICHARD AND LORI REICHARD
W355N4971 LAKEVIEW CT
OCONOMOWOC, WI 53066



**Village of Hartland
Administration**

210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.wi.gov

To: Village Board	Date: 11/01/2021
Submitted By: Chief Misko	
Subject: Approval of ordering two new squad cars.	

Details: I am requesting approval to proceed with ordering two replacement vehicles prior to the 2024 Police Department budget being approved. In the proposed Police Department budget for 2024, two new Ford Explorer Police Interceptor vehicles have been requested to replace the existing marked Ford Explorer Police Interceptor vehicles in accordance with the police department vehicle replacement schedule. We have obtained a quote from Ewald Automotive Group who provides pricing in conjunction with the state bid price. The vehicles were quoted at the price of \$46,816 each for a total cost of \$93,632 for two vehicles.

This is being brought to the Village Board's attention because Ford will only be producing the 2024 Explorer Police Interceptor through June of 2024. Ewald highly suggested that we place our order before October to ensure we get the 2024 model with the 2024 pricing. In addition, this request exceeds the \$15,000 spending limit where Village Board approval is needed. If approved the squads will be ordered immediately in 2023 but will be paid for in 2024 through the approved Police Department budget.

Financial Remarks: The two replacement vehicles are part of the 2024 Police Department budget and will be paid for in 2024.

Options & Alternatives:

1. Approve the ordering of the two replacement vehicles.
2. Deny the request to order the two replacement vehicles at this time and wait to place the order until after the 2024 police department budget is considered for approval in November of 2023.

Executive Recommendation: Approve the ordering of the two replacement police vehicles.



John T. Ford
President
Three Leaf Partners LLC
504 W. Juneau Avenue
Milwaukee, WI 53203
jford@threeleafdevelopment.com
Direct: 414-399-0165

September 25, 2023 **Updated**

July 12, 2023 **Updated**

May 31, 2023 **Original**

VIA EMAIL

Village of Hartland
Attn: Mr. Ryan S. Bailey
Village Manager
210 Cottonwood Ave
Hartland, WI 53029

Re: 700, 701 W. Capitol Drive, Hartland, WI 53029

Dear Village of Hartland:

Three Leaf Partners LLC is pleased to submit our application to rezone the property located at the northeast corner of West Capitol Drive and Palmer Drive which includes the following parcels:

- Parcel No. 0730981
- Parcel No. 0730985*
- Parcel No. 0730986*
- Parcel No. 0730987

**NOTE – Certified Survey Map (“CSM”) – See Exhibit G for details.*

Enclosed with this letter, please find the following items relating to the above referenced submittal:

- Required applications + fees (previously submitted).
- Project Narrative + Comprehensive Plan
- Architectural Design Set
- Civil Design Set

504 W. Juneau Ave.
Milwaukee, WI 53203

- Geotechnical Analysis / Design
- Environmental Analysis / Design
- Landscape Plan
- Lighting Plan
- Survey – ALTA + Certified Survey Map (CSM)
- Traffic / Capitol Drive Improvements

This letter shall also serve as our formal request to be placed on September 25, 2023 Village Board Meeting agenda – Public Hearing.

If you have any questions or need anything else, please don't hesitate to contact me. We look forward to working with the Village of Hartland on this significantly impactful project!

Regards,

John T. Ford

President

Three Leaf Partners LLC



Hartland Quarry

Rezone and PUD Petition
September 25, 2023 **Updated**
July 12, 2023 **Updated**
May 31, 2023 **Original**

A. Development Site

The Development Site is located on an approximately 45.419 acres that contains 4 parcels; Parcel No. 0730981, Parcel No. 0730985, Parcel No. 0730986, and Parcel No. 0730987. The site is bounded by single family homes and multi-family apartments to the south, Country Aire Apartments to the west, Hill Street to the North, and cemeteries and single-family residences to the east. The site is characterized by a rolling topography including dramatic peaks and valleys resulting from the previous sand and gravel extraction activities. The Quarry is not operative and is currently leased to BSIT, Inc which is a trucking company. All existing structures on the site shall be demolished to make way for extensive site work and construction of new market rate multi-tenant housing and townhouses.

