

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, FEBRUARY 17, 2020
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of January 20, 2020.
2. Architectural Board review and consideration of a request for an awning and signage for Allstate Insurance, 129 E. Capitol Drive.
3. Architectural Board and Plan Commission review and consideration of items related to Mander Collision, 705 Cardinal Lane, including a request for a Conditional Use for the operation of an automotive insurance repair business.
 - a. **PUBLIC HEARING** to hear comments on the request for a Conditional Use
 - b. Consideration of plans for the proposed Conditional Use in the M-1 Limited Manufacturing and Wholesale Business District.
 - c. Review and consideration of an application for signage.
4. Architectural Board and Plan Commission review and consideration of plans for construction of a new church facility for St. Charles Church, 313 Circle Drive.
5. Plan Commission review and consideration of a petition to rezone property on Campus Drive east of Lake Country Lutheran to the RM-1 Multi-Family Residential District and the RS-5 Single Family Residential District.
6. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
7. Adjourn.

Tim Rhode, Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.com (Government/Agendas and Minutes).

Joint Architectural Board/Plan Commission Agenda

Monday, February 17, 2020

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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 Darlene Igl, WCPC/CMC, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JANUARY 20, 2020
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Tim Fenner, David deCourcy-Bower, Jeff Bierman, and Ann Wallschlager.

Others Present: Administrator Rhode, Building Inspector Hussinger, Ryan Amtmann and Deputy Clerk Bushey.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of December 16, 2019.

Motion (deCourcy-Bower/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes for December 16, 2019, with the correction of Wallschlager being present. Carried (7-0).

2. Architectural Board review and consideration of a sign for Wisconsin Athletic Club, 560 S. Industrial Drive.

Hussinger said the applicant was not present but said it is a simple replacement, equal size and is non-illuminated.

Motion (deCourcy-Bower/Schneeberger) to approve the sign for Wisconsin Athletic Club, 560 S. Industrial Drive. Carried (7-0).

3. Architectural Board review and consideration of a sign for Overlook Trails Condominiums, Overlook Drive and Hwy K/Lisbon Road.

Bryan Lindstrom from Neumann Development was present and explained they are proposing 2 monument signs at the entrance of Overlook Trails. Schneeberger asked about the sight line. Amtmann and Lindstrom both said it should be fine. Hussinger asked if there would be low grow plantings and Lindstrom said yes.

Motion (Fenner/Schneeberger) to approve the sign for Overlook Trails Condominiums, Overlook Drive and Hwy K/Lisbon. Carried (7-0).

4. Architectural Board and Plan Commission review and consideration of a request for a Conditional Use for the operation of an automotive insurance repair business for Mander Collision, 705 Cardinal Lane.

a. Preliminary consideration of plans for the proposed Conditional Use.

Hussinger commented that the true nuts and bolts of this will take place next month. Pfannerstill asked if the property previously had a Conditional Use and Hussinger said yes. Pfannerstill asked if this one replicates the previous one and Hussinger commented that the previous one is not on file because it was back from the 1960's. Hussinger said this process will generate a formal document. Randy McPherson was present and explained that they have an automotive repair business and would like to open a location in Hartland. Mr. McPherson commented that they would like to be a good neighbor and wants to earn trust in the community. He went on to say they will replace the sign with their own, remove old vehicles and do a general cleanup of the property. deCourcy-Bower asked about outside storage. Hussinger said this is an important part of the proposed Conditional Use. Mr. McPherson said he has no problem with keeping vehicles in the fenced in area. Hussinger pointed out the signage is not part of this and will be separate from this. Biermann asked about fire sprinklers in the building. Hussinger said the building is grandfathered in and it does not require sprinklers. Keith Egan from Car Craft said there are sprinklers in the mixing room.

b. Motion to set Public Hearing to held during the regular Plan Commission meeting on February 17, 2020.

Motion (deCourcy-Bower/Hallquist) to set Public Hearing during regular Plan Commission meeting on February 17, 2020. Carried (6-0). Wallschlager abstained.

5. Architectural Board review and consideration of plans for construction of a new church facility for St. Charles Church, 313 Circle Drive.

Pfannerstill commented that the concept went to the Village Board and there have been several concept meetings. Representatives from Zimmerman were present and the following items were discussed: Parking, height, lighting, new road, fencing, and stormwater management. Mr. Seubert said more parking had been added to the plan and they are working with Ryan Amtmann regarding the stormwater management. He also stated the Site Plan hasn't changed too much. Administrator Rhode asked Building Inspector Hussinger to talk about the parking. Hussinger asked in regards to the parking and offsite parking if they had given any thought to modifying the schedule or adding services to reduce the number of cars. Mr. Seubert said they didn't talk about adding but they did talk about spacing the services out. Hussinger said they meet the parking requirements but would like to see plans for if parking overwhelms the neighborhood. Ryan Amtmann asked if they could add parking westerly if needed and Mr. Seubert said yes.

Fenner asked about the current parking situation. Pfannerstill said on holiday's the parking lot is packed with some parking taking place on the street but other than that there is plenty of parking. Hussinger said if the parking were to increase substantially they would need to come back to address it and Fenner commented that it could be put in a memorandum of understanding if the parking becomes an issue. Fenner also asked about the building height. Hussinger said code says 35 ft., however a large portion of the proposed building is 50 ft. and the building is substantially larger. There was brief discussion on the lighting, if it would be timed and the color of the lighting. Fenner commented that the existing school and church would act as a buffer. Fenner also said he felt they would need to go the 50 ft. in order for the building to be in proportion.

Ryan Amtmann from Ruekert & Mielke explained the storm water management plan. He said there will be an infiltration basin as well as a storm maintenance agreement. He said the village has an interest in it because there will be a connection from Renson Road which will help accommodate the flow from the Village storm water system. He went on to explain the storm water basin will be a dry basin. Hallquist asked if the parking needs to be expanded would the basin need to be expanded. Mr. Seubert said there is room if it needs to be but didn't think it needs to be.

A staff member from Hartland North Elementary was present and expressed concern about the road St. Charles is proposing to put in to the west side of the property and asked if a fence could be put up. She said she is also concerned about safety during outdoor classroom time well as the aesthetics.

deCourcy-Bower said his first concern is to provide a safe barrier between the road and the woods. Hallquist commented about locking the gates that will be on the road. There was brief discussion on moving the road a little to the east. Amtmann asked if there would be a fence around the basin. There was brief discussion on the egress and deCourcy-Bower expressed his concern. Hussinger said St. Charles had talked about 2 way traffic on the new road but said there would be stacking if they made it 2 way. Administrator Rhode said let Amtmann and his team work on it. He said they felt it would be worse if it was 2 way. After some discussion Hussinger asked how to resolve this problem. Fenner said it could be resolved as part of the Plan of Operation. Fenner said he would like to see it in Narrative form. Doug Barnes from Zimmerman Architects provided color samples of the building.

Pfannerstill said he hopes they take into consideration of the fence and suggested they reach out to Hartland North regarding the fence. He asked if they would be doing the parking extension first and BS said some of it. BS gave a brief rundown of the timeline.

There was brief discussion on the color of the lighting that would be used. There was also brief discussion on the roof shielding. Fenner said he would like to see a draft memorandum of understanding. Hussinger said he will get the cut sheets out to everyone.

This will be carried over to next month.

6. Announcements-

Comments on seating and Administrator memorandums.

7. Adjourn-

Motion (Bierman/Schneeberger) to adjourn. Carried (7-0).

Meeting adjourned at 7:56 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk



**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address <u>129 E. CAPITOL DR, Hartland</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>JIM COPE</u>		EMAIL	Phone <u>262-912-7071</u>
Address <u>142 E. Capitol</u>		City <u>Hartland</u>	State <u>WI</u> Zip
Contractor <u>naegele awning</u>		Phone <u>414-511-4643</u>	EMAIL <u>Wed@nae.com</u>
Address <u>1120 W Lincoln</u>		City <u>Milwaukee</u>	State <u>WI</u> Zip <u>53215</u>

The Architectural Board meets on the **THIRD MONDAY** of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The **DEADLINE** for filing is **FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- Four (4) bound sets of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

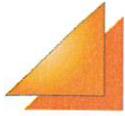
Signs:

- Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- Four (4) site plans with dimensions. Not required for wall signs or other signs attached to the building.
- Four (4) sets of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: 2-1-20 Date of Meeting: _____ Item No. _____

NAEGELE AWNNING COMPANY



Awning and Sign
Contractors
A BEAGLE ONE, INC. COMPANY



Sub-Contractor

WORK ORDER

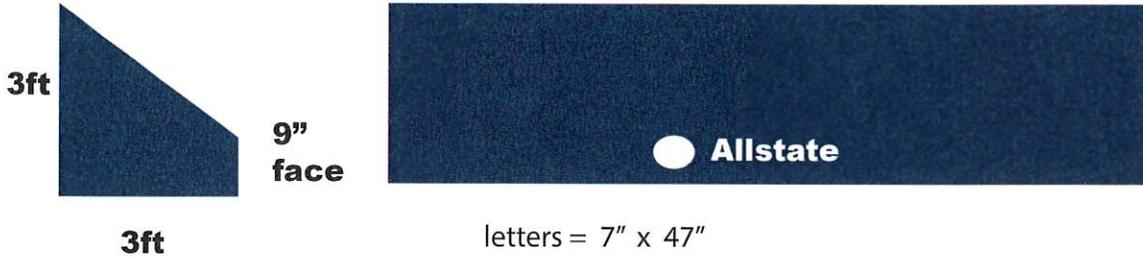
DATE: 12/6/2019

Job #: 107891

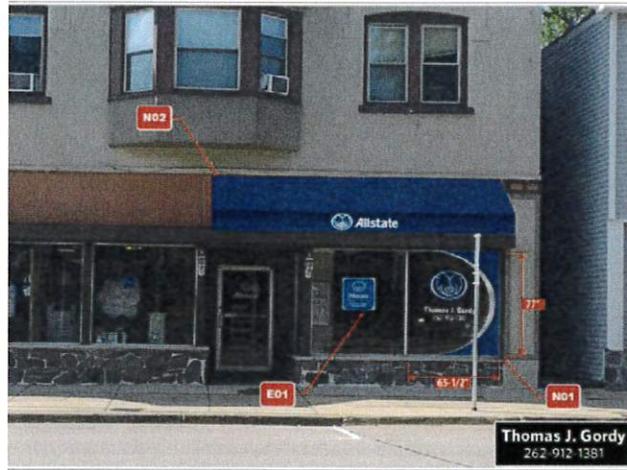
Job Site Address	Ship To Neagle Awnings	Available Site Work Hours:
Allstate W18ZL	Address: 1120 W Lincoln Ave	GC Info:
129 E Capitol Dr	City, State, Zip Milwaukee WI 53215	
Hartland WI	Contact: Dan Hodges	
	Phone #: 414-517-4643	CUSTOMER:
	COD:	PROJ. NAME: Allstate W18ZL

Facility Manager Contact #:		Email from your tablet to "allproductionteam@beagleoneinc.com" when you arrive onsite and when you are finished with your work and leaving the site. If you have any issues and/or questions, contact facility manager, project manager, and or sales based on your question and need.	TOTAL
Project Manager Contact #:	Cassie Easton #164, 260-316-7923		
Sales Person Contact #:	Cassie Easton #164, 260-316-7923		

18ft wide



8'6" off ground
sunbrella blue fabric
welded 1" sq frame
attach z clamps to wall



***Field tech should initial each item on the work order, confirming they have been addressed, once the work has been completed.**

Other Comments or Special Instructions

YOU MUST EMAIL "ALLPRODUCTIONTEAM@BEAGLEONEINC.COM" UPON ARRIVAL ON SITE AND WHEN JOB IS COMPLETED.

Field Tech (Sign above)	Date	Cassie Easton #164	Authorized by	Date
-------------------------	------	--------------------	---------------	------

PERMIT # _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

JOB LOCATION 129 E. Capitol DR TAX KEY # _____
OWNER JIM COPE PHONE 262-912-7071
ADDRESS 142 E. Capitol CITY Hartland STATE WI ZIP _____
CONTRACTOR NAGELA ALVINO PHONE _____
ADDRESS 1120 W Lincoln CITY Wauwatosa STATE WI ZIP 53215

SIGN TYPE: WALL PROJECTING SAWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN: ALLSTATE 7" x 47"

OVERALL DIMENSIONS OF SIGN 18'0" COLOR OF BACKGROUND Blue
SIZE OF LETTERS IN INCHES 6" COLOR OF LETTERS white

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (I.e. WOOD, ALUM, ETC.)
Sunbrella Acrylic

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 1100

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Douglas DATE Jan. 19-20

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

1-49A-8222

RENEE M EVERT
170 WARREN AVE
HARTLAND WI 53029

AMERICAN LEGION AND FLANAGAN-
DORN AMERICAN LEGION POST
231 GOODWIN AVE
HARTLAND WI 53029

LT GROUP LLC
122 E CAPITOL DR
HARTLAND WI 53029-2104

P RADNEK AND J BOWAN
128 E CAPITOL DR
HARTLAND WI 53029

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND WI 53029

BMO HARRIS BANK NA
111 W MONROE ST
CHICAGO IL 60603-4096

ARKAD GROUP
139 E CAPITOL DR
HARTLAND WI 53029

AUGUST E & DONA J FABYAN 1998
LIVING TRUST
115 E CAPITOL DR
HARTLAND WI 53029-2103

HEARTFELT PROPERTIES LLC
N46W28654 WILLOW BROOK CT
HARTLAND WI 53029-2290

GD HOLDING LLC
W300N9083 E COUNTY RD E
HARTLAND WI 53029-9512

127 E CAPITOL LLC
142 E CAPITOL DR STE 300
HARTLAND WI 53029-2104



Meeting Date: 2-17-2020
 Agenda Items: # 3a, 3b, 3c

PLAN COMMISSION MEETING MEMORANDUM

TO: Jeffrey Pfannerstill, Chairman
 Joint Architectural Board/ Plan Commission

FROM: Tim Rhode, Village Administrator

MEMO WRITTEN: February 12, 2020

SUBJECT: **Agenda Item # 3a:** Public hearing to take comment on a Conditional Use permit application by Mander Collision located at 705 Cardinal Lane [**Lake Country Industrial Park NW ¼ & SW ¼ Sec 3, 1.1 acre, zoned M-1 Limited Manufacturing and Wholesale Business District**]

Agenda Item # 3b: Consideration of Plans and Proposed Conditional Use permit application by Mander Collision located at 705 Cardinal Lane [**Lake Country Industrial Park NW ¼ & SW ¼ Sec 3, 1.1 acre, zoned M-1 Limited Manufacturing and Wholesale Business District**]

Agenda Item # 3c: Review and consideration of an application for signage by Mander Collision located at 705 Cardinal Lane [**Lake Country Industrial Park NW ¼ & SW ¼ Sec 3, 1.1 acre, zoned M-1 Limited Manufacturing and Wholesale Business District**]

BASIC INFORMATION	
Project Name	Mander Collision + Glass
Applicant Name	Mander Collision + Glass
Consulting Planner and/or Engineer	N/A
Existing Zoning	M-1 Limited Manufacturing and Wholesale Business District
Requested Zoning	No change
Address/Abbreviated Legal	705 Cardinal Lane/Country Industrial Park NW ¼ & SW ¼ Sec 3
Comprehensive Land Map Designation	M-1 Limited Manufacturing and Wholesale Business District

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Limited Manufacturing	M-1
South	Limited Manufacturing	M-1
East	Limited Manufacturing	M-1
West	Business District	B-2/B-4

BACKGROUND

The building is currently owned by Randall Realty LLC, and conducts business as Car Craft an auto body shop. The site does not currently have a CUP on file with the Village. Mander Collision and Glass is looking to purchase the property and open its 3rd location (Brookfield & Waukesha). The property has been used by Car Craft as a body shop for more than 30 years and predates the Village CUP process.

The application before the Plan Commission at this time is for a Conditional Use Permit (CUP). The new owner Mander Collision was present at the January 20th Plan Commission meeting requesting the Village hold the necessary hearings for the CUP. The owner indicated that they would be making exterior aesthetic improvements including updating, painting and addressing the damaged fence along the South end of the building which is used to store cars while under repair.

ANALYSIS

1. Zoning

The 1.1 acre property is zoned M-1 Limited Manufacturing and Wholesale Business District (see attached zoning map). The applicant is not requesting a zoning change. The M-1 Limited Manufacturing and Wholesale Business District allows for various conditional uses via two sections of the Town Code outlined below:

[M-1 Limited Manufacturing and Wholesale Business District](#), conditional uses include:

Sec. 46-574: Conditional uses in the M-1 district are as follows

(9) Motor vehicle repair shop.

2. Existing Building / Setbacks / Shoreland Zoning

The existing 5,000 square foot building is conforming in terms of setbacks. No proposed site plan alterations are proposed. The entire property is outside of shoreland/floodplain zoning.

3. Parking

No change in the parking plan. Site has the required parking per the Village Code. Currently has 30 parking stalls.

4. Hours of Operation / Lighting / Dumpsters

The hours of operation will be from 8am-6pm Monday-Friday. Saturday 9am-1pm.

No significant change in the lighting on site.

The dumpster will continue to be housed in the southern fenced-in area of the property screened from the public.

5. **Fencing/Landscaping**

The new property owner has expressed to the Plan Commission that repair/maintenance will be addressed to the fence located on the south side of the property. The fence is currently in disrepair. The Village Architectural Board/Plan Commission could discuss additional landscaping or make a recommendation in regard of landscaping to the Village Board.

6. **Signage**

Agenda item 3a request and consideration for the application of the signage for the site. The Village Building Inspector has reviewed and made the recommendation for approval of the sign application based on meeting the Village sign requirements:

[Sec. 46-980. – Signs permitted in all business, manufacturing and quarrying/extractive districts with a sign permit](#)

7. **Number of Employees**

The application lists the store to employ 5 full-time employees.

PUBLIC NOTICE

As with all CUP applications, letters were mailed(see list of properties attached) to all properties within 600 feet of the property 10 days before the Plan Commission public hearing. A Class 2 notice was also published in the Freeman on January 27th and February 3rd.

ACTION REQUESTED / STAFF RECOMMENDATION

In their motion, the Plan Commission should address the following, as no application for a conditional use shall be recommended for approval by the Plan Commission or granted by the Village Board unless such Commission and Board shall find the following conditions are acceptable:

ARTICLE IV. - CONDITIONAL USES

Sec. 46-848. - Review and approval.

(a) *Generally.* The plan commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewer and water systems, and the proposed plan of operation.

(b) *Construction requirements.* Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the plan commission upon its finding that these are necessary to fulfill the purpose and intent of this chapter.

(c) *Lot, parking, loading and traffic requirements.* Compliance with all other provisions of this chapter such as lot width and area, yards, height, parking, loading, traffic and highway access shall be required of all conditional uses. Variances shall only be granted as provided in article II, division 5, of this chapter.

Staff is requesting the Plan Commission holds the public hearing set for February 17th, 2020, and review the attached materials and consider a recommendation to the Village Board on the matter.

