

**VILLAGE OF HARTLAND  
VILLAGE BOARD MINUTES  
MONDAY, MARCH 11, 2024 • 6:30 PM  
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

The Village President called the meeting to order at 6:31 pm

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

Excused: Trustee Truttschel

Others Present: Village Manager Bailey, Clerk Policello, Police Chief Misko, Fire Chief Jambretz, DPW Operations Leadman Jenson, DPW Operations Manager Jungbluth, Tyler Stoltz, Beth Wiza, Erin Guenterberg, Chloe Machajewski, Kelly Zimmerman, Scott Heyerdahl, John Ford-Three Leaf Development, Aaron Matter-Matter Development, Mark Bahr-Lake Country Lutheran, Koru

Pledge of Allegiance – Trustee Truttschel

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.

Christine Behrend owns 220 E. Capitol Drive and has two tenants at 220-B E Capitol Drive. There is a problem with people parking in front of the driveway and preventing her tenants from entering or leaving. This has been a problem since E. Capitol was repaved. She has spoken with two village officials including Chief Misko and DPW Director Felkner. She provided photos of the problem area. It was suggested at the last visit from village staff that they come to a board meeting. DPW painted a yellow stripe at the end of the driveway. She has spoken with Keller Williams who said they will work with their clients to be sure they don't park in that area. Behrend said when the vehicle owner can't be located, they have to call the police. For example, at the tree lighting for the last 2 years she has sat out there to stop people from parking there; last year she ran in the house to use the restroom and when she came back a car was parked there. She said this takes time from police and tax dollars that are wasted. This is inconvenient for the tenant and she doesn't want to lose them. Behrend said Birch & Banyan had a similar problem 2 years ago and when yellow striping and a sign didn't work, they posted their own sign. What next steps can they take? President Pfannerstill said this seems to be a tow situation.

Abby Brown is a tenant 220-B E. Capitol Drive. She has lived there almost 2 years and said this happens a few times a week. She said the police department has been great, but it is frustrating and inconvenient.

Trustee Conner asked DPW Director Felkner if they could paint "no parking" on the road in front in the driveway area. Felkner said he is contemplating a red reflector on the no parking sign to catch the attention of parkers. Cones were suggested. Ms. Behrend said she has tried cones and they haven't worked.

Trustee Wallschlager suggested towing rather than looking for the owner. Chief Misko said it may take a tow truck over an hour to get there, which may be longer than the time it would take to locate the owner.

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President Pfannerstill said this will be made as an agenda item so it can be fully discussed, rather than addressing it during public comment.

1. Consideration of Village Board minutes of February 26, 2024.

a. February 26, 2024

Trustee Wallschlager asked that the minutes be amended to add her comment regarding Gideon Farms where she said a vote could not be taken because it was not on the agenda for possible consideration.

Motion (Conner/Pfeiffer) to approve the February 26, 2024 minutes with amended language. All were in favor, **motion carried.**

b. February 28, 2024

Motion (Wallschlager/Hallquist) to approve the February 28, 2024 minutes. All were in favor, **motion carried.** Abstention – Pfeiffer.

2. Items related to vouchers

a. Consideration of vouchers for payment in the amount of \$5,642,875.73.

Motion (Wallschlager/Conner) to approve vouchers in the amount of \$5,642,875.73. Trustee Wallschlager said this amount includes tax settlement and is the reason it was so large. All were in favor, **motion carried.**

3. Actions related to Licenses and Permits

a. Consideration of bartender/operator license – Micah Lancaster

President Pfannerstill said he has received a request that this application be postponed to a future meeting.

Motion (Hallquist/Wallschlager) to postpone the bartender application for Micah Lancaster until the applicant is ready to move forward. All were in favor, **motion carried.**

b. Consideration of bartender/operator license – Tyler Stoltz

*The applicant was not present during the discussion of this item. Mr. Stoltz appeared after the Board voted and was informed by Chief Misko of the outcome.*

Chief Misko informed the Board that Mr. Stoltz is not in attendance this evening. He applied for a bartender license in September 2022 and it was Chief Misko's recommendation at that time for denial due to an incident that Stoltz was cited for in Milwaukee when he was a victim of armed robbery during a purchase of THC at a gas station, the details of that situation were provided to the Board. Chief Misko reviewed his memo to the Board regarding this applicant. His recommendation is to deny this application.

Motion (Conner/Pfeiffer) to deny the bartender/operator license for Tyler Stoltz. All were in favor, **motion carried.**

4. Discussion and consideration of special events

a. Oconomowoc Rugby Football Club, Centennial Park, June 15, 2024

Beth Wiza VP of Oconomowoc Football Club appeared for this application. Trustee Hallquist said this was approved at Park Board; she has applied for a Special Event permit so she can sell food to the participants. Recreation Director Rennekamp said this was upgraded from a field reservation to a special event due to the food sales.

Motion (Conner/Wallschlager) to approve the Oconomowoc Rugby Football Club special event. All were in favor, **motion carried.**

b. Hartland Kids Day, July 31, 2024 Nixon Park

Erin Guenterberg, Lake Country Family Fun, said this will be similar to their events in previous years. She recently met with Village department heads to make the event flow better. She has provided a map.

Motion (Hallquist/Conner) to approve the 12<sup>th</sup> annual Hartland Kids Day. All were in favor, **motion carried.**

c. Lake Country Rotary Splash Pad Event, July 12, 2024

Recreation Director Rennekamp said this is an annual event that the Rotary provides to promote the splash pad and there will be nothing different from previous years.

Motion (Hallquist/Conner) to approve the Lake Country Rotary Splash Pad Event 2024. All were in favor, **motion carried.**

d. Hartland Children's Business Fair, June 8, 2024

Chloe Machajewski appeared before the Village Board. She is organizing a low-key event where kids can have their own table to sell small items for the day. She would like it in Nixon Park to make it fun for the kids. Trustee Wallschlager asked the age and if this is for local kids. Machajewski said it is for Hartland children ages 6 – 14. She said kids have to make what they sell and pay their parents back for the supplies. Recreation Director Rennekamp said the Park Board recommended that the fee be waived for any food items sold.

Motion (Hallquist/Pfeiffer) to approve this special event with fees waived for food items. All were in favor, **motion carried.**

e. Paws in the Park, August 24, 2024

Kelly Zimmerman appeared for the Emma Loves Dogs Foundation. She said her event is under 500 participants so there is not a need for portable bathrooms. There will be a band and two

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food vendors. Pat Endters has given approval for the beer garden to be available. Trustee Hallquist asked who determines if they do the lantern launch at the end of night? Zimmerman said it's their own decision and they are conservative with that decision. She said last year it was too windy. The lantern launch consists of one large balloon.

Motion (Pfeiffer/de Boer) to approve with fees waived. All were in favor, **motion carried.**

f. Library Summer Kickoff, June 7, 2024

Library Director Kristensen said this will be similar to previous events. There will be two inflatables, DJ music and two story time performers. Little Dipperz will be handing out ice cream, there will be yard games and they will be promoting sign up for the summer reading program. They will be utilizing Shelter 4 and the Fine Arts Center.

Motion (Wallschlager/Hallquist) to approve the Library Summer Reading Kickoff 2024 event. All were in favor, **motion carried.**

g. Ice Age Trail ad hoc committee Mammoth Moonlight Hike, October 18, 2024

Recreation Director Rennekamp said the Ice Age Trail ad hoc committee hosts two hikes per year. They will partner with Dorner for overflow parking and reserve the shelter and hike on the trail. They have requested a fire and police presence for public relations purposes. They have requested to utilize the chimney for a fire.

Motion (Pfeiffer/Hallquist) to approve the Ice Age Trail ad hoc committee Mammoth Moonlight Hike. All were in favor, **motion carried.**

h. Hartland Chamber of Commerce Street Dance, July 20, 2024

Scott Heyerdahl, Chairman of Chamber of Commerce appeared for this application. This annual event will be held on Saturday, July 20<sup>th</sup>, with the street closing for setup starting at noon and ending at 11:15 pm. They expect a bags tournament with Stetson & Lace band performing.

Motion (Wallschlager/Pfeiffer) to approve Hartland Chamber of Commerce Street Dance for 2024. All were in favor, **motion carried.**

5. Reaffirmation of Resolution No. 02/26/2024, Resolution For Approval By Village Board of Village of Hartland of Planned Unit Development Agreement with Kwik Trip Inc.

Village Manager Bailey said this is the resolution that Attorney de la Mora brought forward at the last meeting. It is properly noticed on this agenda for reaffirmation of the vote taken at the February 26, 2024 meeting.

Motion (Hallquist/Conner) to approve resolution No. 02/26/2024, Resolution For Approval By Village Board of Village of Hartland of Planned Unit Development Agreement with Kwik Trip Inc. All were in favor, **motion carried.**

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6. Consideration of Resolution No. 03/11/2024, Resolution Amending Appendix B of the Code of Ordinances for the Village of Hartland Concerning the Schedule of Municipal Deposit.

