



**BOARD OF TRUSTEES DRAFT MINUTES
February 24, 2026 * 7:00 PM * Court Room**

13600 Juneau Boulevard, Elm Grove, WI 53122

2/24/2026 - Minutes

1. Roll Call

President Koleski called the meeting to order at 7.06PM

Present: President Koleski (Zoom), Trustee Schindler (Zoom), Trustee Olson, Trustee Castile, and Trustee Hillmann

Excused: Trustee Stuckert and Trustee Sayas

Also present: Village Manager Harrigan, Asst Village Manager Sowl, Village Clerk Turner, Attorney de la Mora, Finance Director Lahey (7.30pm), and Attorney Bitar (8.10pm) Chief Naylor (8.45pm)

2. Announcement of Closed Session

- A. Pursuant to Wis. Stats. 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation(s) in which it is or is likely to become involved, more specifically to discuss litigation with the Soo Line.**

- B. Pursuant to Wis. Stats. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, more specifically to discuss the purchase of a Fire Truck from the Village of Butler.**

3. Pledge of Allegiance

4. Public Hearing

- A. Public Hearing #1: Text Amendments to §335-26 I-1 Institutional District of the Village of Elm Grove Code of Ordinances.**

President Koleski opened the Public Hearing #1 at 7.08pm

Hearing no one who wished to speak, President Koleski closed Public Hearing #1 at 7.09pm

- B. Public Hearing #2: Creating § 335-21.2 Rm-3 Multiple-Family Residential District of the Elm Grove Code of Ordinances Accommodating Community-based residential facilities (CBRFs) and Residential Care or Assisted Living for Eligible Residents.**

President Koleski opened the Public Hearing #2 at 7.09pm

Hearing no one who wished to speak, President Koleski closed Public Hearing #2 at 7.09pm

- 5. Public comments on any subject without any action, except possible referral to a governmental body or staff member**

6. Approval of Agenda

Motion by Trustee Castile, seconded by Trustee Hillmann, to approve the agenda as presented.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

7. Approval of Minutes

- A. Review and act on the January 27, 2026 Board of Trustee Draft Minutes.**

Motion by Trustee Olson, seconded by Trustee Castile, to approve the January 27, 2026 Board of Trustee minutes as amended.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

8. Report of the Village President - James Koleski

A. Discussion and possible action on appointment of Mark DiFonzo to the Building Board.

President Koleski recommended the appointment of Mark DiFonzo to the Building Board. Trustee Olson stated he had a discussion with the candidate and felt he would be a good addition to the building board.

Motion by Trustee Olson, seconded by Trustee Hillmann, to appoint Mark DiFonzo to the Building Board.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

B. Discussion and possible action of appointment of Susan Baumann to the Beautification Committee.

President Koleski recommended appointing Susan Baumann to the ad hoc Beautification Committee. Trustee Schindler reported that he spoke to Nikki Sternitzky, the committee chair, who felt Susan would be a good addition to the committee.

Motion by Trustee Hillmann, seconded by Trustee Castile, to appoint Susan Baumann to the Beautification Committee.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

9. Report of Village Officers

A. Report of Fire Chief - Brian Naylor

1. Fire Chief's Report.

B. Report of Police Chief - Jason Hennen

1. Police Chief Reports

President Koleski noted a higher trend in burglaries and thefts under investigation within the village and asked Village Manager Harrigan to follow up with the chief regarding any information that should be shared with residents about personal safety and safeguarding belongings.

2. Review and possible action to approve the Traffic Enforcement Interdiction Initiative Grant from the Wisconsin Department of Justice.

Village Manager Harrigan explained this grant came across their desk Friday afternoon and was quickly added to the agenda. The grant from the Wisconsin Department of Justice was applied for by Lieutenant Natalie Riley and totals \$3,661. It would provide specialized training for officers in drug detection techniques and traffic enforcement. This is a straight grant with no matching requirement.

President Koleski thanked Lieutenant Riley for her initiative. **Trustee Schindler** agreed it was good initiative on her part.