Staff recommends the Commission proposes the following stipulations for the Village Conditional Use:

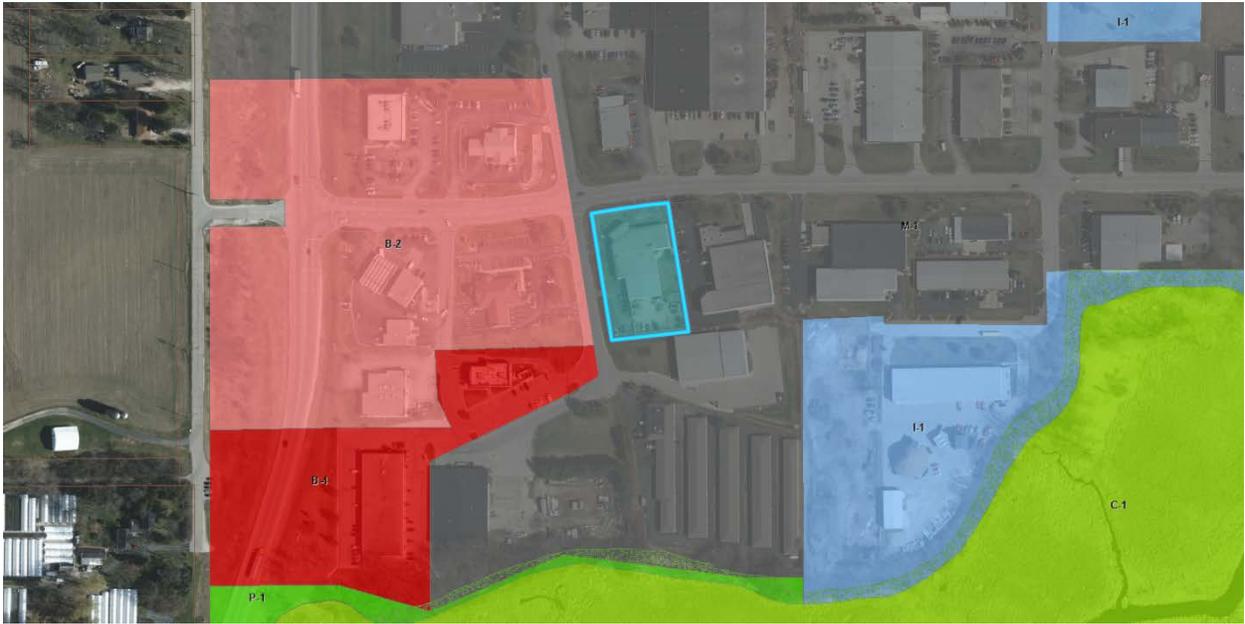
1. The auto body service facility may be **expanded, constructed and** operated pursuant to the Plan of Operation, which contains an original operational plan, and pursuant to the operator's and owner's representations during the review process including the repair of various vehicles including automobiles and light and medium-duty trucks;
2. That the property maintains a neat appearance, free of inoperable equipment (except as will be made operable after repair within a reasonable time) or other junk materials;
3. The operator of the automotive service facility shall operate the traffic flow and parking needs of the facility completely within the limits of the parcel's parking lot;
4. All vehicle repair work and service including washing and detailing shall occur inside the building with;
5. Outdoor storage of vehicles (except employee vehicles or short-term customer vehicle parking), equipment and other materials will be located either inside the building or behind the fenced-in area to the south of the building screened from view of neighboring properties or the public road by the fence if they are to be located on the property for more than 24 hours.
6. Except for vehicles dropped for service after hours, all vehicles in the parking lot shall include all of their body parts and wheels/tires and be capable of being moved on their own wheels/tires; **and with current registration**
7. The property owner and facility operator understand that future changes in use of the property may require additional parking or other modifications to the site;
8. Excessive complaints regarding noise or other disturbances related to this operation may be grounds for revocation of this Conditional Use Permit upon review of the Plan Commission and Village Board;
9. This approval is for an auto body repair shop business within the confines of the existing building and yard. No auto sales shall be allowed on the property. Any future expansion of the building or change in the use shall require a new conditional use permit, unless such change are clearly incidental and do not represent a significant change from the permitted use in the option of the Zoning Administrator.
10. Additionally stipulations? **Fence must be maintained in a manner that is plumb and level and painted to be visually pleasing.**

ATTACHMENTS

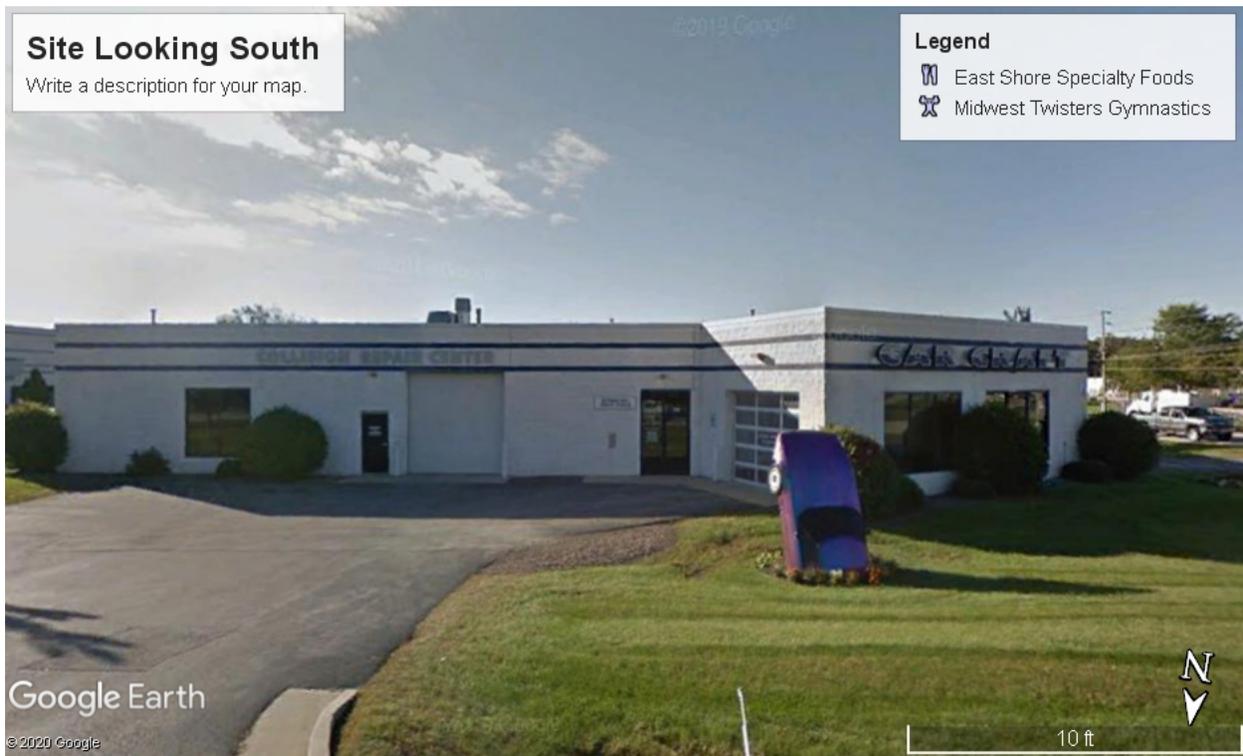
- I. Zoning Map/ GIS Map
- II. Site photos
- III. Applicant Materials
- IV. Public Comment (none filled at the time of this memo)

Action	Date	Status
Public Notice to Freeman newspaper	1-27, 2-3	Published
Mail letters to property owners within 600 feet	1-27-2020	Mailed
Plan Commission public hearing and review	2-17-2020	This Meeting
Village Board review and possible motion	-	Upcoming

Zoning Map



Site Pictures





1604 Manhattan Dr.
Waukesha, WI 53186
262.446.0655
262.446.0650 (fax)

13170 W. Capitol Dr.
Brookfield, WI 53005
262.230.1020
262.330.5030 (fax)

www.mandercollision.com

To Whom It May Concern:

Mander Collision is a Collision Repair Center specializing in automotive insurance repairs. We carry multiple OEM Certifications for repair and offer industry related training to our staff through I-Car. We take care of our properties very well and our initial plan for 705 Cardinal Lane is to paint the building, to keep it looking nice, and to clean up/repair any issues with the secure fenced in the parking area. We have no need to conduct any work outside the building but the fenced in area will be used for secured parking. We are looking for occupancy so that we can continue to employ the workforce currently at this location.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan McPherson". The signature is fluid and cursive, written in a professional style.

Nathan McPherson
President



PETITION FOR CONDITIONAL USE

\$150 REVIEW FEE DUE AT TIME OF APPLICATION PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner	Randall Realty LLC		
Business Name	Mander Collision + Glass		
Business Owner	Mander Collision + Glass		
Address	1604 Manhattan Dr. Waukesha, WI 53186		
Contact Person	Randy McPherson	Phone	612-369-2300
Key No. HAV	0731035	Email	rmcpherson@mandercollision.com

The Plan Commission meets on the third Monday of the month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

State present use of property and basic information on the intended use:

Present Use → Body Shop
Intended Use → Body Shop

Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

All applications for consideration by the Plan Commission are subject to the policies described in this document.

Petitioner Signature	Susan C. Pflieffka, Treasurer/Controller		
Print Name	Susan C. Pflieffka	Date	12/17/19

OFFICE USE ONLY:

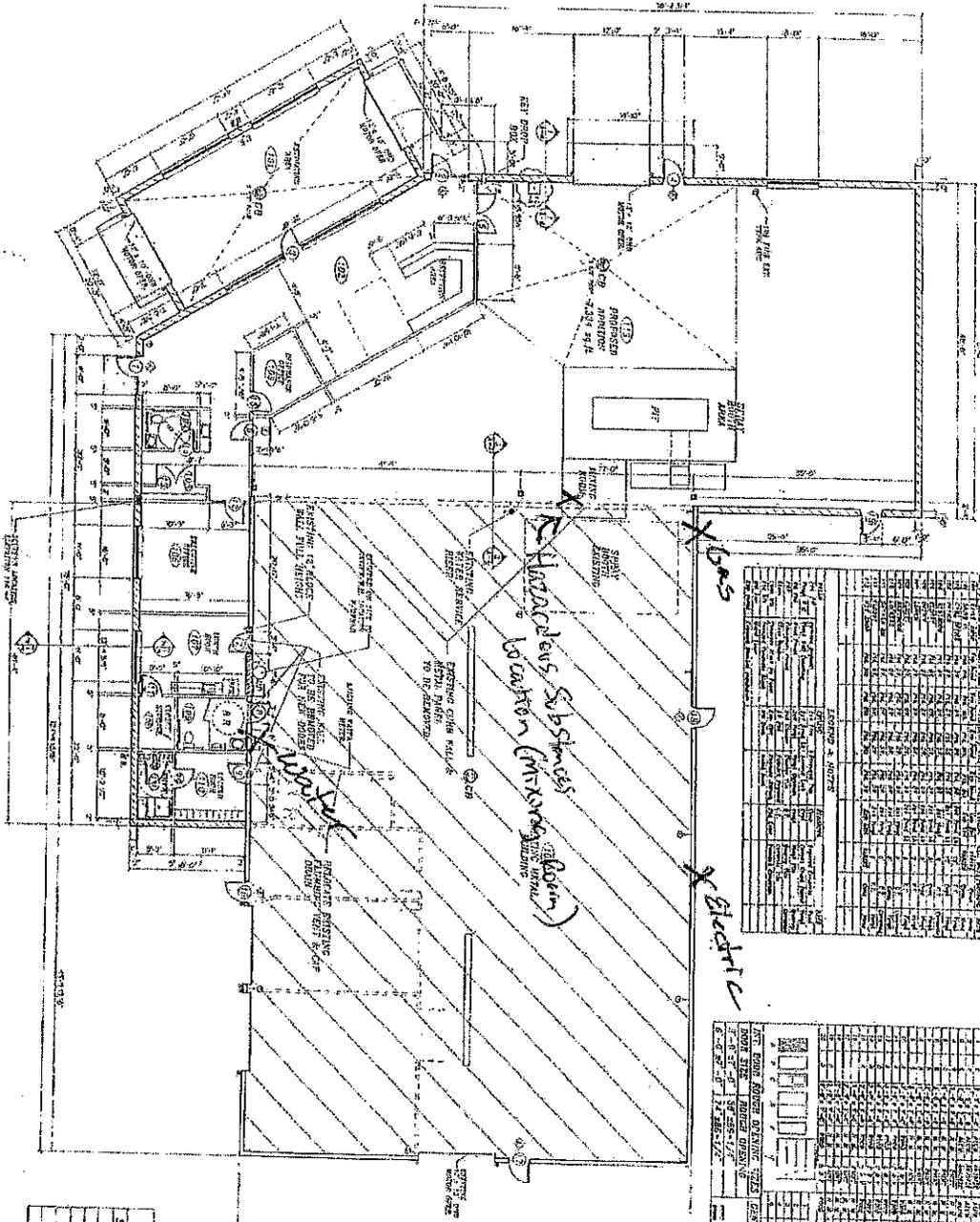
Date Applied:	Date of Meeting:	Return Comments by:
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**Hartland Plan Commission
Application Review Policies**

All applicants and applications are subject to the following policies in order to be considered by the Plan Commission.

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants are encouraged to communicate with or meet with either the Building and Zoning Official or the Village Administrator prior to submission of an application.
3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.
4. Four (4) sets of bound site plans or application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
5. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
 - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
 - b. Scale and north arrow
 - c. All structures (include building elevations and height)
 - d. Drainage and grades (include design calculations for drainage)
 - e. Storm Water Management Plan
 - f. Utilities and easements (sewer, water, storm etc.)
 - g. Calculation of lot coverage
 - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
 - i. Grading and erosion control
 - j. Landscaping, including a Tree Protection Plan
 - k. Exterior lighting details
 - l. Exterior HVAC equipment location
 - m. Dumpster location (screening required)
 - n. Street right-of-way
 - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
6. Additional information may be requested by the Plan Commission or Staff.
7. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
8. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

NOTE: REVIEW LOCATIONS OF ALL ELECTRICAL SYMBOLS WITH OWNER PRIOR TO INSTALLATION



FLOOR PLAN
SCALE 1/8" = 1'-0"

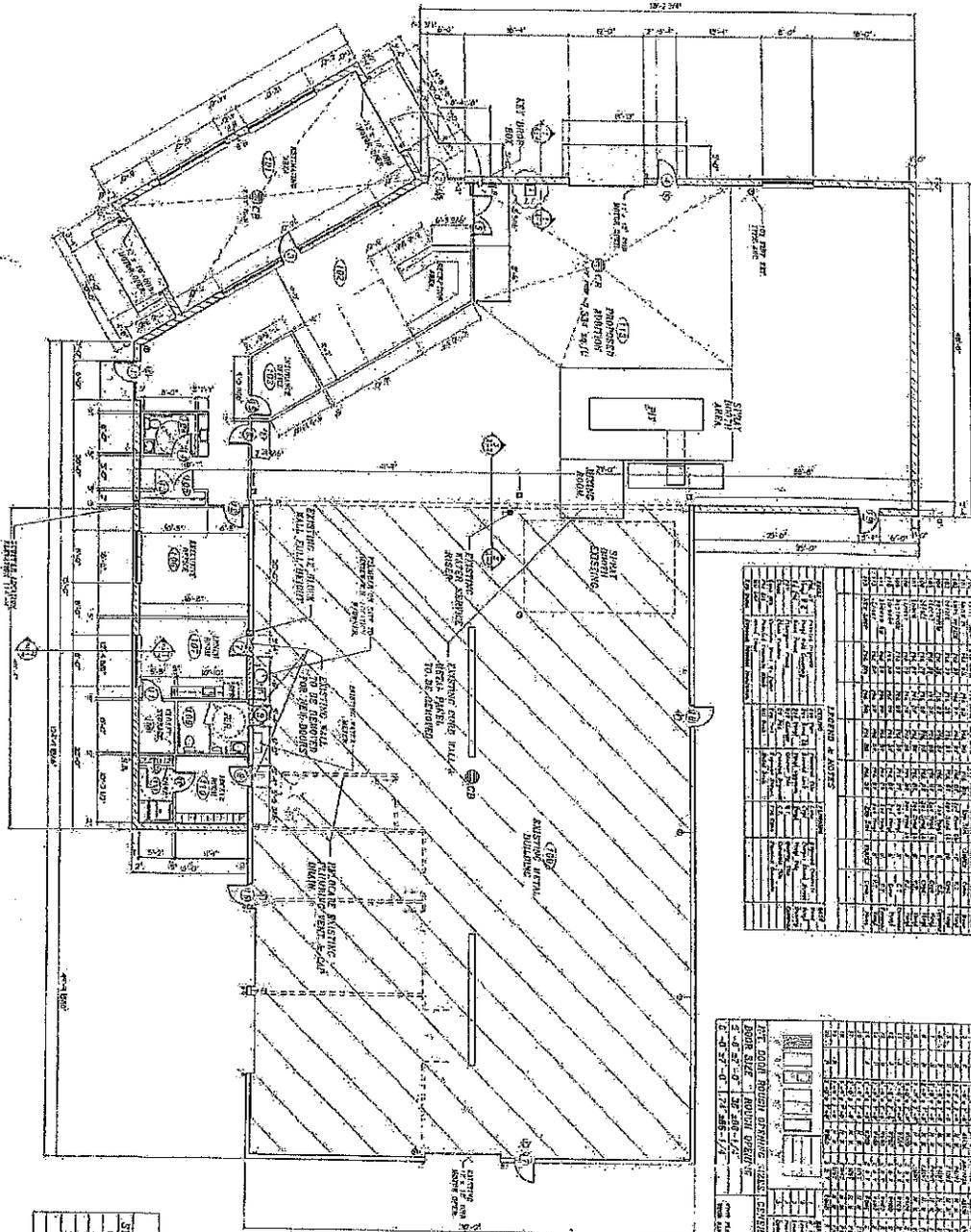
SYMBOL	DESCRIPTION
○ 1	120V 15A BRN
○ 2	120V 20A BRN
○ 3	120V 30A BRN
○ 4	120V 40A BRN
○ 5	120V 50A BRN
○ 6	120V 60A BRN
○ 7	120V 75A BRN
○ 8	120V 90A BRN
○ 9	120V 100A BRN
○ 10	120V 125A BRN
○ 11	120V 150A BRN
○ 12	120V 200A BRN
○ 13	120V 250A BRN
○ 14	120V 300A BRN
○ 15	120V 350A BRN
○ 16	120V 400A BRN
○ 17	120V 450A BRN
○ 18	120V 500A BRN
○ 19	120V 550A BRN
○ 20	120V 600A BRN
○ 21	120V 650A BRN
○ 22	120V 700A BRN
○ 23	120V 750A BRN
○ 24	120V 800A BRN
○ 25	120V 850A BRN
○ 26	120V 900A BRN
○ 27	120V 950A BRN
○ 28	120V 1000A BRN
○ 29	120V 1050A BRN
○ 30	120V 1100A BRN
○ 31	120V 1150A BRN
○ 32	120V 1200A BRN
○ 33	120V 1250A BRN
○ 34	120V 1300A BRN
○ 35	120V 1350A BRN
○ 36	120V 1400A BRN
○ 37	120V 1450A BRN
○ 38	120V 1500A BRN
○ 39	120V 1550A BRN
○ 40	120V 1600A BRN
○ 41	120V 1650A BRN
○ 42	120V 1700A BRN
○ 43	120V 1750A BRN
○ 44	120V 1800A BRN
○ 45	120V 1850A BRN
○ 46	120V 1900A BRN
○ 47	120V 1950A BRN
○ 48	120V 2000A BRN
○ 49	120V 2050A BRN
○ 50	120V 2100A BRN
○ 51	120V 2150A BRN
○ 52	120V 2200A BRN
○ 53	120V 2250A BRN
○ 54	120V 2300A BRN
○ 55	120V 2350A BRN
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○ 58	120V 2500A BRN
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○ 63	120V 2750A BRN
○ 64	120V 2800A BRN
○ 65	120V 2850A BRN
○ 66	120V 2900A BRN
○ 67	120V 2950A BRN
○ 68	120V 3000A BRN
○ 69	120V 3050A BRN
○ 70	120V 3100A BRN
○ 71	120V 3150A BRN
○ 72	120V 3200A BRN
○ 73	120V 3250A BRN
○ 74	120V 3300A BRN
○ 75	120V 3350A BRN
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○ 86	120V 3900A BRN
○ 87	120V 3950A BRN
○ 88	120V 4000A BRN
○ 89	120V 4050A BRN
○ 90	120V 4100A BRN
○ 91	120V 4150A BRN
○ 92	120V 4200A BRN
○ 93	120V 4250A BRN
○ 94	120V 4300A BRN
○ 95	120V 4350A BRN
○ 96	120V 4400A BRN
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○ 98	120V 4500A BRN
○ 99	120V 4550A BRN
○ 100	120V 4600A BRN

NO.	DESCRIPTION	DATE	BY	CHECKED
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 <p>design birds inc. 1265 E. WISCONSIN AVE. FERRISBURGH, WI 53012 (262) 741-2121 FAX (262) 741-1124</p>	JOB DESCRIPTION CAR GARAGE 799 CHARLES LANE FARMERS W. WAUWATOSA	REVISION 13/12/01 10/28/01 2/25/01
	DATE 4/24/01	DESIGNER J. DEWIER

NOTE: REVIEW LOCATIONS OF ALL ELECTRICAL
 BEHIND WITH DIVISION PRIOR TO INSTALLATION



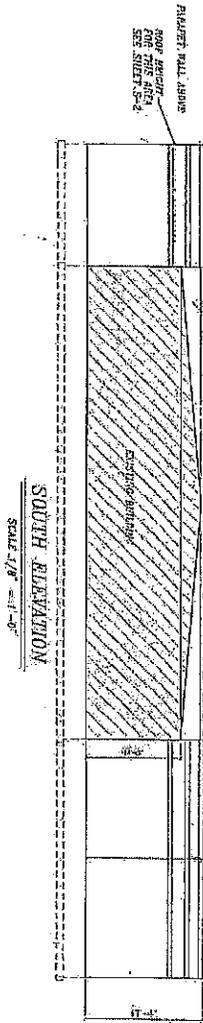
FLOOR PLAN
 SCALE 1/8" = 1'-0"

LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	TYPE OUTLET
(Symbol)	TYPE SWITCH
(Symbol)	TYPE DIMMER
(Symbol)	TYPE RECEPTACLE
(Symbol)	TYPE LIGHT FIXTURE
(Symbol)	TYPE PANEL
(Symbol)	TYPE WIRE RUN
(Symbol)	TYPE WIRE RUN

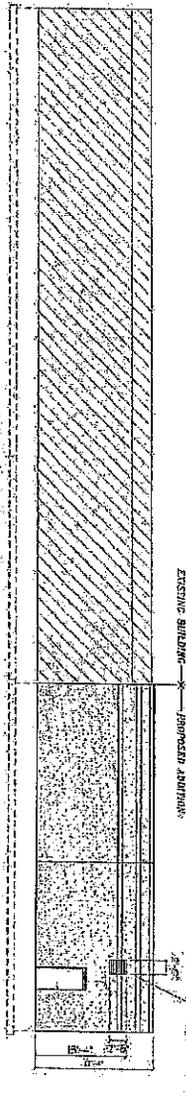
ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
(Symbol)	TYPE OUTLET
(Symbol)	TYPE SWITCH
(Symbol)	TYPE DIMMER
(Symbol)	TYPE RECEPTACLE
(Symbol)	TYPE LIGHT FIXTURE
(Symbol)	TYPE PANEL
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(Symbol)	TYPE PANEL
(Symbol)	TYPE WIRE RUN
(Symbol)	TYPE WIRE RUN

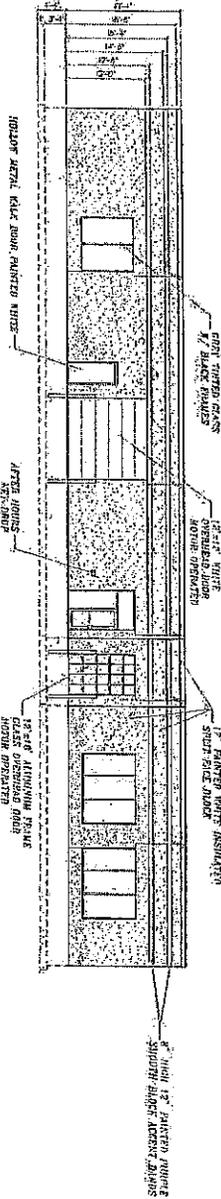
<p>design build inc. 1265 E. WISCONSIN AVE., FENWICK, WI 53072 (262)691-2121 FAX (262)691-1681</p>	JOB DESCRIPTION CAFÉ CRAFT 705 CARDINAL LANE HARBAND, WI 53029	REVISION 12/11/01 12/22/01 2/8/02
	DATE: 5/21/01 DRAWN: B.BREWSTER	PROJECT CLASSIFICATION FLOOR PLAN
SHEET # 309		JOB # 369



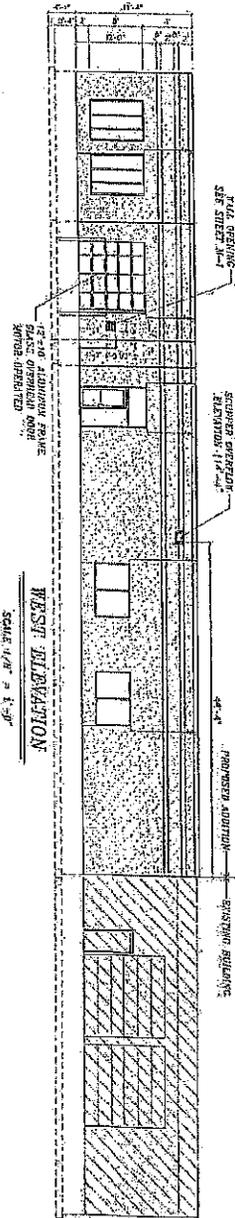
EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



DATE	5/20/01
BY	ADAM
CHECKED	ADAM
SCALE	1/8" = 1'-0"
SHEET	A-3
TOTAL SHEETS	363



1265 E. WISCONSIN AVE., MENAKEE, WI, 53012 (262)641-2121 FAX (262)641-1571

DATE	5/20/01	REVISION	10/19/01
BY	ADAM	REVISION	10/29/01
CHECKED	ADAM		
DRAWING DESCRIPTION		ELEVATIONS	

Permit Fee:	\$75
Refundable Occupancy Deposit:	\$500
(Refundable Deposit Returned Upon Release by Building Inspector)	
Total Due:	\$575
Date Paid:	<u>12/27/19</u>
Receipt No.:	<u>211842</u>

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION

- Please Note that operation of business is not allowed until occupancy permit application has been approved.
- Allow approximately 5 working days for review.

After an occupancy permit application has been received and an occupancy inspection has been completed by the building inspection department, an occupancy letter will be sent to the applicant listing all violations. **An occupancy permit will be issued when all violations have been corrected.**

A conditional occupancy permit can be requested by the prospective occupant, if no life-safety violations exist as determined by the building inspection department.

If the conditional occupancy permit is issued, the applicant agrees to have all violations corrected within forty five (45) days. A reinspection will be scheduled after 45 days to check for compliance. If any violations exist, a penalty of \$25.00 per day will be assessed until all violations are corrected.

The \$500 Refundable Occupancy Deposit will be returned upon release by the Building Inspector.

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 2

BUSINESS:

Name: Mander Collision + Glass Waukesha, Inc.
Address: 1604 Manhattan Dr., Waukesha, WI 53186 Unit/Suite No. _____
Phone No: 262-446-0655 FAX No. 262-446-0650

BUSINESS OWNER:

Name: Randy McPherson / Mander Collision + Glass Waukesha, Inc.
Address: same as above
Day Phone: 612-369-2300 Evening Phone: _____ Emergency Phone: _____

BUILDING OWNER:

Name: Randall Realty, LLC
Address: 1604 Manhattan Dr., Waukesha, WI 53186
Day Phone: 612-369-2300 Evening Phone: _____ Emergency Phone: _____

2ND EMERGENCY CONTACT:

Name: Nathan McPherson
Address: same as above
Emergency Phone: 262-893-3759

CONTACT FOR FIRE DEPARTMENT TO MAKE ARRANGEMENT FOR INSPECTION:

Name: Nathan McPherson Phone: 262-893-3759

DETAILED DESCRIPTION OF BUSINESS OPERATION:

Vehicle Collision Repair

Hours and days of operation: 8A - 6PM M-F, possible Sat. 9A - 1pm

Number of full and part time employees on site during each shift (count working owner as an employee): 5

Estimated max. total of customers/clients/visitors on site at one time: 4

Number of total off-street parking stalls provided on site: 30

Number of above parking stalls dedicated for use by this business: 30

Describe anticipated method and frequency of deliveries to/from the site, and location on site where loading/unloading/parking of shipping vehicle is to occur: TRUCK DELIVERIES - 10 to 15 per day

Describe any activities that may occur outside the building but still on-site such as dumpster, outside storage, equipment, accessory buildings, etc. (Please attach site plan showing these items): Parking of vehicles on existing asphalt or gravel; detailing vehicles on existing asphalt.

Detailed description of any equipment, operation, device, or process that may emit noise, vibration, or odors from the site: Grinding on vehicles; Pounding Metal w/hammers; Painting in Paint Booth (contained); detailing vehicles

**BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 3**

The names and amounts of any noxious or hazardous substances or fumes that may be created, stored, or used on the site: Dynamic Clearcoat CC200 / Paint Reducer R7K242 / Glass Cleaner 1000000075
Ultra 7000 Ultra Fine Metallic U7214 / Finish 12K HS Methone Korner Gray FP410

Describe or sketch area for storage of above substances and any other high fire hazard areas: See attached

Fire extinguisher size, type, and quantity: 11 - 10lb Extinguishers.

Is there a fire sprinkler system: Only in Spray Booth

Is there an alarm system: No

Heating type and location: Infared in Shop and Rooftop HVAC in office

Describe or sketch gas shut off location: See attached

Describe or sketch electric shut off location: See attached

Describe or sketch fire sprinkler shut off location: See attached

Attach a sketch of the area of the building to be used for this business unless all of building is to be used.

Please note that operation of a business is not allowed until the occupancy permit application has been approved.

You may need to attach additional pages to this application.

If you have questions call Building Inspector at 262-367-4744.

Incomplete applications will not be approved.

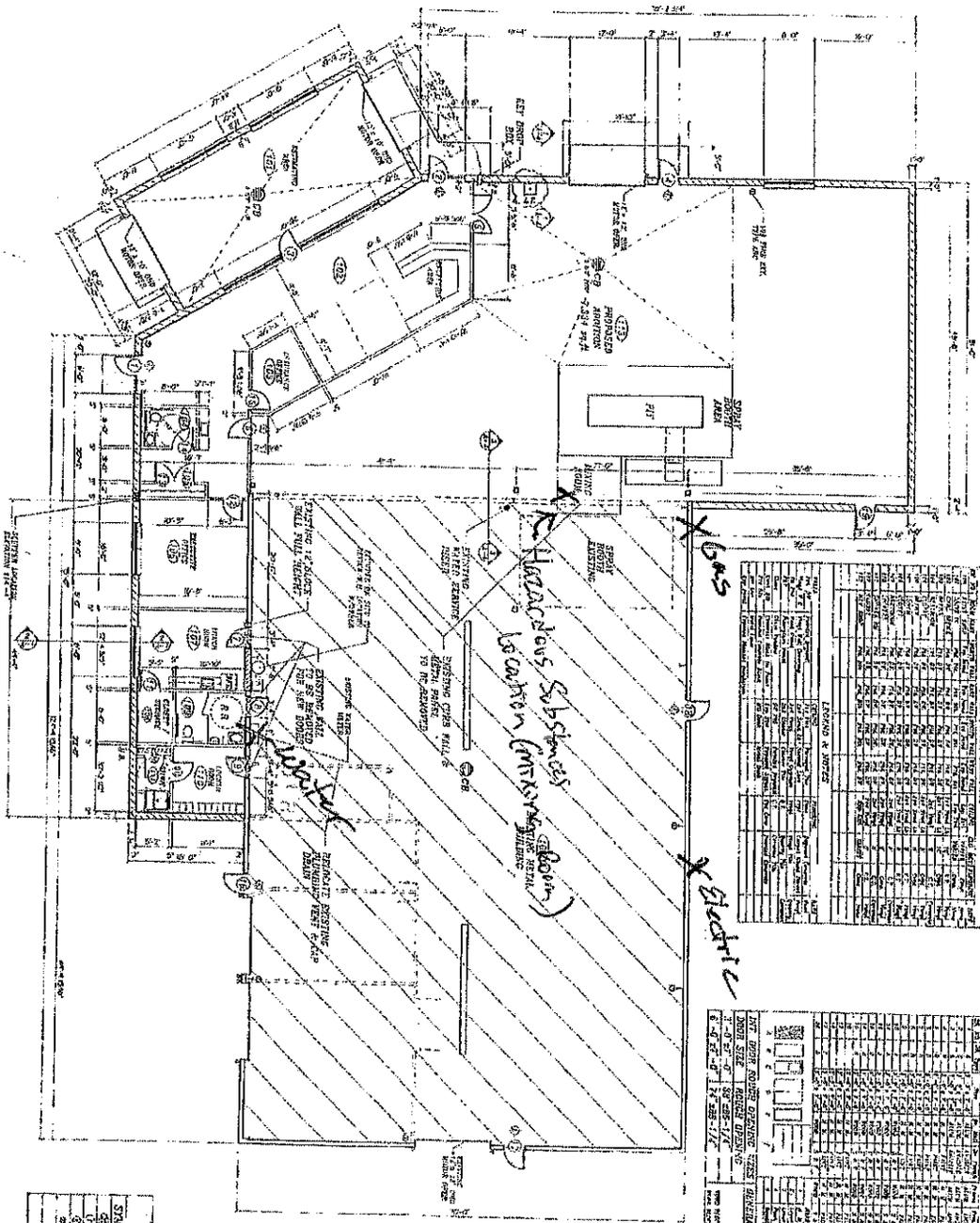
Applicant's Signature: Ausan C. Pfeiffer Date: 12/23/19
Controller/Treasurer

FOR OFFICE USE ONLY

ZONING DEPARTMENT/BUILDING INSPECTION DEPARTMENT	
Zoning Classification:	
Zoning Approved:	By:
Application Approved:	
Permit Number:	
Notes/Conditions:	

FIRE DEPARTMENT	
Site Approved:	By:
Notes/Conditions:	

NOTE: REVIEW LOCATIONS OF ALL ELECTRICAL BRACING WITH OWNER PRIOR TO INSTALLATION

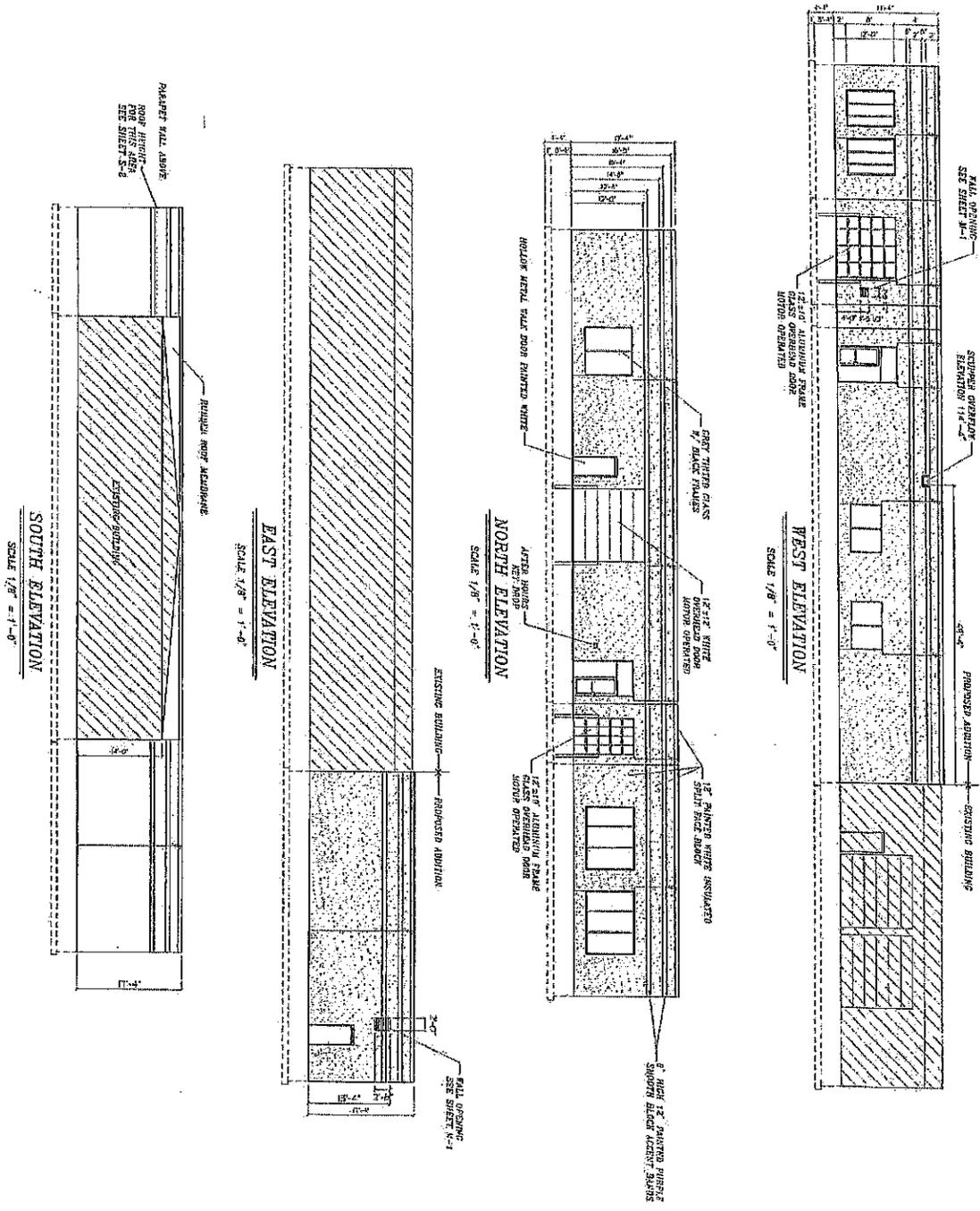


FLOOR PLAN
SCALE 1/8" = 1'-0"

LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	Panel
(Symbol)	Switch
(Symbol)	Outlet
(Symbol)	Conduit
(Symbol)	Lighting Fixture

NO.	DATE	DESCRIPTION
1	10/17/01	ISSUED FOR PERMIT
2	10/29/01	REVISED PER COMMENTS
3	2/8/02	REVISED PER COMMENTS

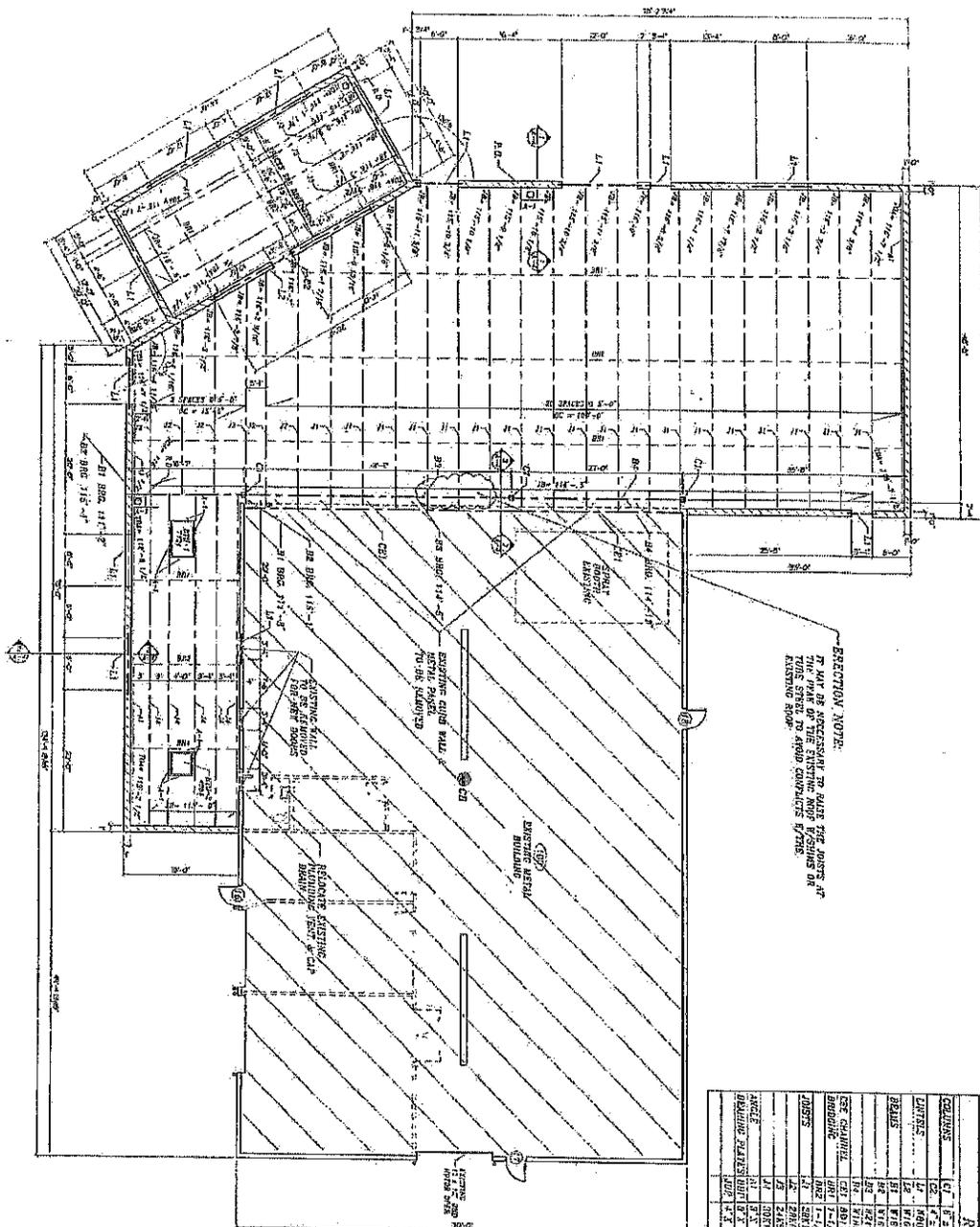
NO.	DATE	DESCRIPTION
1	10/17/01	ISSUED FOR PERMIT
2	10/29/01	REVISED PER COMMENTS
3	2/8/02	REVISED PER COMMENTS



dbi design build inc. 1265 E. WISCONSIN AVE., FENWICK #1, 53012 (262)691-2121 FAX (262)691-1591	JOB DESCRIPTION CAR CRAFT 705 CARROLL LANE BARTLAND, WI 53003	REVISION NO. DATE 1 10/20/01 2 10/20/01
	DATE: 8/24/01 DESIGNER: R. BEHNER DRAWN BY: R. BEHNER	ELEVATIONS

JOB DESCRIPTION
 CAR CRAFT
 705 CARROLL LANE
 BARTLAND, WI 53003
 SHEET # 4-3
 NO. 7 369

STRUCTURAL PLAN
SCALE 1/8" = 1'-0"



DIRECTION NOTE:
FOR ALL ACCESS TO RAISE THE JOISTS AT THE PARK OF THE EXISTING JOIST SYSTEM TO MEET THE ABOVE CONDITIONS REFER TO THE ARCHITECT'S DRAWINGS.

ROOF FRAMING SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
2	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
3	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
4	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
5	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
6	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
7	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
8	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
9	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
10	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
11	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
12	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
13	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
14	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
15	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
16	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
17	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
18	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
19	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
20	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
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23	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
24	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
25	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
26	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
27	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
28	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
29	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
30	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
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40	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
41	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
42	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
43	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
44	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
45	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
46	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
47	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
48	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
49	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET
50	4" x 8" x 1/2" TOP STEEL	100	LINEAL FEET

- NOTES:**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
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 50. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

1265 E. WISCONSIN AVE., POKOKAHEE, WI 53072 (262)641-2121 FAX (262)641-1154

DESCRIPTION: CAR CRAFT
165 CENTRAL AVE.
MARTLAND, WI 53669

DATE: 9/10/01
DESIGNER: R. H. HARRIS

REVISION:

NO.	DATE	DESCRIPTION
1	10/11/01	ISSUED FOR PERMIT
2	11/15/01	ISSUED FOR PERMIT

REVISION: 10/11/01
9/16/01
9/16/01
9/26/01
9/26/01
10/11/01
11/15/01

DATE: 9/10/01
DESIGNER: R. H. HARRIS

PROJECT: STRUCTURAL PLAN

SCALE: 5'-2"

SHEET #: 363

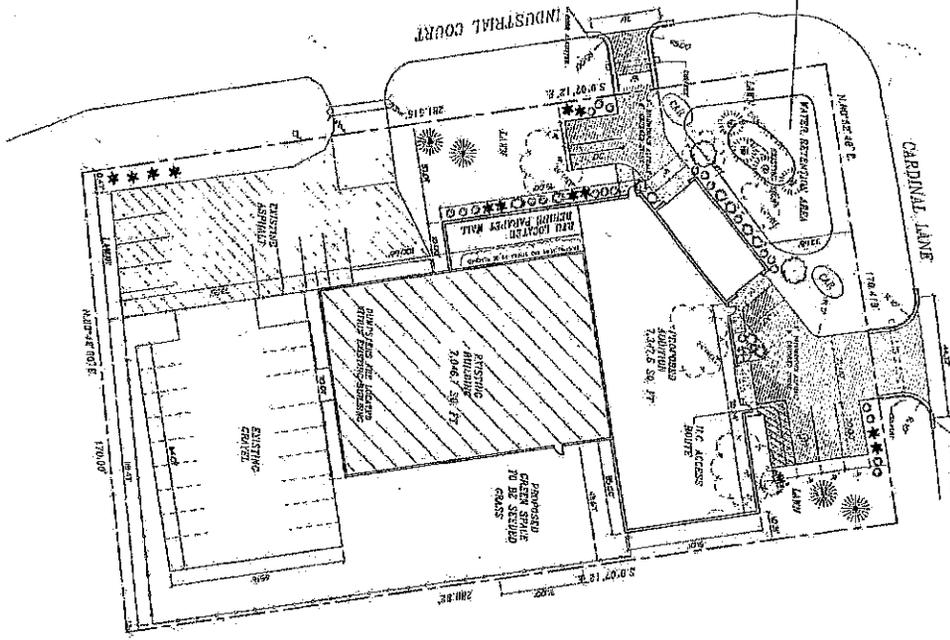
RESTORATION OF
EXCAVATED AREAS
TO BE SEEDED

NOTE: PLEASE ATTENTION TO
BE DESIGNER BY LAND TOWN

SITE INFORMATION

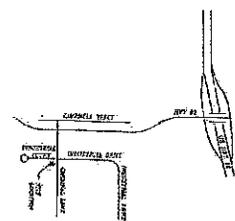
LOT SIZE: 1.12 ACRES, 48,400.22 SQ. FT.
 PROPOSED BUILDING SQ. FT. 7,947.6 SQ. FT.
 EXISTING BUILDING SQ. FT. 7,046.7 SQ. FT.
 TOTAL BUILDING SQ. FT. 14,994.3 SQ. FT.
 1.0 A.C. ROAD AREA PAVTIO
 1.0 A.C. ROAD AREA PAVTIO
 ASPHALT PAVING
 GRAVEL
 PAVING SPACES
 BIG PARKING SPACES
 1.0 A.C. ROAD AREA PAVTIO, PAVTIO
 GREEN AREA
 13,500 SQ. FT.
 40.0%

LANDSCAPING PLAN
 SCALE: 1" = 50'-0"



NOTE: ALL EXISTING PLANTS
TO BE REMOVED

KEY	SYMBOL	DESCRIPTION	SIZE	QTY
AS	○	ARJUNT WATER SPONGE	18"	24
ST	★	HELIOPSIS 33"	36"	12
OT	☼	SEA GREEN YEWER	36"	11
SB	⊗	BURNING BUSH	36"	1
CS	☼	COULDED BLUE SPRUCE	1/2"-2"	4
PC	☼	RED SPYGL PROPRANO GRASS	1/2"-2"	2
AT	☼	ANTHUS BLAKE WARD	2"-2 1/2"	1



1265 E. WISCONSIN AVE., PEWAUKEE, WI, 53012 (262)691-2121 FAX (262)691-1154

JOB DESCRIPTION	CAR CHRY 705 CARDINAL LANE HAYWARD, WI 53020	REVISION	5/19/01 7/27/01 9/08/01 5/30/01 5/26/01 8/14/01	358 369
DATE	7/16/01	DESIGNER	R.A. BUCHTA	LS-1
LANDSCAPING PLAN				

1994 HOLDINGS LLC
PO BOX 695
PEWAUKEE WI 53072-0695

CARDINAL 635 LLC
PO BOX 341
HARTLAND WI 53029-0341

CBS PROPERTIES LLC
805 CARDINAL LN
HARTLAND WI 53029-2319

DALEYS WOODS LLC
810 CARDINAL LN STE 100
HARTLAND WI 53029-2390

FIRST BANK FINANCIAL CENTRE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066

G HOWE LAKE COUNTRY LLC
W305N1587 SILVERWOOD LN
DELAFIELD WI 53018

GALE L KELLY
PO BOX 314
HARTLAND WI 53029-0314

HM INVESTMENT PARTNERS LLC
581 S INDUSTRIAL DR
HARTLAND WI 53029

ICE AGE PARK AND TRAIL FOUNDATION
INC
2110 MAIN ST
CROSS PLAINS WI 53529-9596

JAMES GOFF AND PHOEBE GOFF
W2960 LAFOLLETTE RD
NEOSHO WI 53059-9712

KRKC-LC LLC
10840 W ROGERS ST
WEST ALLIS WI 53227-1135

LAKE COUNTRY CARING INC
603 PROGRESS DR PO BOX 591
HARTLAND WI 53029

LANDMARK CREDIT UNION
PO BOX 510870
NEW BERLIN WI 53151-0870

LAUDERMILK 710 LLC
710 CARDINAL LN
HARTLAND WI 53029

MEGAL DEVELOPMENT CORP
12650 W LISBON RD
BROOKFIELD WI 53005-1825

MESCHING PROPERTIES LLC
PO BOX 379
HARTLAND WI 53029-0379

MSI GENERAL CORP
PO BOX 7
OCONOMOWOC WI 53066-0007

NETNEL LLC
602 INDUSTRIAL CT
HARTLAND WI 53029-2312

SCHAEFER PROPERTIES LLP
1615 NOTRE DAME BLVD
ELM GROVE WI 53122-1754

SJAMB LLC AND PSI HOLDINGS LLC
535 S INDUSTRIAL DR
HARTLAND WI 53029-2323

STONEWOOD STORAGE
720 INDUSTRIAL CT PO BOX 145
HARTLAND WI 53029

TROMPLER PROPERTIES LLC
580 S INDUSTRIAL DR
HARTLAND WI 53029-2357

VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND WI 53029

WATERTRONICS PROPERTIES LLC
PO BOX 530
HARTLAND WI 53029-0530

CUSTOMER / Mander Collision / Car Craft Building Lettering
PROJECT



● INSTALL ○ PICKUP ○ SHIP REMOVE EXISTING GRAPHICS ● YES ○ NO

WORK ORDER # 20721

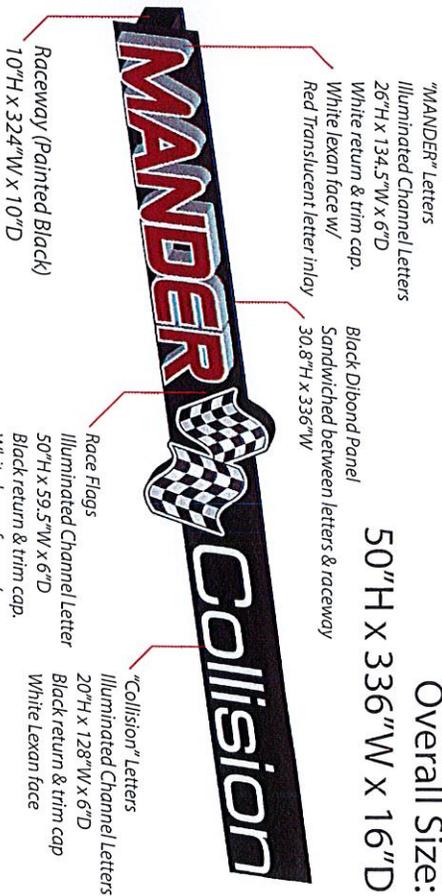
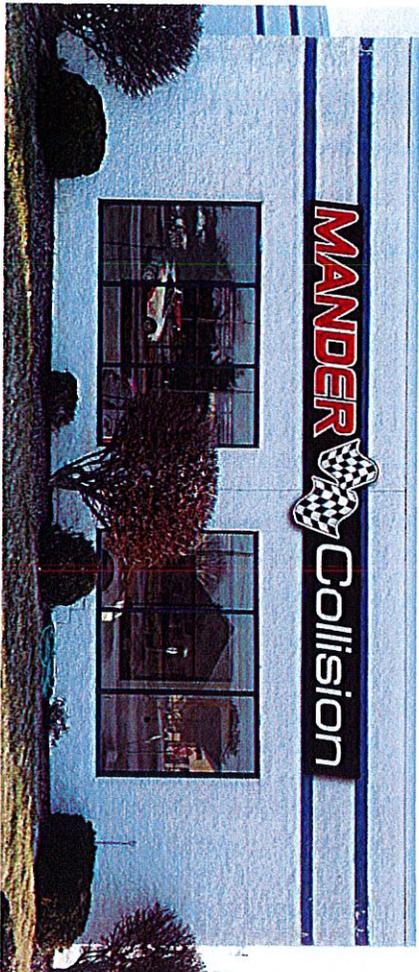
Signage Located at:
705 Cardinal Lane
Hartland, WI 53029

QTY: 1 Set

Illuminated Channel Letters & Panel

Overall Size:

50"H x 336"W x 16"D



ARTWORK CHARGE — With your drawing/estimate, you are allowed one artwork revision. There will be an artwork charge for any additional drawings DESIGN LAYOUTS ARE COPYRIGHT © 2020.

ARTWORK APPROVAL
-PLEASE PROOFREAD CAREFULLY-

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

- Spelling
 Copy Content
 Placement

APPROVE - SIGNATURE

DATE

MATERIALS USED

UNIT # N/A

USDOT # N/A

DRAWN BY: Bobby Boelter

DATE: 1/14/20

FILE NAME: Building Lettering.PLT



**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address 705 Cardinal Ln, Hartland WI 53029			
Lot 9	Block 3	Subdivision Lake Country Industrial Park	Key No. HAV 0731035
Owner Mander Collision		EMAIL nmcpherson@Mandercollision.com	Phone 262-446-0655
Address 1604 Manhattan Dr		City Waukesha	State WI Zip 53186
Contractor Signs & Lines by Stretch LLC	Phone 262-544-9628	FAX 262-549-0928	EMAIL steve@slines.net
Address W240 S3990 Rockwood Cir		City Waukesha	State WI Zip 53189

The Architectural Board meets on the **THIRD MONDAY** of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is **FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- Four (4) bound sets of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- Four (4) site plans with dimensions. Not required for wall signs or other signs attached to the building.
- Four (4) sets of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: _____ Date of Meeting: _____ Item No. _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 705 Cardinal Lane, Hartland WI 53029 **TAX KEY #** HAV 0731035
OWNER Mander Collision **PHONE** 262-446-0655
ADDRESS 1604 Manhattan Dr **CITY** Waukesha **STATE** WI **ZIP** 53186
CONTRACTOR Signs & Lines by Stretch LLC **PHONE** 262-544-9628
ADDRESS W240 S3990 Rockwood Circle **CITY** Waukesha **STATE** WI **ZIP** 53189

SIGN TYPE: **WALL** **PROJECTING** **AWNING, CANOPY** **GROUND**
 PORTABLE/TRAINING **REAL ESTATE PERM.** **REAL ESTATE TEMP.**

WORDS AS THEY WILL APPEAR ON THE SIGN:

Mander [checkered flag] Collision

OVERALL DIMENSIONS OF SIGN 336" W x 50" H x 16" D **COLOR OF BACKGROUND** Black

SIZE OF LETTERS IN INCHES Mander 134.5" W x 26" H x 6" D
Checkered Flag 59.5" W x 50" H x 6" D **COLOR OF LETTERS** Red & White
Collision 128" W x 20" H x 6" D

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Lexan (acrylic) face for letters and flag on DiBond (aluminum) background

ILLUMINATED? **YES** **NO** **INTERNALLY** **EXTERNALLY**

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 6,953

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT _____ **DATE** _____

PLANS APPROVED: **ARCHITECTURAL BOARD** _____

APPLICATION APPROVED: **BUILDING INSPECTOR** _____ **DATE** _____

TOTAL FEES: _____ **DATE PAID** _____ **RECEIPT #** _____

Property Details

Tax Key: **HAV 0731035**
Tax Year: **2020**

1/31/2020 11:41:33 AM
WAUKESHA COUNTY
VILLAGE OF HARTLAND

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

GALE L KELLY
PO BOX 314
HARTLAND, WI 53029-0314

705 CARDINAL LN
HARTLAND, WI 53029-2326

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

W 170 FT LOT 9 BLK 3 LAKE COUNTRY INDUSTRIAL PARK PT NW1/4 & SW1/4 SEC 3 T7N R18E :: DOC# 3912521

ASSESSMENT STATUS

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

Assessment Year: 2020
Assessment Status:
Assessment Attributes: NONE
Deeded Acres:

ASSESSMENT INFORMATION

Assessed By: GROTA APPRAISALS, LLC
262-253-1142
MIKE@WI-ASSESSOR.COM

Links to WI Dept of Revenue Resources:
Guide for Property Owners
Property Assessment Appeal Guide
Board of Review Calendar

Board of Review Date:

PROPERTY VALUES

Property Class Acres Land Improvement Total
The current property valuation is in process. You will find the contact information for the Municipal Assessor shown above. The Links to WI Dept of Revenue will provide more information about the property assessment process. You can see assessment values for a previous year by changing the tax year at the top of this screen.

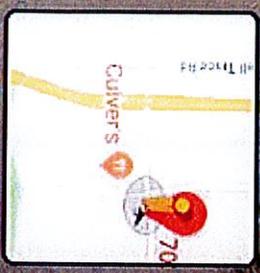
DISTRICTS

District Type	District Name	DOR Code
VILLAGE	VILLAGE OF HARTLAND	136
SCHOOL	LAKE COUNTRY SCH 3862	3862
HIGH	ARROWHEAD U H S 2450	2450
TCDB	WAUKESHA TECH COLLEGE	08

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For Tax Listing and GIS Viewer related issues, please see our FAQs click here. If you still have tax listing questions, contact: taxlisting@waukeshacounty.gov. If you still have GIS Viewer questions, contact: landinformation@waukeshacounty.gov.

The following browsers are supported:    This page run 1/31/2020 11:41:33 AM.



Google





PETITION FOR

REZONING ZONING CODE AMENDMENT

\$400 REVIEW FEE DUE AT TIME OF APPLICATION

PLUS \$200 PROFESSIONAL FEE DEPOSIT

Property Owner	LHSA of Greater Milwaukee Applicant: Neumann Developments Inc.		
Property Address	East side of Campus Drive north of Hwy 16		
Contact Person	Bryan Lindgren	Phone	262-542-9200
Key No. HAV	0423981	Email	blindgren@neumanncompanies.com

The Plan Commission meets on the third Monday of the month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

State zoning change desired:

see narrative

State present use of property and intended use:

see narrative

Include a Plat Map drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and directory of each boundary thereof, the location of existing buildings and uses of same on such lands. Also, show the proposed building and the plat plans and indicate setbacks and offsets from the lot line. Parking area should also be shown.

Petitioner Signature			
Print Name	Bryan Lindgren	Date	1-30-20

OFFICE USE ONLY:

Date Applied:	Fee Paid:	Meeting Date:
---------------	-----------	---------------



VILLAGE OF HARTLAND
PETITION FOR:



NEW PLANNED UNIT DEVELOPMENT OVERLAY PETITION
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

OR

AMENDMENT TO EXISTING PLANNED UNIT DEVELOPMENT
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

FEE: \$150.00 + \$1,000 Professional Fee Deposit

Date: <u>1-30-20</u>	Fee Paid:
Date Filed:	Receipt No.

- Name: Newmann Developments Inc. - Bryan Lindgren
Address of Owner/Agent: N27W24025 Paul Ct., Suite 100
Pewaukee, WI 53072
Phone Number of Owner/Agent: 262-542-9200
FAX No. — E-mail blindgren@newmanncompanies.com
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
see attached narrative


Signature of Petitioner

N27W24025 Paul Ct, suite 100, Pewaukee, WI 53072
Address

262-542-9200
Phone

NOTE:

- a. Upon receipt of the petition for a PUD Overlay or PUD Amendment, the Plan Commission shall consider the request after the second meeting and make a recommendation to the Village Board. If the Village Board, upon reviewing the Plan Commission's recommendation, determines the request to have merit, it may order publication for a public hearing. After the public hearing held by the Village Board, it will take any action deemed necessary.
- b. Petition, Approval of Location and Plan of Operation may be made to the Village Plan Commission by filing such petition with the Village Clerk, accompanied by an operation description and a site plan showing the property boundaries, proposed and existing structures, a sketch of the building exterior and floor plan, and indicating uses on abutting property within 25 feet. Plans for landscaping and indication of parking facilities should be attached. Be as detailed as possible in order to fully inform the Plan Commission of your exact purpose and intention.
- c. 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, the location of existing buildings and uses of same on such lands. Also, show the proposed building and the plat plans and indicate setbacks and offsets from the lot line. Parking area should also be shown.
- d. Ask for a copy of the Village Ordinance relating to zoning changes or Planned Unit Development districts (PUD), as required.
- e. Include fee payable to **The Village of Hartland**

\$150 for PUD Petition + \$1,000 PROFESSIONAL FEE DEPOSIT
- f. Mail or deliver request, in triplicate, to:

**Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029**

**Village of Hartland
Professional Services Reimbursement Form**

The Village of Hartland has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such services is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that the Village may pass on other certain fees, costs, and charges which will be the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to this Agreement between the Village and, The responsible party listed below, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of activities incurred by the responsible party, whether at our request or at the request of the Village, we shall be responsible for the fees and expenses incurred by the Village. In addition, we have been advised that certain other fees, costs, and charges will be our responsibility.

Project Name: Campus Drive - East of Lake Country Lutheran

Submit invoices to: Responsible Party Property Owner

Responsible Party:

Neumann Developments Inc.
Bryan Lindgren

Printed Name



Signature

1-30-20
Date

N27W24025 Paul Ct., Suite 100

Street Address

Pewaukee

City

WI

State

53072
Zip

Phone 262-542-9200

Phone

E-Mail blindgren@neumanncompanies.com

E-Mail

Property Owner Name:

Printed Name

Signature

Date

Street Address

City

State

Zip

Phone

E-Mail

INTERNAL USE ONLY

Amount Due: \$ _____ Check #: _____ Date Paid: ___/___/___ Rec'd By: _____



January 30, 2020

Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

Dear Plan Commission,

We are excited to be submitting for consideration our request to re-zone lands east of Campus Drive in Hartland for the purposes of a mixed use development. Neumann Developments Inc. has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000, and has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in seven of the past nine years. Since the year 2000, Neumann Developments has developed over 4000 home sites, built over 40 miles of roads, and preserved over 2000 acres of land. For this proposed development we will be cooperating with Catalyst Construction. Catalyst is one of southeast Wisconsin's fastest growing and most respected construction firms specializing in providing construction management and design/build services to the religious, education, medical, office, senior-living and multi-family housing markets. In business since 2004, Catalyst provides the quality, experience, and knowledge to help us to bring another great neighborhood to the Village of Hartland.

The lands we are proposing for development include the northern and central portions of tax key HAV0423981 and are located north of STH 16, East of Campus Drive and Lake Country Lutheran High School, West of residential development on Willow Drive, and south of residential lands in the Town of Merton. Historically, these lands have been used for agriculture and for the past several decades have been left fallow. Currently, sewer and water extensions have been run through the center of the lands connecting Campus Drive to Willow Drive. Additionally, there is a trail system that runs around the area that the current owner has allowed neighbors as well as the various nearby school districts to use. Our proposed development would re-route some of these trails and permanently preserve them through easements for the benefit of the public use.

In 2019, the Village revised and approved a new comprehensive plan and Smart Growth map. The included exhibits and proposed zoning changes are consistent with the vision laid out for this area in the Comprehensive Plan for the Village of Hartland. The proposed development respects the boundary of the Isolated Natural Resource Area (INRA) on the property as previously discussed and agreed upon by SEWRPC and the Village. Through the rezoning process, this boundary can be protected by including it in an Upland Conservancy Overlay (UCO) as is described in the Village's zoning ordinance.

At the time of this re-zoning request wetlands have been delineated and confirmed by the DNR. The limited wetland areas included on the site will be avoided with this proposed development. Additionally, per the Village's ordinance a tree inventory survey was conducted of species with a DBH greater than 6". Exhibits showing the full inventory of trees as well as those intended to be preserved accompanies this submittal.



The overall vision for this PUD is that of a mixed use, primarily residential development. The parcel is proposed to be set up as three different uses:

- The southwestern most portion closest to STH 16 and the intersection of STH 83 is proposed to remain institutional and be retained by the current owner. This parcel will allow for future commercial or institutional uses that provide a transition from the main highway corridor into other uses.
- The central portion of the site supports higher density and is a residential transition area from the commercial/institutional use to less dense residential areas.
- The northern portion of the site is designed as clustered residential. This clustering is a less dense residential than the central portion of the site, preserves the isolated natural resource areas, and provides a further buffer and transition to the existing residential areas.

The following proposed zoning districts and uses further describe our proposal for this development in the central and northern areas of the site.

Central - Multi-Family

The central portion identified as Area B on the attached Rezoning Exhibit is currently identified as High Density Residential on the Village of Hartland Comprehensive Plan’s Future Land Use map. We are proposing this area to be multifamily apartments with RM-1 PUD zoning proposed. This zoning is consistent with other areas of the Village identified as high density residential. This parcel is proposed with a PUD overlay per the zoning ordinance as it will include more than two buildings. Zoning details include:

Proposed zoning: RM-1 PUD
Total Area: 16.94 acres
INRA (UCO) area: 3.51 acres
Net Area: 13.43 acres
Maximum Density: 146 units (10.9 units/net acre) – 184 units with density transfer from UCO
Proposed Density: 135 units (10.05 units/net acre)
Buildings: 8 buildings plus 1 clubhouse
Unit Mix:

Unit Type	Unit Count	Beds	Baths	Sq. Ft./Unit
1 Bed	20	1	1	700
1 Bed + Den	40	1	1.5	850
2 Bed	55	2	2	1100
2 Bed + Den	20	2	2	1300



- Parking:** One indoor parking per unit above ground, mix of attached and detached garages with additional exterior parking for renters and guests.
- Architecture:** Final plans, materials, and colors to be presented to architectural board at a future date. It is anticipated that the buildings will be two stories with a mix of at grade and walk up units. The exteriors will be low maintenance pitched roofs with asphalt shingles, LP smart siding with stone accents, and vinyl frame windows. Interiors will have nine foot ceilings with luxury vinyl tile flooring in main living areas, carpet in bedrooms, well-appointed kitchens with granite countertops and stainless steel appliances. Additionally, each unit will have outdoor space in the form of a patio or deck.
- Amenities:** For the benefit of the tenants a clubhouse will be built that will include a party room, management offices, exercise room, and an outdoor pool.

The proposed buildings, amenities, roads, and drives will all be privately owned and maintained. Property management will be conducted on site with staff to include leasing agents and maintenance staff. Anticipated rents range from \$1100-\$1800 per month. Upon completion the multifamily component of this development is estimated to be valued at \$17 million dollars. We feel that this area of the Village is well suited for multifamily development as it is adjacent to state highways and main thoroughfares as well as institutional uses. It will provide a great option for current and future Village residents to enjoy new, well designed, amenity filled, low maintenance living in a great area, and provide an excellent transition to the existing residential housing as well as our proposed single family homes in the northern portion of the development.

Northern – Single Family Condominium

The northern portion of the site identified as Area A on the attached Rezoning Exhibit is currently identified as Low/Medium Density Residential on the Village of Hartland Comprehensive Plan's Future Land Use map. We are proposing single family condominium homes with RS-5 PUD zoning on this parcel. The RS-5 zoning is consistent with the existing residential in the adjacent lands to the east in the Village. We are proposing a PUD overlay to develop this parcel as a condominium and design an urban style clustered community preserving more adjacent open space. Clustering the homes will allow us to keep as much of the existing wooded areas along the west and northern portions of the property. Zoning details include:

- Proposed Zoning:** RS-5 PUD
Total Area: 27.44 acres
INRA (UCO) Area: 12.94 acres
Net Area: 14.50 acres
Maximum Density: 78 units (5.4 units/net acre) – 148 units with density transfer from UCO
Proposed Density: 47 units (3.24 units/net acre)



Setbacks: 15 feet between units
 15 feet from street ROW's
 10 feet from INRA
 20 feet from Area A boundaries

We are proposing the streets in Area A to be built to the public standard and dedicated to the public. We envision this condominium of single family homes to be designed with a neo-traditional urban style feel appealing to first time home buyers and downsizers. An additional amenity area with a tot lot style play structure is proposed for the development. The development will be established with a condominium association responsible for architectural oversight, enforcement, budget, and management of neighborhood common and private elements. Units and limited common elements would be maintained by the homeowner.

The total area to be included in the PUD is the full 44.37 acres included in Areas A and B. As proposed the project preserves 16.45 acres of open space. This development would connect to municipal sewer and water service currently located adjacent to the property.

The proposed development costs are estimated at three million dollars to include necessary road improvements, neighborhood amenities, walking trails, community landscaping, and necessary infrastructure improvements. It is estimated that individual single family condominiums will retail between \$399,000 and \$500,000. Upon completion the development will add an estimated \$19-\$24 million dollars in tax base to the Village of Hartland.

If approved the commencement of development work is anticipated to be Summer of 2020. We anticipate an approximate 3-4 year time frame for full completion of the units.

This petition is being made after careful consideration regarding the market supply and demand of different residential product types in the Hartland area and we feel it provides a variety of housing options that will benefit the Village for many years to come.

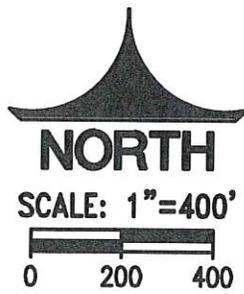
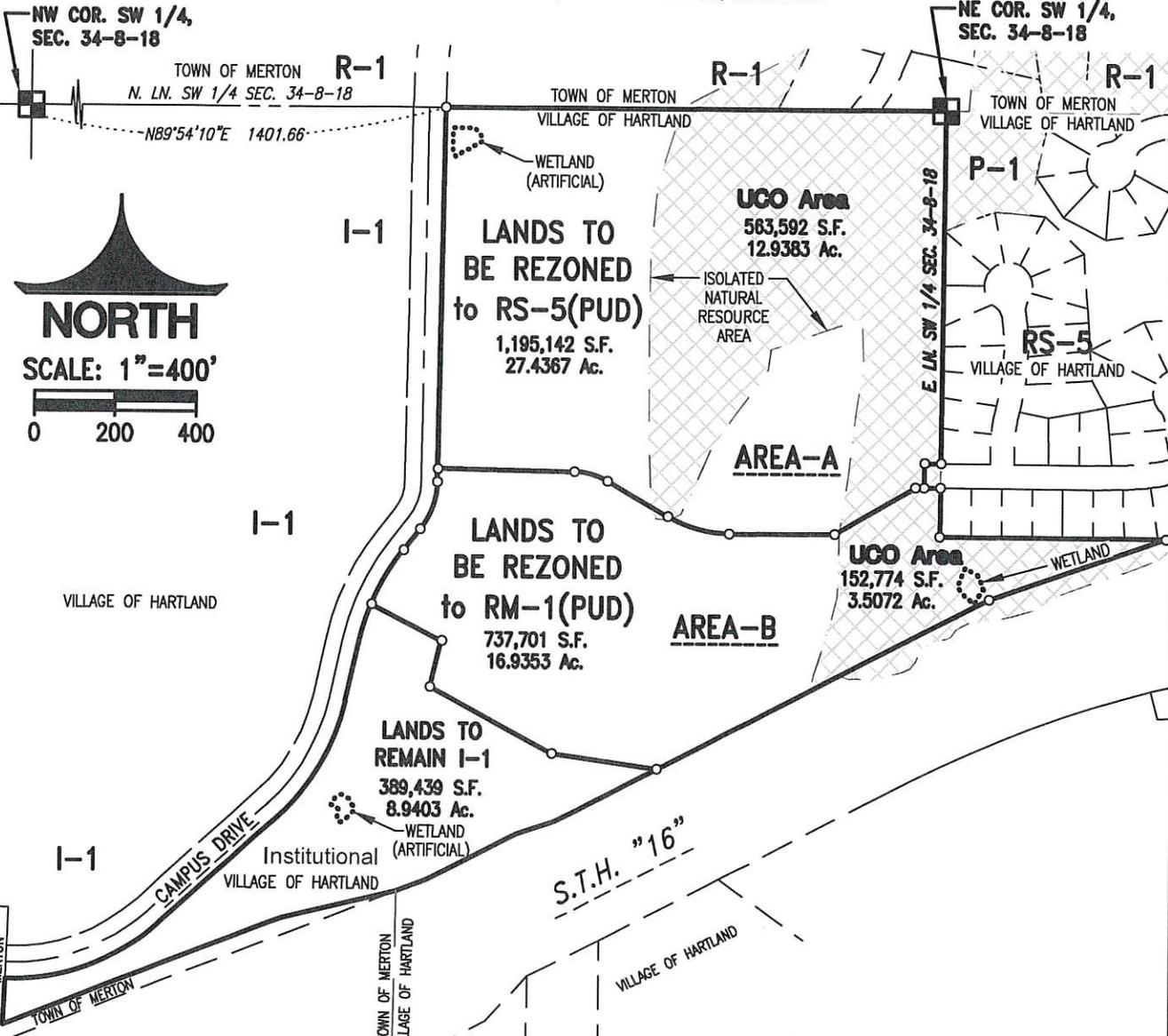
We look forward to discussing these proposed changes and bringing another great neighborhood to the Village of Hartland.

Sincerely,

Bryan Lindgren
Neumann Developments Inc

REZONING EXHIBIT "A"

BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.



WETLAND PER HEARTLAND ECOLOGICAL GROUP INC

LAND AREA SUMMARY	
AREA-A	RS-5 (PUD)
TOTAL AREA=	1,195,142 S.F. (27.4367 Ac.)
UCO AREA=	563,592 S.F. (12.9383 Ac.)
NET AREA=	631,550 S.F. (14.4984 Ac.)
AREA-B	RM-1 (PUD)
TOTAL AREA=	737,701 S.F. (16.9353 Ac.)
UCO AREA=	152,774 S.F. (3.5072 Ac.)
NET AREA=	584,927 S.F. (13.4281 Ac.)