B. Project Description

Three Leaf Partners (the “Development Team”) is pleased to present this large-scale residential project, currently named **“The Quarry”**. The Development Team reserves the right to change such name following marketing and branding efforts to take place during construction. The Quarry will be a Class A market rate multi-family community located on West Capitol Drive less than a mile from Downtown Hartland. The Development Team has conducted an in-depth Market Study (Tracy Cross & Associates, Inc.) and carefully evaluated the market in coordination with our design team to deliver a concept that will provide a mix of housing options that will cater to a variety of renter profiles. The site was laid out to maximize the amount of green space in conjunction with a variety of housing options / sizes to give the community a suburban feel that includes a trail system and sidewalks throughout. There will be a total of 13 residential buildings across two distinct residential product types, including:

- Ten 2-story Stacked Flat direct entry Multi-Family Apartments (240 units).
- Three 2-story Townhome Multi-Family Apartments (27 Units).
- Clubhouse (approximately 5,590 SF).

The location of the site is optimal for residence given its visibility from West Capitol Drive and vicinity to schools, grocery stores, restaurants and other amenities. The location of the site is enhanced given its proximity to Milwaukee’s regional transportation network including WI-83 and WI-16 situated within immediate vicinity of the site, along with interstate 94 located 3.5 miles to the south via WI-83. The overall location of this site and appeal of Hartland will help draw new residence from the greater area including Waukesha and Milwaukee Counties that will support existing businesses and contribute significantly economically to the community.

Due to the size of the proposed development, delivery of the buildings will be staggered. Infrastructure improvements will take approximately **3 months**. Vertical development of the stacked flats and clubhouse will be completed in **18 months**.

504 W. Juneau Ave.
Milwaukee, WI 53203

Townhome construction is anticipated to run concurrent to the Stacked Flat construction. The total timeline to deliver all buildings therefore is approximately **21-24 months +/-** following commencement of construction.

C. Comprehensive Plan

The Quarry development project will promote several objectives that will result in community benefits when developing the site through the Planned Unit Development Overlay.

The following objectives were outlined in the Hartland's 2019 Comprehensive Plan:

1) *Housing units in the Village of Hartland study area should be geographically well distributed and include a full range of housing types, sizes, and costs, including detached single-family homes, two family homes, multi-family townhouses, multi-family apartments and condominiums, and housing for persons with special needs. (Pg. 33)*

a. The proposed development will deliver a mix of building types that will include a wide range of floor plans and unit sizes (1-Bedroom, 2-Bedroom, and 3-Bedroom) to cater to a wide range of resident profiles such as millennials, Gen Zs, baby empty nesters and non-traditional households such as divorcees/middle-age singles.

2) *The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Vacancy rates should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units, and a minimum of 1 percent and a maximum of 2 percent for homeowner units in a full range of housing types, sizes, and costs. (Pg. 33)*

a. Based on the Tracy Cross market study, Hartland's vacancy rate for multifamily properties delivered after 2010 is 2.3% indicating extremely tight market conditions for filtering or moving between communities. Furthermore, Northwest Waukesha County which encompasses Oconomowoc, Delafield, Waukesha and Hartland, is currently experiencing a 1.8% vacancy across properties built since 2010.

b. The estimated demand for Northwest Waukesha County is 405 apartment units per year through 2027 based on current conditions. However, if additional supply is delivered during this time, the level of demand is anticipated to also increase.

3) *Does the area of the proposed PUD conform with the Village's Smart Growth Plan?*

- a. The requested zoning and uses match the uses proposed in the 2045 Smart Growth Plan. The map identifies this site as being a target for High Density Residential (8-18 units/acre).

D. Amenities:

The Quarry will feature a robust amenity package that can be enjoyed by the residents. The site will feature a clubhouse which will be located off the West Capitol Drive entrance. The clubhouse will be programmed to include onsite property management offices, a large fitness center, storage, a large community room that will have direct access to the pool and grill stations, and a playground. The clubhouse is positioned on the site to be easily accessible (i.e. walkable) to the residents living in the townhomes and stacked flats, but also includes 19 surface parking stalls for residents and/or visitors that choose to drive. Last, the development will include an expansive sidewalk / trail system that will connect from downtown and throughout the site and extend around the perimeter of select areas. In addition, the development will include a dog park area and ample green space for resident outdoor enjoyment. The Development Team has been in contact with the Village of Hartland Post Office regarding mail delivery for its residences. The USPS has agreed to deliver mail throughout the development in the following means: Townhomes (2 mailbox clusters), and Stacked Flats (1 mailbox cluster at each of the 10 buildings). This is reflected on the architectural site plan diagram.