Motion by Trustee Hillmann, seconded by Trustee Olson, to approve the Traffic Enforcement Interdiction Initiative Grant from the Wisconsin Department of Justice.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

C. Report of EMS Director - Curt Waddell

1. EMS Reports

D. Report of Village Clerk - Crystal Turner

1. Discussion and possible action regarding Elm Grove ALF LLC Claim for Excessive Assessment.

Village Clerk Turner introduced Elm Grove ALF LLC Claim for Excessive Assessment noting to correct for the record, the assessment was based on the sales comparison method.

Trustee Hillmann suggested moving this to closed session for discussion with counsel. **Attorney De La Mora** noted the village has counsel coverage for defense of this matter, and if they deny the claim, it will accelerate the timeline for the claimant to file an action.

Village Manager Harrigan explained this goes to board of review first, then to the governing body. Since their board of review consists of the trustees, there is no new information being presented. He noted that if it goes to circuit court, the court would be reviewing the matter of record.

Trustee Schindler recalled the Board of Review was unanimous in denying the claim, and Assessor Thornton made a strong case. With no new evidence, he suggested they should either disallow or not respond.

Trustee Hillmann initially thought they might want to postpone since two trustees were absent, but acknowledged confidence in the Board of Review's decision.

President Koleski believed they should move forward and keep the claimant on pace with the timeline.

Motion by Trustee Castile, seconded by Trustee Hillmann, to deny the Elm Grove ALF LLC Claim for Excessive Assessment.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

E. Report of Village Manager - Thomas Harrigan

1. Review and possible action on the Mill Place Shops Cost Sharing Agreement.

Village Manager Harrigan explained this cost sharing agreement relates to sidewalk replacement and engineering in front of the Mill Place Shops on Watertown Plank Road. The yellow cement bollards placed by railroad order need to be removed to improve downtown aesthetics, and one parking stall must be removed as it encroaches into the railroad right of way.

The village has engaged KL Engineering for redesign work. Property owner Mark Reinders has agreed to pay 50% of engineering costs and a proportionate share of work on his property. The intention is to include this work with the Highland Drive pathway construction bid for efficiency, though it may need to be bid separately due to railroad coordination requirements.

Trustee Schindler asked about flaggers being required due to proximity to the railroad. **Village Manager Harrigan** said they're coordinating with the railroad representative, but it's undetermined if flaggers will be required. **Trustee Schindler** also questioned whether this should be bid with Highland pathway given the geographic differences and railroad complications.

Village Manager Harrigan acknowledged these concerns, noting they're considering a mandatory optional bid item or separate bidding if necessary. **President Koleski** emphasized the immediate consideration should be the cost share agreement itself.

Trustee Schindler asked about cost distribution, wanting to understand the village's percentage of construction costs.

Motion by Trustee Schindler, seconded by Trustee Hillmann, to approve the cost sharing agreement with Mill Place Shops.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

F. Report of Village Attorney - Hector de la Mora

Attorney de la Mora requested the board inform whoever is representing the village provide quarterly updates on the excessive assessment claim.

10. Report of Standing Committees

A. Plan Commission - President Koleski

1. 2026-02-02 Plan Commission DRAFT Minutes.

President Koleski stated the Plan Commission approved Plans of Operation for 910 Elm Grove Road and 13545 Watertown Road unit 7 at the February 2, 2026 meeting.