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1490
Fax: (262) 790-1481

THIS EXHIBIT WAS PREPARED BY DEBORAH L. JOERS, P.L.S. (S-2132)

DATE: 1-28-20

H:\0900\853\19023-01\Survey\ESMT-EXHIBITS\REZONING_EXH.dwg

REZONING EXHIBIT "A"

LEGAL DESCRIPTION of lands to be REZONED to RS-5 (PUD):

Area-A:

All that part of the Southwest 1/4 of Section 34 Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest Corner of the said Southwest 1/4 of said Section 34 thence North 89°54'10" East along the North line of said Southwest 1/4, 1401.66 feet to a point on the East Right-of-Way line of "Campus Drive" and the place of beginning of lands hereinafter described;

Thence continuing North 89°54'10" East along said North line, 1241.53 feet to the Northeast corner of said Southwest 1/4; thence South 00°30'48" West along the East line of said Southwest 1/4, 865.02 feet to a point; thence South 89°53'13" West, 40.00 feet to a point; thence South 00°30'48" West, 60.00 feet to a point; thence South 89°53'13" West, 20.99 feet to a point; thence South 59°53'09" West, 231.02 feet to a point; thence South 89°53'09" West, 261.18 feet to a point; thence Northwesterly 159.70 feet along the arc of a curve, whose center lies to the North, whose radius is 305.00 feet, and whose chord bears North 75°06'51" West, 157.88 feet to a point; thence North 60°06'51" West, 172.81 feet to a point; thence Northwesterly 86.50 feet along the arc of a curve, whose center lies to the South, whose radius is 170.00 feet, and whose chord bears North 74°41'26" West, 85.57 feet to a point; thence North 89°16'02" West, 337.64 feet to a point on the East Right-of-Way line of "Campus Drive"; thence North 00°43'57" East along said East Right-of-Way line, 885.92 feet to the point of beginning of this description.

Said Parcel contains 1,195,142 Square Feet (or 27.4367 Acres) of land, more or less.

LEGAL DESCRIPTION of lands to be REZONED to RM-1 (PUD):

Area-B:

All that part of the Southwest 1/4 of Section 34 Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest Corner of the said Southwest 1/4 of said Section 34 thence North 89°54'10" East along the North line of said Southwest 1/4, 1401.66 feet to a point on the East Right-of-Way line of "Campus Drive"; thence South 00°43'57" West along said East Right-of-Way line, 885.92 feet to the place of beginning of lands hereinafter described;

Thence South 89°16'02" East, 337.64 feet to a point; thence Southeasterly 86.50 feet along the arc of a curve, whose center lies to the South, whose radius is 170.00 feet, and whose chord bears South 74°41'26" East, 85.57 feet to a point; thence South 60°06'51" East, 172.81 feet to a point; thence Southeasterly 159.70 feet along the arc of a curve, whose center lies to the North, whose radius is 305.00 feet, and whose chord bears South 75°06'51" East, 157.88 feet to a

point; thence North 89°53'09" East, 261.18 feet to a point; thence North 59°53'09" East, 231.02 feet to a point; thence North 89°53'13" East, 60.99 feet to a point; thence South 00°30'48" West, 120.01 feet to a point; thence North 89°53'13" East, 557.01 feet to a point; thence South 70°31'26" West, 462.77 feet to a point; thence South 62°39'50" West, 919.58 feet to a point; thence North 82°02'10" West, 261.34 feet to a point; thence North 62°01'49" West, 343.39 feet to a point; thence North 13°48'37" East, 116.35 feet to a point; thence North 63°08'36" West, 195.80 feet to a point; thence Northeasterly 155.89 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 560.00 feet, and whose chord bears North 30°36'10" East, 155.39 feet to a point; thence North 38°34'11" East, 65.30 feet to a point; thence Northeasterly 125.47 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 190.00 feet, and whose chord bears North 19°39'04" East, 123.21 feet to a point; thence North 00°43'57" East, 32.99 feet to the point of beginning of this description.

Said Parcel contains 737,701 Square Feet (or 16.9353 Acres) of land, more or less.

Date: 1/28/2020



A handwritten signature in blue ink that reads "Deborah L. Joers".

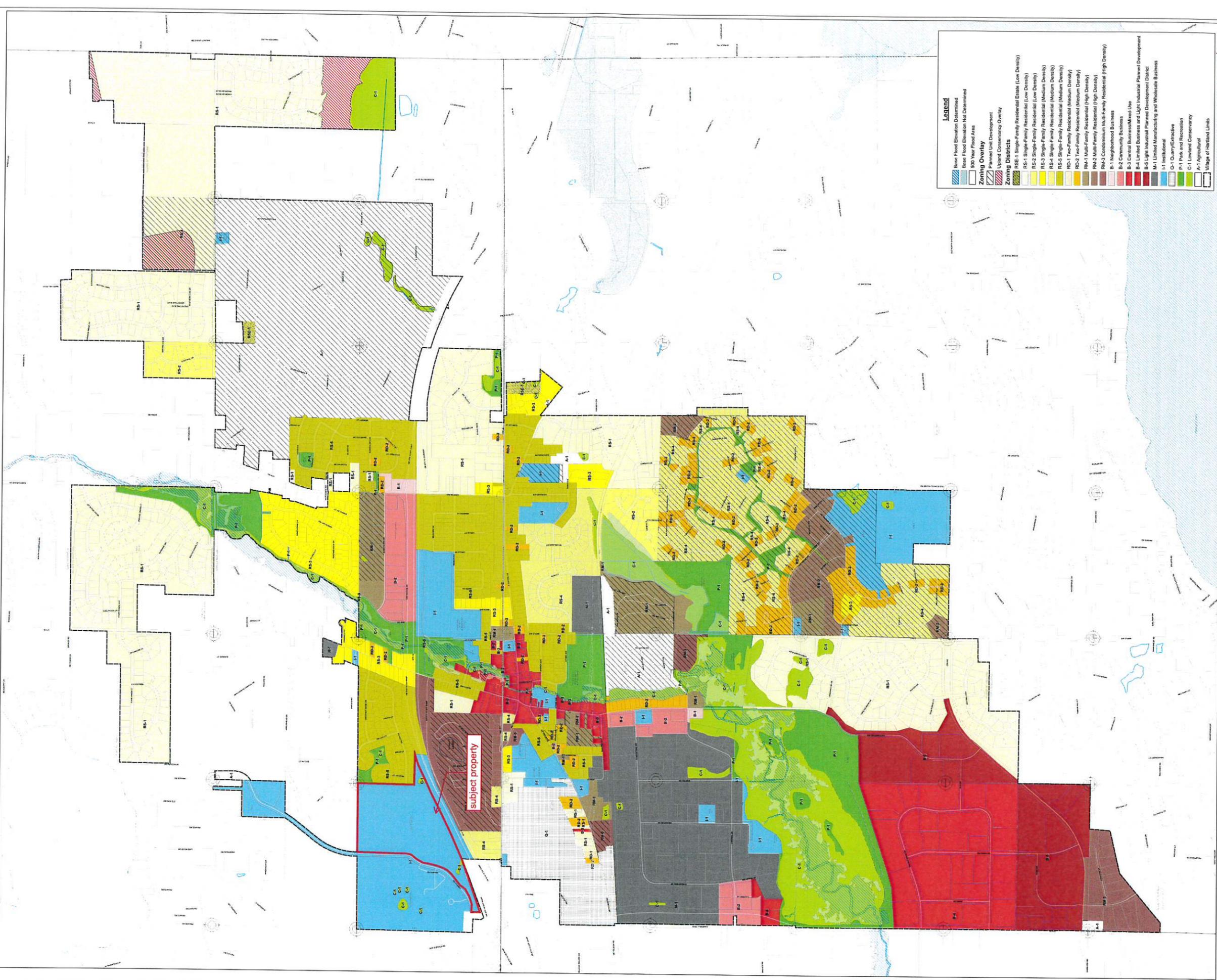
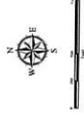
Deborah L. Joers, P.L.S.
Professional Land Surveyor, S-2132
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

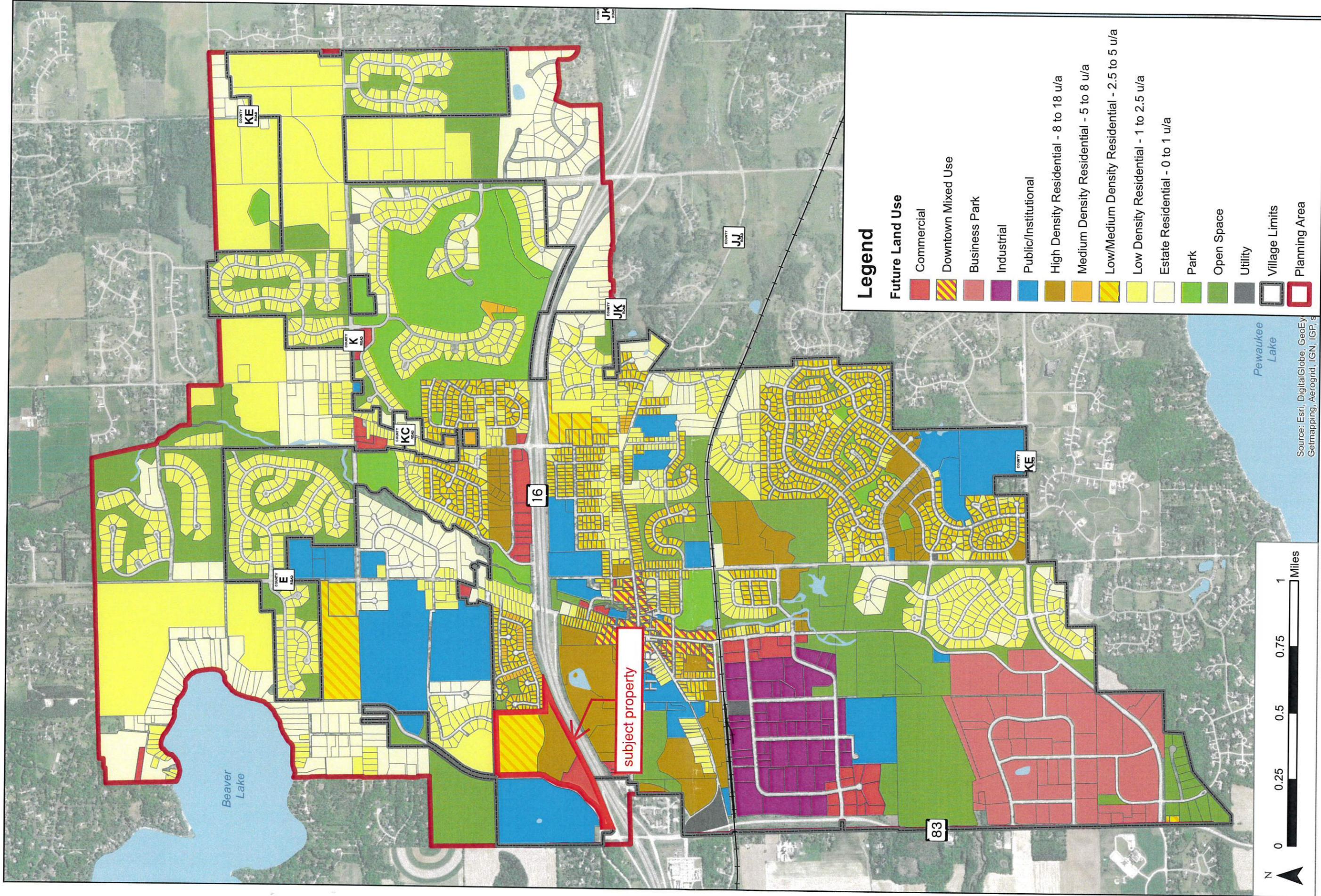


Zoning Map Village of Hartland, Waukesha County, Wisconsin

Date: July, 2019

Ruekert • Mielke





Legend

Future Land Use

- Commercial
- Downtown Mixed Use
- Business Park
- Industrial
- Public/Institutional
- High Density Residential - 8 to 18 u/a
- Medium Density Residential - 5 to 8 u/a
- Low/Medium Density Residential - 2.5 to 5 u/a
- Low Density Residential - 1 to 2.5 u/a
- Estate Residential - 0 to 1 u/a
- Park
- Open Space
- Utility
- Village Limits
- Planning Area

Source: Esri, DigitalGlobe, GeoEye, Getmapping, Aerogrid, IGN, IGP, s

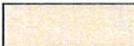




Master Plan Site Data

Tax Key No	HAV 0423981
Total Area	53.31 acres
Wetland Area	- 0.07 acres
UPLAND AREA	52.94 acres
- INRA Area	- 16.45 acres
NET AREA	36.49 acres

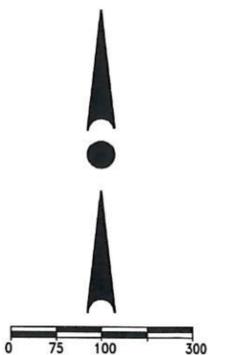
Proposed Land Uses

	Single Family Condominium 47 units (3.24 un/net ac)	27.43 acres - INRA = 12.94 acres Net Area = 14.49 acres
	Multi-Family Townhome Residential 135 units (10.05 un/net ac)	16.94 acres - INRA = 3.51 acres Net Area = 13.43 acres
	Institutional	8.94 acres

-  Isolated Natural Resource Area (16.45 acres)
[Per SEWRPC GIS]
-  Existing Woods & Open Space
-  Trail System (indicates intent for looped trail)



4100 N Calhoun Road, Suite 300
 Brookfield, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: info@trioeng.com



Scale: 1" = 150' (22"x34")
 Scale: 1" = 300' (11"x17")

January 30, 2020

MASTER PLAN - Lake Country Lutheran East Lands

Village of Hartland Wisconsin

14-000001-VISUALIZATION-01-18-2020

PEC
[Per GIS]



Residential Site Data

Tax Key No	HAV 0423981
Rs-5 PUD Residential Area	27.43 acres
- INRA Area	-12.94 acres
NET AREA	14.49 acres

Proposed Clustered Residential Development:	
Single Family Condominium	47 units
Density	1.78 units/acre (Gross)
	3.24 units/acre (Net)

Setbacks:
 Interior Front = 45' to centerline; 25' to curb on cul-de-sac
 Single Family Side = 15' building to building (7.5' per building)
 Rear = 30'
 Campus Drive = 50'

Single Family
Condominium

Lake Country Lutheran
Campus Drive

Amenity Area

Preserved
Open Space
Woods

Isolated Natural
Resource Area
(INRA)
[Per SEWRPC GIS]

Willow
Drive

Public
Court

1
17 UNITS
Townhome
Residential

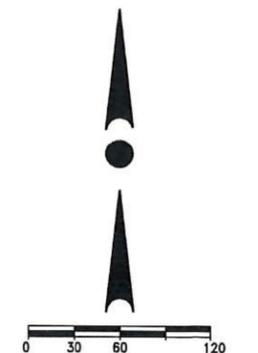
Rs-5 PUD RESIDENTIAL PLAN - Lake Country Lutheran East Lands

Village of Hartland Wisconsin

Development By:



4100 N Calhoun Road, Suite 300
 Brookfield, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: info@trioeng.com



Scale: 1" = 60' (22"x34")
Scale: 1" = 120' (11"x17")

January 30, 2020

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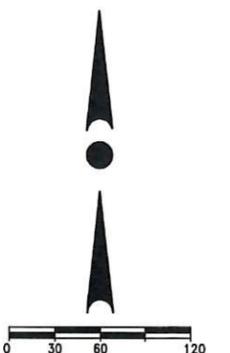
Residential Site Data

Tax Key No	HAV 0423981
Rm-1 PUD Townhome Area	16.94 acres
- INRA Area	-3.51 acres
NET AREA	13.43 acres

Proposed Clustered Residential Development:	
Single Family Condominium	135 units
Density	7.97 units/acre (Gross)
	10.05 units/acre (Net)

40' Building Setback

Development By:



4100 N Calhoun Road, Suite 300
 Brookfield, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: info@trioeng.com

Scale: 1" = 60' (22"x34")

Scale: 1" = 120' (11"x17")