E. Zoning:

As depicted in **Exhibit A**, the placement of the stacked flats and townhomes will be located within the area of the site that is designated for high density residential (8-18 u/a) on the Comprehensive Plan's Future Land Use map. We are proposing (10) two-story stacked flat buildings and (3) two-story townhome buildings with RM-1 zoning and PUD overlay and CSM. The PUD overlay is utilized to develop a diverse mix of building types to cater to a wider range of renter profiles and create a community that provides an appealing, tasteful, and appropriately blended residential environment.

Zoning Detail include:

Proposed Zoning:	RM-1 w/ PUD Overlay & CSM
Total Area:	45.4 Acres
Open Space:	27.22 Acres
Developable Area:	18.2 Acres
Maximum Density:	328 units
Proposed Density:	267 Units
	504 W. Juneau Ave. Milwaukee, WI 53203

Proposed Unit Mix:	100	1-Bedroom	(38%)
	121	2-Bedroom	(45%)
	<u>46</u>	<u>3-Bedroom</u>	(17%)
	267	Total	(13 buildings)

Proposed Parking:

294	Enclosed Garages
294	Surface Stalls
<u>54</u>	<u>Street Parking</u>
642	Total Stalls (Average of 2.40 stalls per unit)
<u>19</u>	<u>Clubhouse</u>
661	Total Stalls (Average of 2.48 stalls per unit)

Parking:

The number of parking stalls currently programmed on the site meets the parking requirements outlined in Sec. 46-923.10. Based on the Development Team’s extensive experience managing properties, we strongly believe that the level of parking programmed is sufficient. It is in the Development Team’s best interest to have sufficient parking on site, otherwise, it creates a marketing issue and will result in a higher vacancy rate. Below is a summary of the total parking stalls, including structured parking, compared to the zoning code requirement.

Total Parking Requirement - Sec. 46.923			
Unit Type	Units	Sec. 46.923 Minimum Parking	Sec. 46.923 Total Parking Stall
1 Bedroom	100	2.25	225
2 Bedroom	121	2.25	272
3 Bedroom	46	2.25	104
Clubhouse (Entertainment)			12
TOTAL	267		613
Parking Programmed Incl. Clubhouse			661
Excess/(Shortage)			48

Unit Type	Units	Structured Parking Requirement	Total Structured Parking
1 Bedroom	100	1.00	100
2 Bedroom	121	1.00	121
3 Bedroom	46	1.00	46
TOTAL	267		267
Structured Parking Programmed			294
Excess/(Shortage)			27

The stacked flats have a total of 528 stalls. Of these, 100 stalls are contained in attached garages and 140 spaces are detached garages for a total of 240 garage spaces (1:1).

The balance being driveway and surface stalls that are all OUTSIDE the 16' drive aisles to allow for adequate space for emergency vehicles. Each townhome unit will have an attached 2-car garage as well as up to 2 surface parking spaces for each unit. The clubhouse will have a total of 19 parking spaces for visitors and/or resident use.

G. Traffic Flow

Traffic Analysis & Design, Inc. (TADI) completed a traffic impact analysis, dated March 30, 2023, for the Kwik Trip and Three Leaf Partners Developments. The study analyzed four major intersections:

- 1) Capitol Drive & STH 83
- 2) Capitol Drive & Palmer Drive/Proposed Kwik Trip North Driveway
- 3) Capitol Drive & Proposed Kwik Trip South Driveway
- 4) Capitol Drive & Vettelson Road/Proposed Apartments Driveway

Turning movement traffic counts were collected at the existing intersections during March 2022 and March 2023.

TADI provided the following recommendations for The Quarry Apartments:

General

- Per the Village of Hartland, provide a sidewalk along the north side of Capitol Drive throughout the limits of The Quarry Apartments property.

Capitol Drive & Hartland Quarry Apartments Driveway

- Clear trees on The Quarry Apartments site to provide 375 feet of visibility to the left of Kwik Trip south driveway and 450 feet of visibility to the right of the Kwik Trip south driveway.
- Construct the driveway with a single entrance and exit lane and stop sign control on the approach to Capitol Drive. Align the primary entrance driveway directly across from Vettelson Drive. Two-way stop control results in low delays and queues at all intersection movements during peak hours. Roundabout control provides the same, but results in considerable additional cost and right-of-way to implement this alternative. Therefore, it is NOT a recommended option in this study.

The proposed development includes all the proposed recommendations from TADI. In addition, there will be a second means of emergency access ONLY on the southwest corner of the site via a switchback road off of Palmer Drive. See site plan for location.

TADI also addressed the issue of westbound traffic on Capitol Drive “cut the corner” when turning onto Vettelson Drive. It was recommended that the Village explore options to mitigate this issue by constructing a right-turn island, moving stop bars,

etc. This recommendation is highlighted within **Exhibit B** at Village sole expense. Additional Capitol Drive improvements including a Village desired left turn lane into the south entrance of Kwik Trip are further shown on the Capitol Drive summary design document within the Exhibit.

All of the roads planned within The Quarry community will be private roads.

F. Economic / Financial Impact

The Quarry community will have substantial economic impact to the surrounding area and Village. The construction is estimated to create 300-325 jobs. Upon stabilization, there will be 480 bedrooms within the development, therefore it is estimated the development will include 400-500 residents in total. Downtown Hartland, less than 1 mile from the community, will likely see an influx in spending from the additional residents to the area.

Three Leaf Partners LLC has met with Hartland businesses and the Hartland BID, all of which have expressed enthusiasm and support for the project.

Upon completion of the development, it is estimated to have a Total Assessed Value of \$55,000,000 with an Incremental Value of approximately \$53,470,000. This will create \$545,000 of additional incremental tax upon stabilization.

G. Architectural Design

JLA Architects was engaged by the Development Team to complete architectural design for the development. The development of The Quarry presented some unique challenges and opportunities for the design team. Several site features have been designed to mitigate existing conditions and create a traditional residential community with a unique sense of place and usable open spaces. To help promote an open and walkable community the development is organized around a tree lined central boulevard and further linked with a network of sidewalks, walking paths, and open spaces that connect the community and its amenities. The tree lined boulevard is further enhanced by providing a service side to the development. Garage doors, trash, mail, and utility metering will all happen along the backsides of the development leaving the central boulevard a welcoming “front door” to the community.

The density of the masterplan also relates to the surrounding community, with lower density townhomes and clubhouse along capitol drive, working deeper into development there are two story stack flat buildings with two three story apartment buildings anchoring the western end of the development.

The development relates to its context by using traditional single-family building forms in a contemporary way. Chimneys, gables roofs, bay windows, balconies, and porches are just a few of the familiar forms that grace this development and help provide a relatable sense of human scale.

A detailed master plan, schematic floor plans, schematic exterior elevations, and renderings is included within **Exhibit C**.

H. Civil Design

Payne & Dolan was engaged by the Development Team to complete civil design for the development. Similar to the architectural design team, the development of The Quarry community presented unique challenges and construction costs that would not be incurred in a greenfield development. A few of the major challenges are balancing the site, recycling and crushing on-site washout spoils and concrete chunks, and installing retaining walls to preserve the wooded slopes adjacent to the surrounding residential land uses. In total, site work cost is estimated to be \$8.05 million (+ contingency). This includes a looped private water distribution system that provides for a redundant source of potable water to each of the buildings (as shown on design documents) and two connections to the Village's public watermain located in both Palmer Drive & W. Capitol Drive. In addition, we have programmed roadways on either side of the central boulevard to provide a usable width of 18' (pavement + mountable median curb). This shall help foster an appropriate level of vehicular speed through the development while providing for a pedestrian focused streetscape and allowing for proper turning radiuses for emergency vehicles and moving vans (as shown in documents). The site will remain primarily internally drained with the majority of the site draining to two large infiltration basins. The balance of the site drains to the existing storm sewer system in W. Capital Drive. The complete civil design along with the Storm Water Management Plan is included within **Exhibit D**. Larger scale gravity block retaining walls will be utilized within the community where needed. Photo example is included in **Exhibit E**.

I. Geotechnical

GeoTest, Inc. was engaged by the Development Team to investigate subsurface soil conditions. 9 test pits and 17 other testing points were investigated. GeoTest's geotechnical engineering report identified eight primary issues that should be considered when planning the project.

1. Fill materials exist on the property. The fills vary from construction soil placed in the developed area, UST backfill, construction rubble, compacted imported soil, and general grading materials. Other than the compacted imported soil, most other fills are not suitable for support of engineered fill and structural elements.
2. Most building foundations will bear upon engineered fill placed to raise low areas of the property. It will be important to plan for sufficient quality-control measures during site grading and construction to ensure competent bearing conditions.
3. Saturated clay and silt soils exist in the "Sediment" area, which are highly sensitive to construction activity and are not suitable for the support of engineered fill and structural elements.
4. The compacted imported soil area only had three field density tests. Additional testing should be conducted to confirm they are consistent and suitable for the support of engineered fill and structural elements.
5. Unexpected materials or items could be buried on the property that would not be suitable for reuse, such as construction equipment, organic material such as timber and vegetation.
6. Subsurface elements related to past developments exist, including foundations, slabs, and utilities. These features should be identified and removed within structural areas.
7. Although not encountered during this evaluation, it is possible that clay and silt soils could be encountered during the site improvement activities. These soil types are sensitive to moisture variations and could cause construction challenges and schedule delays.
8. Although the perimeter bluffs vary in soil type, they should all be uniformly designed for safety and stability.

In addition, the Development Team, in conjunction with Payne & Dolan and GeoTest, collaboratively worked with Village Consultants Ruckert Mielke and Intertek PSI to produce a comprehensive Slope Stability Analysis of the perimeter pit bluffs. See **Exhibit H** for the complete Geotechnical report as well as the Slope Stability Analysis Report.

J. Environmental

Endpoint Solutions was engaged by the Development Team to conduct a Phase II environmental site assessment to evaluate the soils for residual petroleum from a closed leaking underground storage tank (LUST) case and evaluate the site-wide fill. Endpoint worked in tandem with GeoTest to collect samples.

Overall, results of Endpoint Solutions soil analyses performed on the composite samples submitted from the test pits indicate a lack of widespread significant

contamination. None of the samples contained detectable concentrations of any VOC or PCB constituents, and eight (8) of the ten (10) samples submitted did not contain any detectable concentration of PAH constituents. Detected concentrations of contaminants above published RCLs were limited to metals, but no results exceeded the arsenic BTV. Two samples contained concentrations of chrysene and/or benzo(b)fluoranthene in excess of their respective RCLs. Four samples reported concentrations of cadmium that exceeded the established BTV.

Based on the lack of VOC and PCB contamination in the test pit samples, volatile vapor migration should not be a concern except potentially in the area of the former LUST. In addition, based on the relatively low concentrations of PAH constituents and metals detected, it is unlikely remedial measures will be required; however, the WDNR would require the soils containing elevated concentrations above RCLs and BTVs to be properly managed on the Site during redevelopment. The four (4) samples which contained detectable concentrations of arsenic were the only samples which exceeded direct contact RCLs (non-industrial and industrial); however, none of these concentrations exceeded the BTV established for arsenic; therefore, it may be necessary to properly place these soils beneath an exposure barrier. The exposure barrier can consist of buildings, pavements or layers of clean, non-contaminated soil.

It was determined that development of one (1) of the townhouse buildings (TH2) and the clubhouse will be located in close proximity to the extent of residual petroleum contamination at the time the LUST case was closed in 1999. Therefore, further assessment was recommended in the former LUST case areas to ensure future residents of the subject property will be adequately protected from direct-contact exposures with contaminated soils and/or from the migration of contaminated vapors into the indoor air of the buildings, as well as to provide direction to the earthwork contractor ultimately responsible for mass grading activities to ensure contaminated materials are being managed properly.

Endpoint, in conjunction with Payne & Dolan and the Village consultants Ruckert Mielke and Intertek PSI, advanced a collaborative plan including six (6) soil borings (SB-1 through SB-6) to further evaluate the residual impacts allowed to remain in-place as part of the former LUST cases. No PVOC+N constituents were detected above standard laboratory detection limits in either of the soil samples submitted for analysis from five (5) of the six (6) soil boring locations. While no PVOC+N constituents were detected in the shallow sample collected from the SB-2 location, multiple PVOC+N constituents were detected in the soil sample collected from six (6) to seven and one-half (7.5)-foot bgs interval at the soil boring SB-2 location. Specifically, naphthalene was detected at a concentration that exceeds its non-industrial direct contact RCL, while 1,2,4-trimethylbenzene was reported at a concentration that exceeds its soil-to-groundwater pathway RCL.

The yard grade (YG) for TH2 has been set at 978-ft above mean sea level (amsl). The extent of the area of residual soil contamination is located within the portion of the TH2 footprint that will require fill to establish the proposed yard grade. The depth to obvious contamination in the soil borings completed historically and recently was consistently six (6) ft bgs and deeper. The ground surface elevation at the soil boring locations impacted by the petroleum contamination is approximately 971 ft amsl, as such, the top of the residually contaminated soils are located below 965 ft amsl approximately. Based on the discussion above, we expect approximately nine (9)-ft of separation between the top of the residual petroleum contamination and the bottom of the footings and approximately 13-ft of separation between the residual petroleum contamination and the bottom of the floor slab; and therefore, we do not expect the required excavations for Townhome Building #2 (TH2) to extend deep enough to encounter the residual petroleum contaminated soils. According to WDNR RR-800 vapor intrusion guidance document, vapor investigations are recommended if a building structure has less than five (5)-feet of separation (vertical or horizontal) from residual petroleum contaminated soil that has the potential for off-gassing. Furthermore, it is our opinion, the potential for vapor intrusion associated with petroleum constituents will not exist post-development. As such, additional assessment of the vapor intrusion pathway and vapor intrusion mitigation measures are not required in the area of the former LUST case, specifically in building TH2.

While the test pit sampling did not identify widespread contamination at the Site, a visual observation during the initial Site reconnaissance did identify the presence of a five (5) gallon bucket containing used oil filters. It is likely that other non-soil types of materials have been randomly buried at the Site which may have the potential to cause environmental concerns. On September 13, 2023, an Application for Exemption to Construct on a Historic Fill Site was submitted to the WDNR with fee for review and approval. The Application for Exemption included a Materials Management Plan which focuses on the real-time evaluation of the fill materials to be processed and placed on the Site to identify and segregate materials of concern for characterization and proper disposal.

The site Environmental Report as well as the Phase II DNR Application for Exemption on a Historic Site report are all included in **Exhibit I**.

K. Landscaping & Lighting Plan

See **Exhibits J & K** for further details.

NOTE – these will need to both be updated for final tweaks once the Civil design is 100% approved.

L. Introduction to the Development Team

Three Leaf Partners

Three Leaf Partners is a Limited Liability Company (LLC), headquartered in Milwaukee, Wisconsin. Three Leaf Partners is led by its two founders, **Pat Connaughton** (Co-Founder & CEO) and **Matt Burow** (Co-Founder and CEO of Catalyst Construction).

Three Leaf has been in existence since Pat's rookie year in the NBA (2016) and Catalyst Construction was founded in 2004. Together the pair have extensive experience in the development and construction world. Currently, Three Leaf Partners has 18 total employees, and Catalyst has more than 85 construction professionals on its roster. TLP has over \$100 Million in current developments under construction.

Three Leaf Partners is on a mission to take the game of real estate development in an entirely new direction. Our team of like-minded professionals has developed a unique three-fold business model that provides a platform for professional athletes, business leaders, and the community to connect through real estate. From development to property management to investments and so much more, our suite of capabilities combined with the network of strong, productive business relationships we foster give us a distinct competitive advantage and exclusive access to off-market opportunities.

Exhibit Table

- A. Future Land Use Map**
- B. TADI – Traffic Study + Capitol Drive**
- C. Architectural Design**
- D. Civil Design + Storm Water Management Plan**
- E. Retaining Wall Imagery**
- F. Detailed Unit Mix**
- G. ATLA + CSM Survey**
- H. Geotechnical + Slope Stability Analysis**
- I. Environmental**
- J. Landscape Plan**
- K. Lighting Plan**