2. Review and act on an Ordinance 2026-01 amending § 335-26. I-1 Institutional District of the Village of Elm Grove Code of Ordinances

Motion by Trustee Castile, seconded by Trustee Olson, to approve Ordinance 2026-01 to amend § 335-26. I-1 Institutional District of the Village of Elm Grove Code of Ordinances

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

3. **Review and act on an Ordinance 2026-02 creating § 335-21.2 Rm-3 Multiple-Family Residential District of the Elm Grove Code of Ordinances Accommodating Community-based residential facilities (CBRFs) and Residential Care or Assisted Living for Eligible Residents.**

Motion by Trustee Schindler, seconded by Trustee Hillmann, to approve Ordinance 2026-02 creating § 335-21.2 Rm-3 Multiple-Family Residential District of the Elm Grove Code of Ordinances Accommodating Community-based residential facilities (CBRFs) and Residential Care or Assisted Living for Eligible Residents.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

B. Library Board - Trustee Castile

1. **2026-02-16 Library Board DRAFT Minutes**

Trustee Castile summarized the February 16, 2026, Library Board meeting. They announced the new Children's program staff member has been hired. The discussion included the state minimum requirements being reduced. Roughly 7% of the budget is from the state standards. The Library Board recommended not to vote for this as it will negatively impact Elm Grove. Recognized the library donations.

President Koleski asked about village funding requirements if they went along with Waukesha County. Trustee Castile explained the concern is that reducing minimum standards to the point of no longer providing expected community services would be problematic. Significant reductions would create staffing challenges and a snowballing negative effect on services.

C. Public Works - Trustee Schindler

1. **2026-02-09 Public Works Committee DRAFT Minutes**

Trustee Schindler recapped the following:

The PWUC met on February 9 and reviewed the 60% plans for the Highland Drive 2026 Project. We discussed MMSD Chapter 13 requirements and the initial classification of the path by MMSD as a sidewalk rather than a recreational pathway, which would have required changes that would greatly increase cost. After our meeting, weeks of coordination among staff, our engineers, and MMSD led us to receive a favorable determination that it is indeed a recreational path and the project may proceed as originally planned.

The committee also addressed utility pole conflicts, retaining walls, and a proposed easement from a resident willing to allow the pathway onto his property to preserve a large tree. Regarding construction traffic control, the committee reached consensus on a full road closure (open to local traffic only) as the safest option and most efficient, with construction anticipated to last approximately three months, likely June through August. Cross streets will remain open.

The committee discussed the Underwood Creek Daylighting project contract and voted unanimously to recommend awarding it to C.W. Purpero when the Board of Trustees takes up the matter.

We reviewed the inspection report for the bridge into Village Park from Legion Drive. The bridge continues to decline, and the report indicates maintenance will not extend its lifespan, so planning for replacement should begin. While there is no immediate danger, fire and EMS vehicles, along with delivery vehicles, have been directed for the past year to use the Juneau Blvd. entrance to help extend its useful life. The report has been forwarded to the County for review, and the PWUC will revisit the issue upon receiving its recommendations.

The committee reviewed 2025 paving totals and discussed cost overruns related to intersection widening, road straightening, and driveway transition improvements. We discussed the five-year paving plan, and most roadway paving this year will be in the NE quadrant of the Village.

Mr. Richard Paul presented proposed revisions to Chapter 325 (Water Control) to address findings from the DNR MS4 audit. The committee voted to remand the revisions to the Legislative Committee, with the requirement they return to PWUC prior to Board approval.

Mr. Paul also reported that salt reserves are in good condition.

The full minutes are in your packet. Unless there are questions, that concludes my report.

D. Public Safety - Trustee Sayas

Trustee Hillmann noted the Committee did not meet.

E. Legislative - Trustee Stuckert

1. 2026-02-12 Legislative Committee DRAFT Minutes

Village Manager Harrigan reported on behalf of the committee, explaining they met to discuss Chapter 325 water control amendments resulting from the village's MS4 stormwater permitting audit. The audit disclosed deficiencies in the village's stormwater ordinance regarding erosion control techniques and runoff precautionary measures. A unanimous recommendation was made for board approval, but Public Works requested the item return to them before coming to the board in March.

There was discussion about noise ordinance requirements. Currently, the ordinance requires two separate complaints from two separate households before response. After internal discussions with Chief Hennen and staff, they concluded the existing ordinance is satisfactory and allows officer discretion. The officer could be considered the second complainant depending on the situation. Everyone has been briefed on the proper process when noise complaints are received.