January 30, 2020

Rm-1 PUD TOWNHOME PLAN - Lake Country Lutheran East Lands

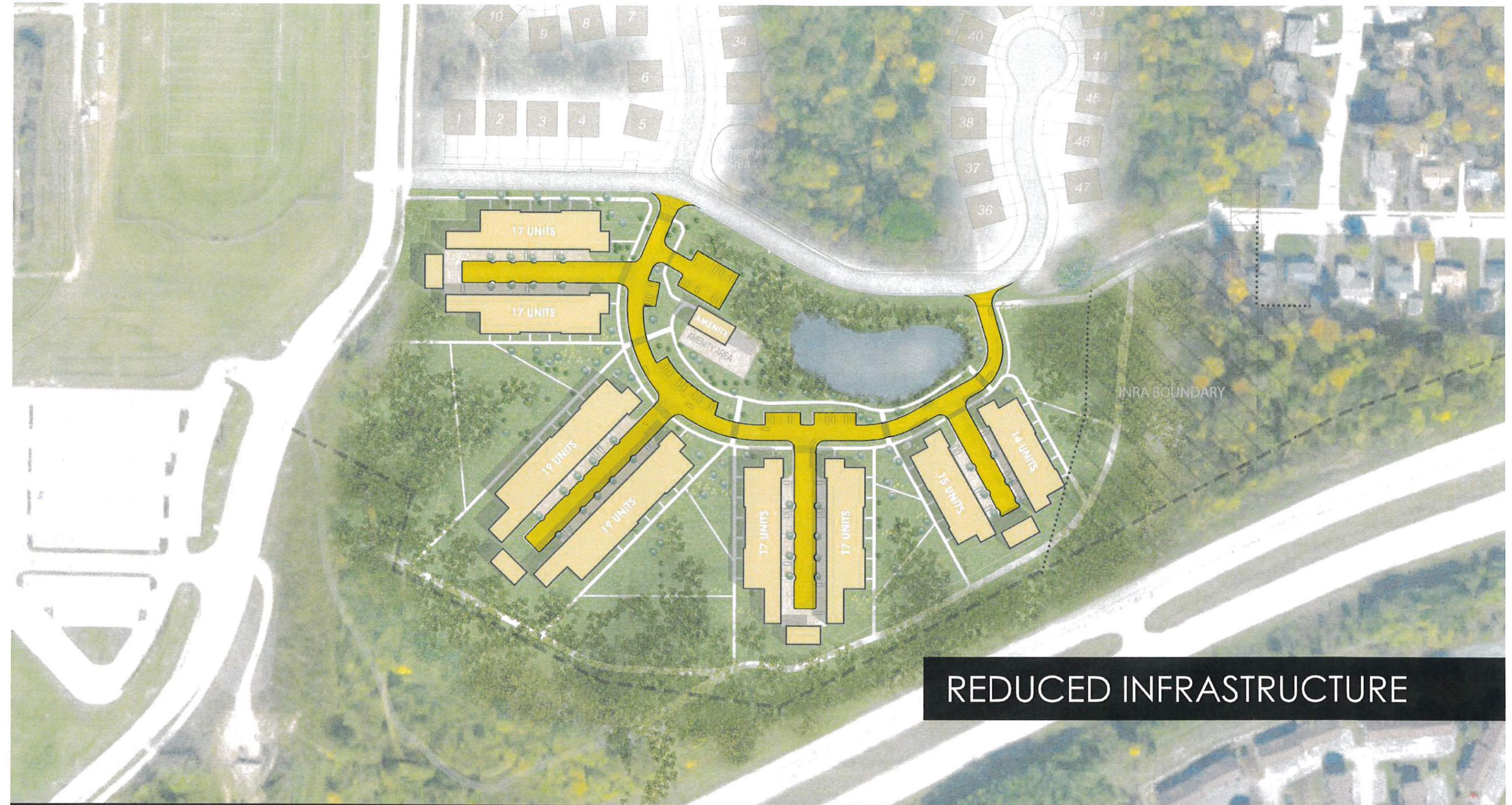
Village of Hartland Wisconsin

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HARTLAND TOWNHOMES

RINKA+

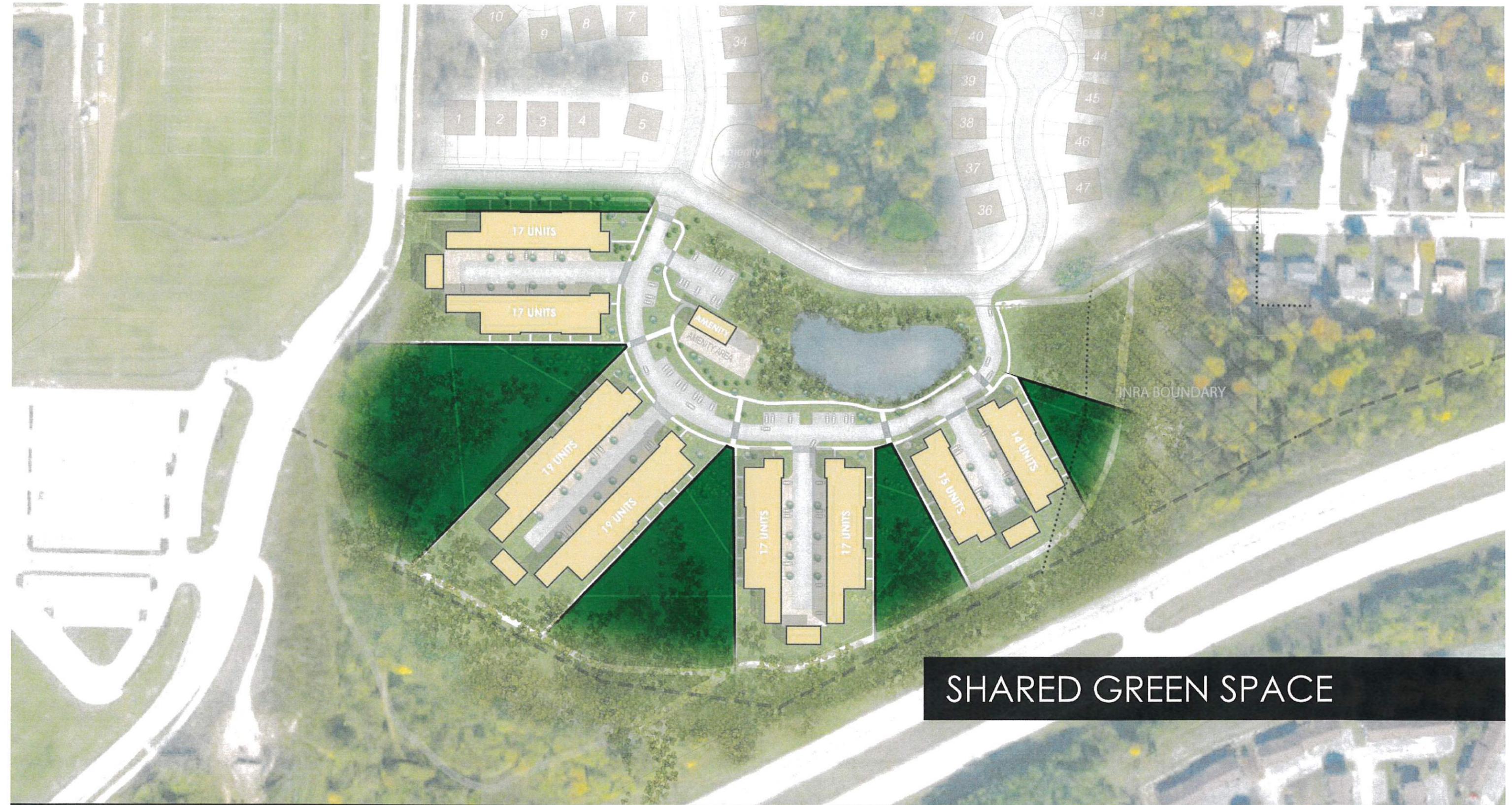
HARTLAND TOWNHOMES - 191010
JANUARY 2019, 2020



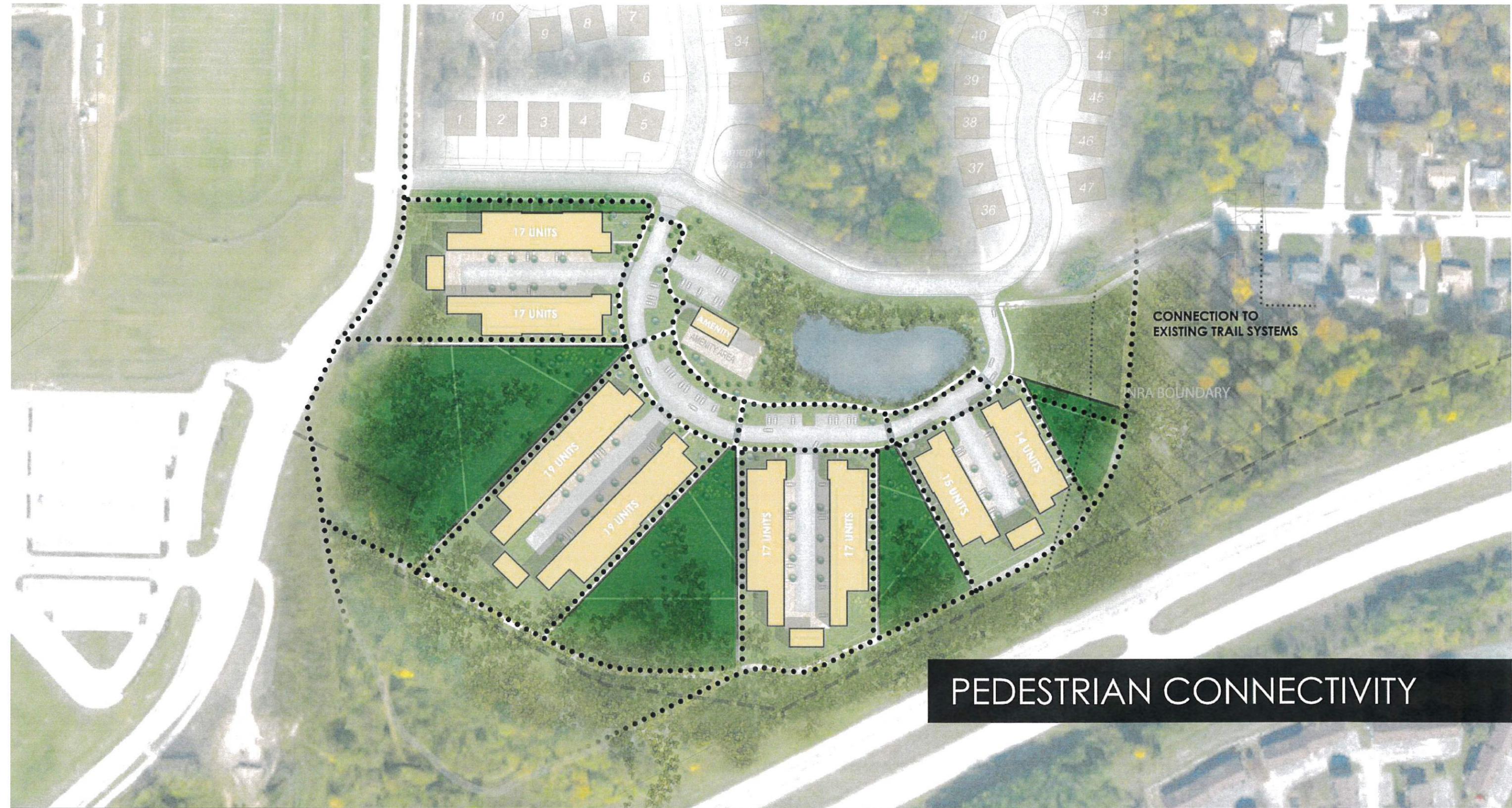
REDUCED INFRASTRUCTURE



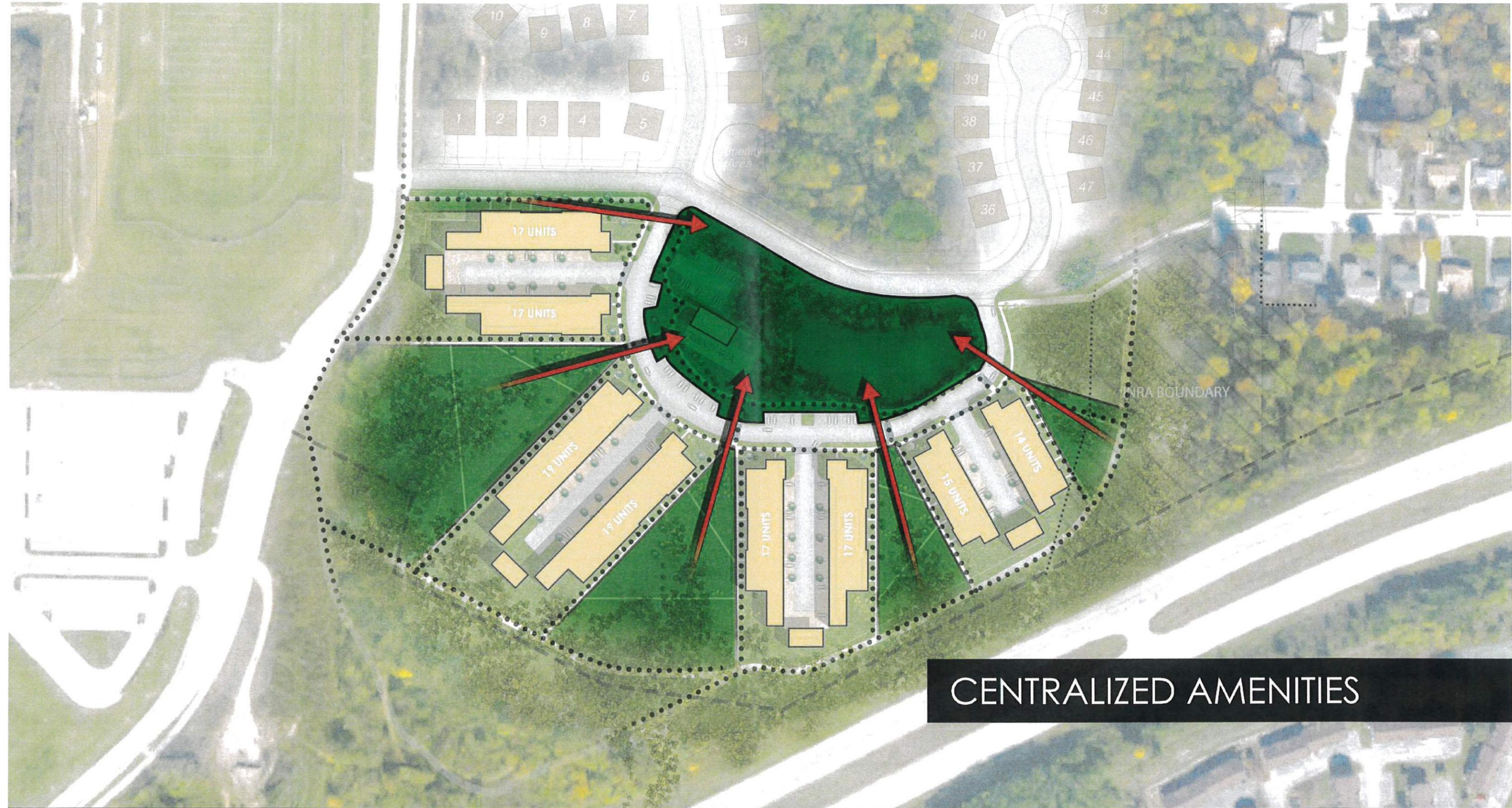
RESIDENTIAL STREETSCAPE



SHARED GREEN SPACE



PEDESTRIAN CONNECTIVITY



CENTRALIZED AMENITIES



CONTEPTUAL SITE PLAN

	ALAN G STANWICK 2008 LIVING TRUST W305N5205 GAIL LN HARTLAND WI 53029	ALEXANDER ALLISTER 4887 EASY ST UNIT 10 HARTLAND WI 53029-1942
ALLEN KOGLIN AND PATRICIA KOGLIN 231 WILLOW DR HARTLAND WI 53029	ALLEN M & ROBIN R WEISS REVOCABLE TRUST 273 WILLOW DR HARTLAND WI 53029-1324	ALYCIA J WARD 4875 EASY ST UNIT 5 HARTLAND WI 53029-1943
AMOL NANDKISHOR AGASHE 4887 EASY ST UNIT 2 HARTLAND WI 53029-1942	AMY JO BENSON 530 WINDSTONE DR UNIT 112 HARTLAND WI 53029-1657	ANDREW J FARRELL 4875 EASY ST UNIT 9 HARTLAND WI 53029-1943
ANDREW & AMANDA M RUSSELL N49W31057 OLD STEEPLE RD HARTLAND WI 53029-8533	ANDREW AND ANNA KOPCZYK 14130 SHEFFIELD DR APT 301 HOMER GLEN IL 60491-7891	ANDREW SISK 520 WINDSTONE DR UNIT 103 HARTLAND WI 53029-1653
ANTHONY J KLOTZ & KARRIE L KLOTZ 4887 EASY ST UNIT 14 HARTLAND WI 53029	ANTON & CHRISTINE MOLLGAARD 705 CENTERVILLE RD ANDERSON SC 29625-2529	ARLENE A MAYES 4875 EASY ST UNIT 8 HARTLAND WI 53029-1943
ASHLEY E PEIRICK 4887 EASY ST UNIT 6 HARTLAND WI 53029-1942	BARBARA E SAMUELSON 530 WINDSTONE DR UNIT 109 HARTLAND WI 53029	BONNIE IZYDOR 530 WINDSTONE DR UNIT 103 HARTLAND WI 53029-1657
BONNIE SUEDBECK 530 WINDSTONE DR UNIT 312 HARTLAND WI 53029-1659	BOYD & ELIZABETH STAPLETON W304N5309 EVELYN CT HARTLAND WI 53029	BRANDON ORDWAY 520 WINDSTONE DR UNIT 204 HARTLAND WI 53029
BRENT W YUNK 4821 EASY ST UNIT 14 HARTLAND WI 53029	BRIAN J BORKENHAGEN 4835 EASY ST UNIT 2 HARTLAND WI 53029-1954	BRIAN M & PATRICIA A STIPPICH 2011 LIVING TRUST 4887 EASY ST UNIT 3 HARTLAND WI 53029-1942
BRIAN NAHEY 5661 HIGHWAY 83 HARTLAND WI 53029-8502	BRIAN W MONTAG 2017 TRUST PO BOX 180336 DELAFIELD WI 53018-0336	BRIANA V DENEVAN 530 WINDSTONE DR UNIT 212 HARTLAND WI 53029
BRUCE SINOTTE AND KATHLEEN SINOTTE 302 WILLOW DR HARTLAND WI 53029-1316	BRYAN E BAUMAN 1420 BLAZING STAR DM OCONOMOWOC WI 53066-3552	CALVIN M AKIN 19105 W CAPITOL DR #200 BROOKFIELD WI 53045

CARRIE HAANSTAD
4863 EASY ST UNIT 3
HARTLAND WI 53029

CELINE F MULLEN
520 WINDSTONE DR UNIT 304
HARTLAND WI 53029-1655

CHRISTOPHER KLUSS
4835 EASY ST UNIT 14
HARTLAND WI 53029-1954

DAN AND KIM SCHLISE INC
269 KILLARNEY RD
HARTFORD WI 53027-9739

DANIEL & KATHLEEN FOGLE
292 HICKORY CT
HARTLAND WI 53029

DARRELL AND JUDITH L NULAND
530 WINDSTONE DR UNIT 206
HARTLAND WI 53029-1658

DAVID C PANAWASH
530 WINDSTONE DR UNIT 104
HARTLAND WI 53029

DAVID HADDIX
4887 EASY ST UNIT 9
HARTLAND WI 53029-1942

DENNIS A & DARLENE F SISCO
REVOCABLE LIVING TRUST
296 HICKORY CT
HARTLAND WI 53029

DONALD R PORTER
4835 EASY ST UNIT 10
HARTLAND WI 53029

CASEY & KATRINA JOHNSTON
4821 EASY ST UNIT 3
HARTLAND WI 53029-1941

CHAD D TORKELESON
4821 EASY ST UNIT 6
HARTLAND WI 53029

CLIFFORD R LOKER
4875 EASY ST UNIT 7
HARTLAND WI 53029-1943

DANIEL D PFEFFER & KELLY E BABCOCK
530 WINDSTONE DR UNIT 208
HARTLAND WI 53029-1658

DANIEL AND PATRICIA QUIGLEY
255 WILLOW DR
HARTLAND WI 53029

DAVID AND KAREN ZUEGE
N74W28831 COLDSTREAM DR
HARTLAND WI 53029-8486

DAVID E COX AND CHRISTINE M COX
297 WILLOW DR
HARTLAND WI 53029

DAVID ROESSLER AND JEAN ROESSLER
243 WILLOW DR
HARTLAND WI 53029

DEREK J AND STEPHANIE L REINKE
W334N6905 REYNOLDS DR
OCONOMOWOC WI 53066-1429

DUKE PLOENSE
250 WILLOW DR
HARTLAND WI 53029-1321

CECELIA FAUSEL
4887 EASY ST UNIT 16
HARTLAND WI 53029-1942

CHRISTINE GLASS
520 WINDSTONE DR UNIT 312
HARTLAND WI 53029-1655

COLLEEN K CONDON
4875 EASY ST UNIT 13
HARTLAND WI 53029

DANIEL E SHEPHERD
4887 EASY ST UNIT 1
HARTLAND WI 53029-1942

DANIELLE NICOLE HENRY
4875 EASY ST UNIT 6
HARTLAND WI 53029-1943

DAVID BAHR AND JANET BAHR
261 WILLOW DR
HARTLAND WI 53029

DAVID G LASKA
N77W22305 WOODDED HILLS DR
SUSSEX WI 53089-2149

DEGROTHY TRUST DATED SEPTEMBER
11 2006
4835 EASY ST UNIT 15
HARTLAND WI 53029-1954

DONALD PAUL MCDOWELL
530 WINDSTONE DR UNIT 205
HARTLAND WI 53209-1658

DUNKER TRUST
3761 NAGAWICKA SHORE DR
HARTLAND WI 53029

ELLEN J UMENTUM 4863 EASY ST UNIT 2 HARTLAND WI 53029-1953	ELLEN LOUISE BECKER 4821 EASY ST UNIT 5 HARTLAND WI 53029-1941	EMIL & RUTH MEINDL FAMILY TRUST 228 WILLOW CT HARTLAND WI 53029-1312
ERIN J O'BOYLE 4887 EASY ST UNIT 5 HARTLAND WI 53029	FRED AND LESLIE SCHWEINERT 4835 EASY ST UNIT 16 HARTLAND WI 53029	FREDERICK A & LINDA A KUHN 2007 LIVING TRUST 260 BIRCH CT HARTLAND WI 53029
GABRIELA VAZQUES & JESUS GARCIA 272 HICKORY CT HARTLAND WI 53029-1306	GARY AND MARY WITTER 222 WILLOW CT HARTLAND WI 53029	GEOFFREY A YOUNG 664 HILL ST HARTLAND WI 53029
GEOFFREY C AND RUSSELL C ACKLEY 4863 EASY ST UNIT 6 HARTLAND WI 53029	GEORGE AND MARGARET URBAN 258 BIRCH CT HARTLAND WI 53029	GRAFTON MANOR 5 LLC PO BOX 512 HARTLAND WI 53029-0512
GREGORY BURICH 520 WINDSTONE DR UNIT 307 HARTLAND WI 53029-1655	GREGORY F FAAS AND REBEKAH J FAAS 285 WILLOW DR HARTLAND WI 53029-1324	GREGORY L & JANET E WARREN 4875 EASY ST UNIT 16 HARTLAND WI 53029-1943
HADDIX TRUST W282N4288 SOMERSET LN PEWAUKEE WI 53072	HAO LI 17320 BARD LN BROOKFIELD WI 53045-1251	HAO LI 17320 BARD LN BROOKFIELD WI 53045-1251
HAYLIE HAMPTON 520 WINDSTONE DR UNIT 302 HARTLAND WI 53029-1655	J SWEET TOWNE LLC 1127 HAWTHORNE PL APT E PEWAUKEE WI 53072-6575	JACK VACCARO 520 WINDSTONE DR UNIT 301 HARTLAND WI 53029-1655
JACOB M & DANIELLE L CATAROZZOLI 284 HICKORY CT HARTLAND WI 53029-1306	JACOB W BOLYARD & KATELYN A KOTAJARVI 264 BIRCH CT HARTLAND WI 53029-1320	JAMES & LINDA HOLMBERG TRUST W310N4958 OLD STEEPLE RD HARTLAND WI 53029
JAMES STRECHER AND LISA STRECHER 267 WILLOW DR HARTLAND WI 53029	JAMES AND TERESA TERONDE W304N5293 EVELYN CT HARTLAND WI 53029	JANE LAITSCH 4835 EASY ST UNIT 6 HARTLAND WI 53029-1954
JANET K ADLER 520 WINDSTONE DR UNIT 104 HARTLAND WI 53029-1653	JANET L STAHNKE 530 WINDSTONE DR #107 HARTLAND WI 53029	JASON AND MELISSA MALDONADO 520 WINDSTONE DR UNIT 107 HARTLAND WI 53029

JAYNE WEYER TRUST
13716 W WHITE WOOD DR
SUN CITY WEST AZ 85375-5845

JEAN A LARSEN
642 HILL ST
HARTLAND WI 53029

JEAN M LYONS
4863 EASY ST UNIT 1
HARTLAND WI 53029

JEANINE LUND
4875 EASY ST UNIT 1
HARTLAND WI 53029-1943

JEANNE A HOPPE
520 WINDSTONE DR UNIT 207
HARTLAND WI 53029

JEFFERY AND JUDITH SCHUBERT
W310N4932 OLD STEEPLE RD
HARTLAND WI 53029

JEFFREY C SAATKAMP
280 HICKORY CT
HARTLAND WI 53029-1306

JENNIFER R KLEMME
256 BIRCH CT
HARTLAND WI 53029

JEREMY H KONTNEY
4821 EASY ST UNIT 4
HARTLAND WI 53029-1941

JOAN P GLEASER
520 WINDSTONE DR UNIT 311
HARTLAND WI 53029-1655

JOANN PAPA IRREVOCABLE TRUST
520 WINDSTONE DR UNIT 309
HARTLAND WI 53029-1655

JOHN AND PATRICIA BAKER
230 WILLOW CT
HARTLAND WI 53029

JOHN GRUBA AND BETSY GRUBA
214 WILLOW CT
HARTLAND WI 53029

JOHN L AND MARY A KOSAK
530 WINDSTONE DR UNIT 108
HARTLAND WI 53029

JOHN M AND WANDA E GOSA
530 WINDSTONE DR UNIT 111
HARTLAND WI 53029-1657

JOHN AND CHERYL MALONEY
290 HICKORY CT
HARTLAND WI 53029

JOHN P LYNE
530 WINDSTONE DR UNIT 201
HARTLAND WI 53029

JOSHUA D BUEGE
530 WINDSTONE DR #207
HARTLAND WI 53029

JOSHUA ENGEL AND LORA ENGEL
N49W31079 OLD STEEPLE RD
HARTLAND WI 53029-8533

JUDITH SCHNEIDER
520 WINDSTONE DR UNIT 208
HARTLAND WI 53029-1654

JUSTIN CULL
530 WINDSTONE DR UNIT 303
HARTLAND WI 53029-1659

JUSTIN J LEWANDOWSKI
520 WINDSTONE DR UNIT 112
HARTLAND WI 53029-1653

KAREN E LAWLOR
216 WILLOW CT
HARTLAND WI 53029

KAREN K KOTTKE
520 WINDSTONE DR UNIT 212
HARTLAND WI 53029

KAREN M WAGNER
4863 EASY ST
HARTLAND WI 53029-1953

KATHLEEN A ORLIKOWSKI
520 WINDSTONE DR UNIT 205
HARTLAND WI 53029

KATIE L EGGERS
213 WILLOW DR
HARTLAND WI 53029-1324

KELLY M AND MARK R BLACKBURN
248 WILLOW DR
HARTLAND WI 53029

KIEFER FARMS LLC
PO BOX 180621
DELAFIELD WI 53018-0621

KIMBERLY A TESSMAN
4875 EASY ST UNIT 11
HARTLAND WI 53029-1943

KRISTIN M SLOANE
226 WILLOW CT
HARTLAND WI 53029

KURT AND CONSTANCE PRANGE
244 WILLOW CT
HARTLAND WI 53029

LAURIE HILL
4835 EASY ST UNIT 12
HARTLAND WI 53029-1954

LINDSEY BROWN
4821 EASY ST UNIT 12
HARTLAND WI 53029-1941

LOT OWNERS OF CHESTNUT RIDGE
AND CHESTNUT RIDGE HOMEOWNERS
ASSOCIATION
Not Available

LUTHERAN H.S. ASSOC OF GREATER
MILW
10427 W LINCOLN AVE STE 1300
MILWAUKEE WI 53227-1263

MAHVASH SHAKER
600 THAMES PKWY APT 2C
PARKRIDGE IL 60068-3679

MARK A KRAUS JR
520 WINDSTONE DR UNIT 102
HARTLAND WI 53029

MARVIN KATH AND JOAN KATH
530 WINDSTONE DR UNIT 308
HARTLAND WI 53029-1659

MARY S MUTH
520 WINDSTONE DR UNIT 106
HARTLAND WI 53029-1653

KRISTIN ROGACZEWSKI
520 WINDSTONE DR UNIT 108
HARTLAND WI 53029-1653

KYLE A NIGL
4821 EASY ST UNIT 10
HARTLAND WI 53029-1941

LINDA C BEASTER
4835 EASY ST UNIT 5
HARTLAND WI 53029

LISA M WEATHERBEE
266 WILLOW DR
HARTLAND WI 53029-1325

LOT OWNERS OF KIEFER FARMS
Not Available
HARTLAND WI 53029

LUTHERAN HIGH SCHOOL ASSOCIATION
OF GREATER MILW
10427 W LINCOLN AVE STE 1300
MILWAUKEE WI 53227-1263

MARGARET BURRUS TRUST DATED
AUGUST 9 2006
300 HICKORY CT
HARTLAND WI 53029

MARK J AND FRANCINE J DEMLER-
GIMLA
W305N5220 GAIL LN
HARTLAND WI 53029

MARY ELLEN THOSS
530 WINDSTONE DR UNIT 309
HARTLAND WI 53029-1659

MATTHEW J FRANCOIS
4875 EASY ST UNIT 15
HARTLAND WI 53029

KURT D ASHBRENNER
220 WILLOW CT
HARTLAND WI 53029

LARRY C COMPTON JR
530 WINDSTONE DR #305
HARTLAND WI 53029

LINDA D LEMEROND
254 BIRCH CT
HARTLAND WI 53029

LOLA M VANHIERDEN
520 WINDSTONE DR UNIT 306
HARTLAND WI 53029

LUKE W BAAR
520 WINDSTONE DR UNIT 105
HARTLAND WI 53029-1653

MADELINE L DUERO
4835 EASY ST UNIT 3
HARTLAND WI 53029-1954

MARGIT TROMPLER
530 WINDSTONE DR UNIT 110
HARTLAND WI 53029

MARK AND NIYARA WOODWARD
520 WINDSTONE DR UNIT 201
HARTLAND WI 53029-1654

MARY L BUELOW
4835 EASY ST UNIT 9
HARTLAND WI 53029-1954

MATTHEW W KLEWER
2252 LADDIE TRL
DE PERE WI 54115-8472

MELANIE M KRAAK
291 WILLOW DR
HARTLAND WI 53029

MICHAEL AND RAELE BELLAND
S12W31280 RUCCI DR
WALES WI 53183-9722

MICHAEL J AND DEBRA M PASSINO
530 WINDSTONE DR UNIT 203
HARTLAND WI 53029-1658

MILWAUKEE INVESTMENTS VIII LLC
2626 DELMAR PL
FORT LAUDERDALE FL 33301-1576

NATHAN S AND CYNTHIA K STRAYER
262 BIRCH CT
HARTLAND WI 53029

NICHOLAS L MASTROCOLA
4875 EASY ST UNIT 10
HARTLAND WI 53029-1943

PATRICK AND MARY HENZE
W305N5235 GAIL LN
HARTLAND WI 53029

PAUL BRANDES
520 WINDSTONE DR UNIT 310
HARTLAND WI 53029

PETER AND SUSAN MIHOJEVICH
N52W30555 MORAIN DR
HARTLAND WI 53029

PUSHING THE LIMIT ENTERPRISES LLC
PO BOX 621
PEWAUKEE WI 53072

MELVIN L AND ANDREW D KIRSCH
1424 WILDERNESS TRL
DELAFIELD WI 53018

MICHAEL H AND BARBARA J SYLVESTER
4821 EASY ST UNIT 8
HARTLAND WI 53029-1941

MICHAEL J AND DEBRA M PASSINO
520 WINDSTONE DR UNIT 110
HARTLAND WI 53029-1653

MYRON W SR AND SUSAN J COONS
4863 EASY ST UNIT 5
HARTLAND WI 53029

NATHAN T GROTH
4835 EASY ST UNIT 4
HARTLAND WI 53029

NICOLE R KULAS
282 HICKORY ST
HARTLAND WI 53029

PATRICK J AND DONNA W BALISTRERI
W305N5240 GAIL LN
HARTLAND WI 53029-1025

PAUL STAPLETON
W305N5247 GAIL LN
HARTLAND WI 53029

PETER AND SHARON PURVIS
W305N5260 GAIL LN
HARTLAND WI 53029

QI 13 LLC
1600 PARAMOUNT DR
WAUKESHA WI 53186-3965

MICHAEL A AND MELISSA A ZUNIGA
249 WILLOW DR
HARTLAND WI 53029-1324

MICHAEL J & RAYNELLE A CHYCINSKI
JOINT REV TRUST
1000 SW 5TH AVE
BOYNTON BEACH FL 33426-4734

MICHAEL L SCHMIDT
4821 EASY ST UNIT 7
HARTLAND WI 53029

NATHAN LEROY
4887 EASY ST UNIT 7
HARTLAND WI 53029-1942

NELSON-ZIRZOW REVOCABLE TRUST
225 WILLOW DR
HARTLAND WI 53029-1324

PAMELA L GROSS
24159 HARBORVIEW RD
PUNTE GORDA FL 33980

PAUL A RADDATZ
520 WINDSTONE DR UNIT 109
HARTLAND WI 53029

PENNY L NEULRICH
4835 EASY ST UNIT 1
HARTLAND WI 53029-1954

PETER PURVIS JR AND JILL PURVIS
W305N5250 GAIL LN
HARTLAND WI 53029

RIC J AND DANA A NEARY PANELLA
298 HICKORY CT
HARTLAND WI 53029

RICHARD D AND STACY DURANSO
W304N5290 EVELYN CT
HARTLAND WI 53029

RICHARD D HANSON
4835 EASY ST UNIT 13
HARTLAND WI 53029

RICHARD J AND RITA L GOEPEL
530 WINDSTONE DR UNIT 311
HARTLAND WI 53029-1659

RICKY A WINTER & SANDRA D RICHTER
279 WILLOW DR
HARTLAND WI 53029

ROBERT AND LINDA BABEL
238 WILLOW CT
HARTLAND WI 53029

ROBERT D LITTLE
278 HICKORY CT
HARTLAND WI 53029

ROBERT AND KATHLEEN FREIBOTH
276 HICKORY CT
HARTLAND WI 53029

ROBERT J DOOME AND LISA L GIEG-
DOOME
18110 HOFFMAN AVE UNIT A
BROOKFIELD WI 53045-3559

RONALD BYCZEK CUSTODIAN FOR
OLIVIA BYCZEK
333 BISHOPS WAY STE 141
BROOKFIELD WI 53005-6209

RONALD AND LISA MARIE CHOLIP
270 WILLOW DR
HARTLAND WI 53029

RONALD E FLANAGAN
226 WILLOW DR
HARTLAND WI 53029

RONALD W JR AND DIANE L NUNN
530 WINDSTONE DR UNIT 102
HARTLAND WI 53029

ROY D AND ANNE T TANNER
520 WINDSTONE DR UNIT 209
HARTLAND WI 53029-1654

RYAN J STANCL
4821 EASY ST UNIT 11
HARTLAND WI 53029-1941

SALLY DOYLE
4875 EASY ST UNIT 4
HARTLAND WI 53029-1943

SAMANTHA R TIETGEN
4875 EASY ST UNIT 3
HARTLAND WI 53029-1943

SAMUEL EICKMEYER
4821 EASY ST UNIT 16
HARTLAND WI 53029-1941

SANDRA C MATUSHINEC
530 WINDSTONE DR UNIT 301
HARTLAND WI 53029

SANDRA J SHAW
520 WINDSTONE DR UNIT 202
HARTLAND WI 53029-1654

SARA ELIZABETH CARTER
520 WINDSTONE DR UNIT 101
HARTLAND WI 53029-1653

SARA J BRISK
530 WINDSTONE DR UNIT 202
HARTLAND WI 53029-1658

SARAH J HANSEN
4821 EASY ST UNIT 9
HARTLAND WI 53029

SCOTT AND DENISE BRLECIC
242 WILLOW CT
HARTLAND WI 53029

SCOTT HOSEID AND MARY HOSEID
294 HICKORY CT
HARTLAND WI 53029-1306

SHANNON ROBBINS AND CHRISTINE
JANSSEN
4863 EASY ST UNIT 4
HARTLAND WI 53029-1953

SHARON K SIME
4887 EASY ST UNIT 8
HARTLAND WI 53029

SHAWN A MORTENSEN
218 WILLOW CT
HARTLAND WI 53029-1312

STACEY A BITTMAN
W305N5200 GAIL LN
HARTLAND WI 53029

STATE OF WISCONSIN AND
DEPARTMENT OF TRANSPORTATION
PO BOX 798
WAUKESHA WI 53187-0798

STEVEN G AND DANIELLE R HANSON
745 SPRING WATERS DR
OCONOMOWOC WI 53066-4178

STEVEN KELLER
4821 EASY ST UNIT 13
HARTLAND WI 53029-1941

SURVIVOR'S TRUST
W307N5276 ANDERSON RD
HARTLAND WI 53029-1032

TERESA T GNEWUCH
530 WINDSTONE DR UNIT 101
HARTLAND WI 53029-1657

THOMAS D ACKERMAN
4875 EASY ST UNIT 12
HARTLAND WI 53029-1943

TINA M BARSCH
288 HICKORY CT
HARTLAND WI 53029

TW COUNTRY AIRE DELAFIELD LLC &
DELAFIELD COUNTRY AIRE ASSOCIATES LLC
W229N1433 WESTWOOD DR STE 204
WAUKESHA WI 53186-1183

VINOD ASHOK RAJE & JULIE ALMEIDA
4821 EASY ST UNIT 15
HARTLAND WI 53029-1941

WESLEY T AND LAURA L BURNAM
520 WINDSTONE DR UNIT 305
HARTLAND WI 53029-1655

WILLIAM J BEIMLING
4821 EASY ST UNIT 1
HARTLAND WI 53029

YEVGENY LANDAU
520 WINDSTONE DR UNIT 308
HARTLAND WI 53029-1655

SUMMIT LAKES APARTMENTS LLC
19105 W CAPITOL DR STE 200
BROOKFIELD WI 53045

SUSAN M HUBATCH
4863 EASY ST UNIT 8
HARTLAND WI 53029-1953

TERRY L AUDLEY
224 WILLOW CT
HARTLAND WI 53029

THOMAS J GUSTAVSON JR
4875 EASY ST UNIT 14
HARTLAND WI 53029

TODD AND PAMELA JORGENSEN
225 WILLOW CT
HARTLAND WI 53029

VICTOR AND ISABELLE ANDERSON
207 WILLOW DR
HARTLAND WI 53029

VIOLA FLEMING
520 WINDSTONE DR UNIT 206
HARTLAND WI 53029-1654

WILLIAM D AND STEPHANIE J SMITH
240 WILLOW CT
HARTLAND WI 53029

WISCONSIN ELECTRIC POWER CO
231 W MICHIGAN
MILWAUKEE WI 53203

SUMMIT LAKES APARTMENTS LLC
19105 W CAPITOL DR STE 200
BROOKFIELD WI 53045

TERENCE J & ELIZABETH A FELLABAUM
W305N5270 GAIL LN
HARTLAND WI 53029

THOMAS A WRIGHT
W229N1433 WESTWOOD DR STE 204
WAUKESHA WI 53186-1183

THOMAS PETRI AND DARLENE PETRI
286 HICKORY CT
HARTLAND WI 53029

TRAVIS F TANNIS
4887 EASY ST UNIT 4
HARTLAND WI 53029-1942

VILLAGE OF HARTLAND
210 W COTTONWOOD AVE
HARTLAND WI 53029

WALTER AND NATALIE M KIRCHHOFF
520 WINDSTONE DR UNIT 210
HARTLAND WI 53029-1654

WILLIAM E KOEHN JR
274 HICKORY CT
HARTLAND WI 53029-1306

WONG LIVING TRUST
520 WINDSTONE DR UNIT 211
HARTLAND WI 53029