Chief Jambretz discovered that our Code was amended and the violations no longer aligned with the fines. This is corrected in this resolution.

Motion (Wallschlager/Conner) to approve Resolution No. 03/11/2024 Resolution Amending Appendix B of the Code of Ordinances for the Village of Hartland Concerning the Schedule of Municipal Deposit. All were in favor, **motion carried.**

7. Discussion and consideration of a Budget Amendment for 2023

Village Manager Bailey said this budget amendment for 2023 is due to an overage in expenditures and we were well over on revenues as well. We had a larger than normal Hometown Celebration and some other departments had higher expenses than budgeted. The point of this amendment is to bring that expenditure budget to where we are at. The income was approximately \$350,000 over what was estimated. This amendment is just documenting what our interest income increase was and the offset with the contingency. There is no financial impact.

Motion (Conner/Hallquist) to approve the Budget Amendment for 2023. All were in favor, **motion carried.**

8. Discussion and consideration to award the 2024 Paving Contract

Public Works Director Felkner said a RFP goes out every year for this project. Three proposals were received. Stark Pavement is the low bidder at \$912,532.50; this project was budgeted at \$951,000. River Reserve subdivision will be repaved this year. Staff recommends awarding the 2024 Paving Contract to Stark for \$912,532.50.

Motion (Conner/Wallschlager) to award the 2024 Paving Contract to Stark Pavement for an amount not to exceed \$912.532.50. All were in favor, **motion carried.**

9. Discussion and consideration of new fountain at Nixon Park

DPW Operations Leadman Jenson said the fountain was budgeted to be replaced in 2025. Last fall it failed and was sent to be repaired. It is estimated to cost \$2300 to repair with no guarantee how long it would run for. \$14,000 is budgeted to replace the pump next year. The pump prevents stagnation of water. The Park Board recommended approval of replacement in 2024.

Village Manager Bailey said this can be done with cash this year with no problem. Trustee Wallschlager asked why we don't fix if we can repair for \$2300? Jenson said the current pump has failed several times and is 20 years old. The new pump would be an increase in 1 hp. Two estimates were obtained and this is the lower of the two.

Motion (Pfeiffer/Hallquist) to approve replacing the fountain at Nixon Park with Lake and Pond Solution at cost of \$13,898. All were in favor, **motion carried.**

10. Discussion and consideration to award contract for repaving of basketball courts

Public Works Director Felkner said the 2024 budget presentation indicates a need for three basketball courts to be resurfaced. Two contractors can do the paving and the coating. Munson Paving and Pablocki. \$65,000 has been budgeted and the low bid came in at \$70,181.00; the other bid was \$12,000 more than that. Staff recommends awarding the contract to Munson-Armstrong Paving.

Motion (Wallschlager/Conner) to approve awarding contract for repaving of three basketball courts to Munson-Armstrong Paving for \$70,181.00. All were in favor, **motion carried.**

11. Discussion and consideration of Waukesha County Overdose Fatality Review Cooperative Agreement

Chief Misko said this is an agreement the Waukesha County Health & Human Services put together. Opioid settlement funds are used for this project. The goal is to figure out root cause issues to get better care to people with opioid issues. This involves stakeholders, police departments, hospitals, the medical examiner's office. They debrief a fatal overdose incident to identify better resources to the community and to make them more effective. The meetings are typically in closed session. The Village's attorney has looked at this agreement. Chief Misko recommends approval. The first case will be a Hartland Police Department case.

Motion (Conner/Wallschlager) to approve Waukesha County Overdose Fatality Review Cooperative Agreement. All were in favor, **motion carried.**

Brief recess.

President Pfannerstill recommended that item 13 be taken before no. 12.

Motion (Conner/Pfeiffer) to suspend the rules. All were in favor, **motion carried.**

Motion (Pfeiffer/Hallquist) to take #13 before #12. All were in favor, **motion carried.**

12. Police Department Annual Report

Chief Misko presented his annual report. He highlighted the Department's accomplishments. The Department's partnerships with other entities and community relations programs and services were identified. Staffing was reviewed. Operation Complaints were reviewed.

13. Conceptual review of property on Campus Drive

John Ford of Three Leaf Partners presented the conceptual plan for a senior living facility on Campus Drive. They value partnerships with the communities that they do business with. The proposed development involves a partnership with Matter Development and Lake Country

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Lutheran. The development proposed is a 120-unit continuum of care senior living community. Residents can stay in the facility as they age. The proposal includes independent, assisted and memory care. The location on Campus Drive is across from Lake Country Lutheran. Matter Development is headquartered in Wauwatosa and Three Leaf is headquartered in Milwaukee. Lumia is a development they completed in Mequon last summer.

Aaron Matter of Matter Development presented. They have worked with Three Leaf on several projects in the past. Koru operates the communities that they develop. They have a partnership and manage approximately 1000 units in Milwaukee and the Twin Cities area and employ over 500 people. They have developments in Pewaukee (under construction), Oconomowoc and Mequon.

Mark Bahr, Chief Growth Officer for the Lutheran High School Association of Greater Milwaukee. He was the founding principal of Lake Country Lutheran High School back in 1999. This property was part of a vision 20 years ago as part of a dream to help community from a senior perspective. There are synergies between what the school does and what could happen as a senior community. The residents can attend concerts, games and plays at the high school and students can go to the senior community to read and have exposure for future careers in healthcare. This will be a good recreational area for walks. They purchased the 100 acres 20 years ago.

Aaron Matter went through the site plan. The conceptual design mimics the Oconomowoc facility design. This is conceptual in nature and could change. The parcel is 8 acres. Residents could foreseeably stay in the same unit throughout their stay, with the exception of memory care. The site has a significant amount of topography, so the building needs to be shaped uniquely. To accommodate this there would be a single-story secure memory care unit. They are contemplating a four-story building with underground parking. The current public use trail on the property would be reconfigured and extended.

Village Manager Bailey said this is conceptual. If it's the desire of the board, it would go to the Plan Commission next and progress through the five meeting process for approval.

Trustee Wallschlagel asked if the recreation area would share the parking lot. Aaron Matter said conceptually they would. Wallschlagel asked why four stories, which is one story higher than we have in the Village now. Chief Jambretz said their equipment would accommodate this structure. Sprinkler systems would be used for heights not accommodated by fire trucks. Matter said the seniors' connection to the common space is shortened by higher stories and shorter hallways.

Trustee Conner likes this idea. He likes the location by the school; it would engage the residents in activities. Trustee Hallquist likes the land use. President Pfannerstill said the studies show there is a need for this type of housing.

Motion (Conner/Hallquist) to advance the conceptual review to the Plan Commission. All were in favor, **motion carried.**

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14. Announcements: Chief Misko said their new officer, Joseph Southern, will be starting March 25<sup>th</sup> and will be sworn in at the meeting that evening. They assisted the Two Rivers Police Department as a result of their statewide request for help with the search of a missing toddler, two officers were sent. The Department received a \$7500 grant from CP Rail for a drone. He hopes to cover the majority, if not all, of the cost of a drone. There is a gift card scam thru St. Charles Church that they were just notified of. St. Charles and Hartland Police Department has put something out to notify the public.

Fire Chief Jambretz said they have responded to 30 calls this month so far. Everything running smoothly.

Recreation Director Rennekamp said Civic Rec was launched today. It is the new Recreation registration software and will be used for summer camp and park reservations at this time. ActivNet will be used for the other programs and will conclude after summer classes. Residents will need to create a new account with CivicRec. Two pickleball courts were opened at Nixon Park.

DPW Director Felkner said the yard waste site is open for brush only on Fridays. April 15<sup>th</sup> starts brush collection at the curb. They will be closed the 29<sup>th</sup> of March for Good Friday.

Library Director Kristensen has had two resignations and has hired two new clerks. The new Circulation Supervisor Breanna Rassmusen will start later this month. He had a meeting for the strategic planning refresh last Friday.

DPW Operations Manager Jungbluth informed the Park Board that during fertilizing last fall toxic shock affected some locations. The company responsible will come back and do some slit seeding to fix the problem. It was not their fault, it was the responsibility of the chemical company that provided him with the product. There are a few areas in the Village that this affected. Reseeding will start in April.

Trustee Pfeiffer thanked the Police and Fire Departments for the send-off they gave the participants of the hockey championships. His daughter's team brought back a 3<sup>rd</sup> place trophy.

President Pfannerstill said Hartland will be affected by the district map changes. We will now be in the 97<sup>th</sup> assembly district. We will have a new assembly representative.

15. Adjournment  
Motion (Pfeiffer/Conner) to adjourn at 8:32 pm. All were in favor, **motion carried.**

Respectfully submitted,

Sandee Policello  
Village Clerk