F. Park and Recreation - Trustee Hillmann

1. 2026-02-10 Recreation Committee DRAFT Minutes

Trustee Hillmann reported the Recreation Committee met on February 10th. They had further discussion about July 4th events for this year and continued discussion regarding the CORP.

Trustee Castile asked about lake management, noting concern about sediment buildup causing water quality issues and high phosphorus levels. He emphasized the need for coordination between different

committees (sustainability, parks, public works) to address both immediate mitigation measures and long-term solutions.

Trustee Schindler provided an update on the pond study. On March 13th, he will visit the School of Freshwater Sciences with Aaron Popovich from Southeast Watershed Trust to present to students who will select which ones take on their project as a capstone. They have preliminary data showing phosphorus levels at 100 micrograms per liter (hyperutrophic level). They need to determine if the sediment is biological debris or actual sediment through core sampling.

President Koleski noted this could be the basis for seeking grants, and **Trustee Schindler** confirmed Southeast Watershed Trust specializes in this area. **Trustee Castile** emphasized the need for near-term actions to slow sediment buildup, such as addressing erosion channels visible in the park.

Trustee Hillmann confirmed they began discussing the pond last summer in Parks and Recreation, coordinating with Public Works on dredging and cleanup options.

G. Administrative and Personnel - Trustee Stuckert

1. 2026-01-21 Admin & Personnel Committee DRAFT Minutes

***Village Manager Harrigan** recapped the part time dispatch position approval, Fire Fighter training incentives, Fire Fighter bonus', 2026 wage increases and Chief of Police increase.*

H. Finance and Licensing - President Koleski

1. 2026-01-27 Finance & Licensing Committee DRAFT Minutes

***President Koleski** recapped the Finance and Licensing Committee meeting from this evening and the request to recommended approval of publication and background check fees. Finance Director Lahey will be leading a complete review of all fees to ensure cost recovery.*

2. Monthly Financial Reports

***President Koleski** reviewed financial reports and the EMS reports. Good first step in bringing EMS fees into alignment.*

3. Review and possible action to implement publication and background check fees.

Motion by Trustee Castile, seconded by Trustee Olson, to approve the publication and background check fees as presented.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

11. Approval of Vouchers

A. Review and act on February Vouchers.

Trustee Hillmann asked for clarification of the I-Pro Arbitrator item.

Motion by Trustee Hillmann, seconded by Trustee Schindler, to approve the February vouchers as presented with the one follow up.

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

12. Matters for Possible Closed Session**A. Motion to convene in Closed Session pursuant to the following provisions:**

Motion by Trustee Olson, seconded by Trustee Hillmann, to convene in Closed Session.

Roll Call vote:

Aye: (5) President Koleski, Trustee Olson, Trustee Schindler, Trustee Castile, and Trustee Hillmann

Nay: 0

Excused: Trustee Stuckert and Trustee Sayas

- 1. Wis. Stats. 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation(s) in which it is or is likely to become involved, more specifically to discuss:**

- a. Soo Line Litigation**

- 2. Wis. Stats. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, more specifically to discuss:**

- a. Fire Truck Purchase from the Village of Butler**

B. Motion to reconvene into Open Session

Motion by Trustee Olson, seconded by Trustee Hillmann, to reconvene into Open Session.

Roll Call vote:

Aye: (5) President Koleski, Trustee Olson, Trustee Schindler, Trustee Castile, and Trustee Hillmann

Nay: 0

Excused: Trustee Stuckert and Trustee Sayas

C. Discussion and possible action regarding items discussed in Closed Session

1. Soo Line litigation.

No action taken.

2. Purchase of the Fire Truck from the Village of Butler

No action taken.

13. Other Business

14. Adjourn

Motion by Trustee Hillmann, seconded by Trustee Olson, to adjourn at 9.00pm

Aye(5): President Koleski, Trustee Schindler, Trustee Olson, Trustee Castile, and Trustee Hillmann

Minutes respectfully submitted by: Crystal Turner, Clerk

Minutes approved on: