



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

---

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, JANUARY 19, 2015**  
**7:00 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 December 15, 2014
2. Architectural Board consideration of an application for a sign permit for Board & Brush LLC, 110 W Capitol Drive  
  
Applicant: Julie Selby, 800 N Blue Spruce Circle, Hartland, WI 53029
3. Architectural Board consideration of an application for a sign permit for SunWest Mortgage Company, 140 North Ave.  
  
Applicant: Jim Liebert, 140 North Ave., Hartland, WI 53029  
Contractor: Creative Sign, 505 Lawrence Dr., Depere, WI 54115
4. Plan Commission and Architectural Board review and consideration of Site and Building Plans for Hartland Riverwalk Apartments at 208 E. Capitol Dr. (between E. Capitol Drive and Lawn Street)  
  
Applicant: Joe McCormick, 411 W. Main Street #106, Madison, WI 53703
5. Items related to proposed development of the Four Winds West Subdivision:
  - a. Consideration of a Petition to annex property from the Town of Merton owned by Clark and Joy Vilter (53 acres)
  - b. Discussion of Land Use Plan Amendment
  - c. Consideration of a conceptual plat for Four Winds West  
Applicant: Jim Sileno, SCI Real Estate, 5429 N 118<sup>th</sup> Court, Milwaukee, WI 53225  
Property Owner: Clark/Joy Vilter, N56W30020 Highway K, Hartland, WI 53029
6. Adjourn

David E. Cox, Village Administrator

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

**VILLAGE OF HARTLAND  
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES  
MONDAY, DECEMBER 15, 2014  
7:00 PM  
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, David deCourcy-Bower, Tim Hallquist, Dave Lamerand, Randy Swenson and Jack Wenstrom. Excused: Connie Casper

Others: Administrator Cox, Building Inspector/Zoning Administrator Hussinger and Deputy Clerk Meyer

Roll Call

1. Motion (deCourcy-Bower/Hallquist) to approve the Jt. Architectural Board/Plan Commission Minutes of November 17, 2014. Carried (6-0).
2. Architectural Board consideration of an application for a sign permit for Tail Waggin' Doggy Daycare, 647 Industrial Court

Contractor: Competitor Awards & Engraving, 675 Industrial Court, Hartland, WI 53029

Lisa Brewer was present. She stated that the sign will most likely be installed above the door and will not be lit. It may possibly be offset to the right or left if the owner of the building prefers that.

If the sign is not installed above the door, Ms. Brewer was instructed to call Building inspector Hussinger to let him know.

Motion (Hallquist/Swenson) to approve an application for a sign permit for Tail Waggin' Doggy Daycare, 647 Industrial Court. Carried (6-0).

3. Architectural Board consideration of an application for the construction of an addition to a single-family residence at 1244 Mary Hill Circle, Mary Hill Subdivision.

Applicant: Yogi & Sunitha Gundamraj

Contractor: Berkshire Builder, 409 Leanore Ct., Pewaukee WI 53072

The Mary Hill Homeowners Association has approved the addition. All exterior materials will match the existing home.

Motion (Hallquist/Swenson) to approve an application for the construction of an addition to a single-family residence at 1244 Mary Hill Circle, Mary Hill Subdivision. Carried (6-0).

4. Architectural Board consideration of an application for the construction of the Booster Station #1 adjacent to the Village water tower at 1790 E. CTH K (Bristlecone Pines Subdivision Outlot 9).

Applicant: Village of Hartland, 210 Cottonwood Ave, Hartland

Engineer: Ruckert Mielke, Inc., W233 N2080 Ridgeview Parkway, Waukesha

The booster station will be located next to the Bristlecone water tower. It will likely be constructed in spring 2015.

Mr. Peter Jungbluth, owner of the property in the Town of Merton directly across from this site on HWY K, asked for the details of this project.

The building will be 31' x 18' and 15 ½' high. The walls will be brick and the roof will be asphalt shingles. The driveway will come in off of HWY K. The only traffic generated from this project will be from Village employees for maintenances purposes, generally once or twice a week.

The booster pumps are needed to serve areas to the east to provide water pressure to new houses.

The station would be able to service Mr. Jungbluth's property, "The North Forty". Mr. Jungbluth asked about what will happen to the road (Jungbluth Road/HWY K)? Administrator Cox told him that it is up to Waukesha County, which currently is adhering to their plan to run the road to the properties to the north and over to Winkleman Road. However, that is at least a decade down the road.

Mr. Jungbluth wondered what consideration there is for him when the Village runs water onto his property? He had one meeting with the Siepmann's and they talked about a few different plans. Mr. Jungbluth is not in favor of this until there is a plan on what to do. His property is for sale and he feels that an easement on his property may hinder the sale or development of the property. He feels that the Siepmann property isn't a concern of his and he doesn't know why an easement has to go on his property.

Administrator Cox stated that the easement will not be talked about tonight – the real question tonight is the pumping station

The pumping station is not on the Jungbluth property and will be needed regardless of where the water pipes eventually go.

Mr. Jungbluth asked what is going to be done with the hill?

Administrator Cox said, as we understand it, it is part of the County's plan to drop the hill.

Mr. Jungbluth said that as long as the dotted line is on his property, he is not in favor of the pumping station.

Motion (deCourcy-Bower/Hallquist) to recommend to the Village Board approval of an application for the construction of the Booster Station #1 adjacent to the Village water tower at 1790 E. CTH K (Bristlecone Pines Subdivision Outlot 9). Carried 6-0.

5. Plan Commission and Architectural Board review and consideration of a Land Use Plan Amendment, Zoning Code Rezoning Request/Planned Unit Development Request, Right of Way Vacation (Oak Street) and Site and Building Plans for Hartland Riverwalk Apartments at 208 E. Capitol Dr. (between E. Capitol Drive and Lawn Street)

Applicant: Joe McCormick, 411 W. Main Street #106, Madison, WI 53703

Joe McCormick was present. He updated those from the public who were not present at the last meeting.

- A grilling /sitting area has been added.
- An effort will be made to save any existing trees (especially the large oak tree).
- Building 1 was moved to the southwest to create more river walk green space and the old commercial building will be demolished.
- A new commercial building will be constructed fronting E. Capitol Drive.
- Building 2 was moved back from Lawn Street and stairs were added from entrances to give it a townhouse feel.
- There will be a drive through from Lawn Street to E. Capitol Drive. Two traffic devices are recommended to be built to slow traffic.
- The underground parking area will still access on Lawn Street.
- The intersection on Lawn Street from the Fire Department to the underground parking driveway will be designed to allow for fire trucks and school buses, as well as to maximize traffic flow.

The resident north of the development and on the corner of Lawn Street was concerned about the additional traffic of approximately 90 cars a day that the development will bring and asked the Village what they can do as far as a barrier or fence to help as a buffer. The Village right of way borders the west side of her property. She stated that she recently bought the house, which was in a quiet neighborhood. Now everything is changing and she is worried about the traffic.

Parking on Lawn Street will be considered and if needed, it is possible that there may be a "No Parking" area directly in front of Building 2 on Lawn Street, but the Village hasn't talked about any details.

The riverfront area is a combination of Village owned property and Village right of way.

The outside parking spaces for this development are private parking – it is not a municipal parking lot.

The lighting in the outdoor parking lot area will be two or three soft LED lights directed toward the building from the east edge of the parking area.

The west side of Building 2 will have one main entrance and two or three individual apartment entrances.

The owner of the property east of the parking lot likes the idea of a 7 foot or higher fence, but she would like to continue discussion with Mr. McCormick regarding planting arbor vitas or other vegetation at the lot line.

There was concern regarding parked trailers or people working on cars in the parking lot. Prohibiting that type of issue can be put into the Developers Agreement, if desired.

Looking from Lawn Street, the overall height of Building 2 is 42 feet at the lowest part and 50 feet at the highest part.

The apartment rules will allow for pet cats, but not dogs.

A member of the public asked how the density of this project was arrived at. Administrator Cox stated that it was arrived from discussions with the Plan Commission and Village Board over the last seven years as they looked at how the downtown would develop. Part of the concept is to develop ways for people to live in the downtown area – a dense urban setting that provides walkable places for the residents.

Seventy feet from the river to the east will be public access on Village owned and Village right of way green space. All of where Oak Street is today (except for a small triangle) is public property.

The plan shows a bridge that crosses the river to public parking on the other side.

The Village has had conversation with the current businesses in the existing commercial space. They will assist them in relocating either temporarily or

permanently, as they desire. The Village has not gone into detail with them because they are waiting for this project to be farther along in the planning and approval process.

All of the buildings will be built at the same time. It should take 12 – 15 months for completion. Construction is allowed to take place from 7 AM – 5 PM on weekdays. Weekends are discouraged, but if necessary can be 8 AM – 3 PM.

The developer will also be replacing the watermain on Lawn Street during this project.

There was discussion on the path layout within the apartment complex. Mr. McCormick stated that the paths were not for public use. However, the Plan Commissioners would like to have the paths reconfigured to allow for a public walkway through or next to the development to the new commercial space and other Village areas.

There continues to be interest by the Village for an easement from US Bank for possible shared parking near the north part of the bank's lot.

Administrator Cox told Mr. McCormick that his designer needs to spend additional time on the area of the Lawn Street intersection and the underground garage entrance/exit to ensure a smooth traffic flow.

There is very little room on the property for snow storage. Mr. McCormick stated that the snow would be hauled away after major snow storms.

Mr. Cox added that in the agreement the Village would ask that Mr. McCormick plow the sidewalks within the development, the river walk and the Lawn Street sidewalks in front of his development. After time, we may ask that he take ownership of the river walk paths and in the public right of way, which would include permanent asphalt replacement as the time wears on.

Regarding garbage pickup, Mr. McCormick stated that the garbage collection company rolls the dumpster container to the truck at the entrance of the underground parking lot, similar to how they do it at his Delafield development.

The Village will need to verify the parking space size and also verify the number of spaces. Some of the stalls are a little small and there may not be enough buffering next to walls or stairwells, in particular around the mechanical room door. There doesn't seem to be room to open the door.

Handicap spaces are part of the building code. Provisions for marked spaces can be made, if needed. There is an estimated need for 172 spaces. There are 133 spaces on the site, with 74 underground and 59 surface, which comes to a 1.7

ratio. The City of Delafield development has a 1.5 space ratio and there is plenty of space.

The Plan Commission agreed that 133 spaces should be enough parking for the development. However, staff will need to look at the 74 underground spaces to make sure they are realistic. There is some concern that they are all usable spaces.

The path along the river will need to be built to a heavier cross-section so the Village can drive on it to access the sanitary sewer. It will need to be 10 feet wide and be able to hold heavy equipment that will access the sanitary sewer. Mr. deCourcy-Bower would like to see some creative options so that the path doesn't look like a road.

The river walk path will be part of the Ice Age Trail and it is planned to connect to the path next to the Peak Performance and Palmer's.

Over the long term the Village plans to address the dumpsters along the river properties (for example US Bank and the apartments).

The Village would like to see what trees will be coming out. There is an oak tree near the south property line of the residential property on Oak Street that should be protected during construction.

Staff recommends two speed devices (speed tables) to help slow traffic from both ways in the course of the parking lot through-way.

Chairperson Lamerand stated that he would like to move on as much as possible to the Village Board for approval. However, there are a number of outstanding items that should come back to the Plan Commission on January 19 for final review. There should not be any changes on the location of the buildings or the parking lot. There are some minor things that need to be addressed. The Village Board has scheduled a Public Hearing on December 22 and will need some recommendations from the Plan Commission for that meeting.

The Village and Mr. McCormick will have to work out the Developers Agreement and a CSM that puts all the parcels together – there are things that will need to go to the January Plan Commission meeting.

We can approve the Village Plan Commission Resolution recommending adoption of an amendment to the Village Hartland Comprehensive Development Plan: 2035.

Motion (deCourcy-Bower/Swenson) to recommend to the Village Board approval of the Plan Commission Resolution recommending adoption of an amendment

to the Village of Hartland Comprehensive Development Plan: 2035. Carried (6-0).

Motion (Lamerand/deCourcy-Bower) to recommend to the Village Board approval of a B-3 Zoning with a PUD overlay for the Riverwalk Apartments, with the site plan layout and number of units being acceptable, but a final review to accept the outstanding conditions will be necessary. Carried (6-0).

Motion (deCourcy-Bower/Wenstrom) to recommend to the Village Board that the final CSM will show only a portion of the northeast corner of Oak Street be vacated. Carried (6-0).

Motion (Wenstrom/deCourcy-Bower) to recommend to the Village approval of the Site and Building Plans, contingent upon staff's items being addressed and brought back before the Plan Commission for final review at their January 19, 2015 meeting. Carried (6-0).

6. Plan Commission review and consideration of an extraterritorial Certified Survey Map for the Russell Greiber property at N60 W29639 S. Woodfield Rd. in the Town of Merton.

The Village decided not to allow annexation of this property. This CSM is to create Lot#2 to create a flag lot for a single family home in the Town of Merton.

Motion (deCourcy-Bower/Wenstrom) to recommend to the Village Board approval of an extraterritorial Certified Survey Map for the Russell Greiber property at N60 W29639 S. Woodfield Rd. in the Town of Merton. Carried (6-0)

7. Adjourn

Motion (deCourcy-Bower/Amtmann) to adjourn. Carried (6-0). Meeting adjourned at 8:45 PM.

Respectfully submitted by  
Recording Secretary,

Lynn Meyer  
Deputy Clerk

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

PERMIT # \_\_\_\_\_

JOB LOCATION 110 W Capitol Dr TAX KEY # \_\_\_\_\_  
OWNER Julie Selby DBA Board + Brush LLC PHONE 937-307-7066  
ADDRESS 800 N Blue Spruce Cir CITY Hartland STATE WI ZIP 53029  
CONTRACTOR \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Board + Brush Creative Studio - wood sign  
see attached window decals

OVERALL DIMENSIONS OF SIGN 48" x 46" COLOR OF BACKGROUND Stained walnut  
SIZE OF LETTERS IN INCHES 8" - 12" COLOR OF LETTERS Dove white

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)  
6 wood planks secured internally - double sided

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 \$ 100

**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 Julie Selby DATE 1/9/15

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

TOTAL FEES: 75 DATE PAID 01/09/15 RECEIPT # 157239

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

Job Address <u>110 W Capitol Dr</u>				
Lot	Block	Subdivision	Key No. HAV	
Owner <u>Julie Selby DBA Board &amp; Brush, LLC</u>			Phone <u>937-307-7066</u>	
Address <u>800 N Blue Springs Cir</u>		City <u>Hartland</u>	State <u>WI</u>	Zip <u>53029</u>
Contractor		Phone	FAX	E-Mail Address <u>JSelby@</u>
Address		City	State	Zip <u>WI</u>

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 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 on the SECOND MONDAY of the month 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.

**Commercial/Industrial/Multifamily:**

- Three bound sets of plans (one of the sets must be reduced to a maximum size of 11" x 17"). Plans must show all sides of building, materials and colors, exterior HVAC locations, appearance, and dumpster location.
- Three site plans. Plans must be dimensioned.
- Three landscape plans.
- Three exterior lighting plans. Include type, location, number and wattage of fixtures.

**Signs:**

- Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). 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.
- Three site plans. Not required for wall signs. Plans must be dimensioned.
- Three sets of lighting details. Include type, location, number, and wattage of fixtures.
- 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: 01/19/15 Item No. 2



WOOD  
46  
48"

door  
Sample

Sample  
door

sample A

Board

&

Brush

creative studio

walnut stained pine planks

lettering  
Dove white

PROPOSED SIGN MOCKUP  
48" x 46" WOOD SIGN (2 SIDED)

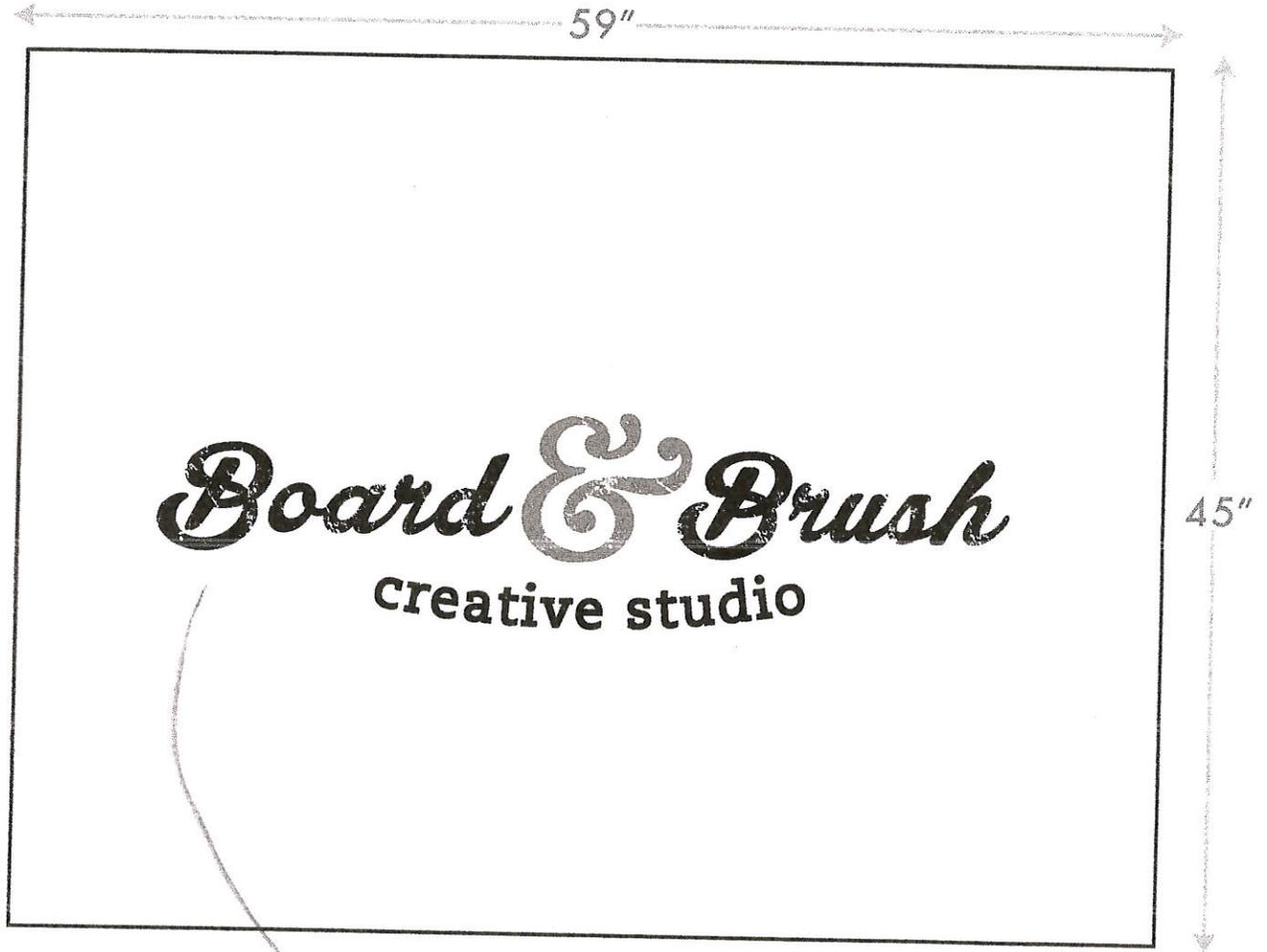


detail of weathered lettering

---

PROPOSED SIGN MOCKUP  
48" x 46" WOOD SIGN (2 SIDED)

Sample B



White Black & gray decal

---

PROPOSED WINDOW DECALS (QTY. 2)  
44" x 11.5"

Sample C

110 W. CAPITOL DRIVE



*Visit our website*  
FOR THE STUDIO SCHEDULE & INFO  
▶ [WWW.BOARDANDBRUSH.COM](http://WWW.BOARDANDBRUSH.COM) ◀

39"

67"

29.5"

PROPOSED DOOR DECAL  
17" CIRCLE, 24" WIDE ADDRESS



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

DEPARTMENT OF BUILDING INSPECTION  
 APPLICATION FOR ARCHITECTURAL BOARD

Job Address <u>140 NORTH AVE HARTLAND WI 53029</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Jim Liebert</u>		EMAIL <u>JIM@LIEBERTSERVICES.COM</u>	Phone <u>262 367 3786</u>
Address <u>140 NORTH AVE</u>		City <u>HARTLAND</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>CREATIVE SIGN</u>	Phone <u>920-327-0693</u>	FAX	EMAIL <u>RICK@GREENBAYSIGNS.COM</u>
Address <u>505 LAWRENCE DR</u>		City <u>DEPERE</u>	State <u>WI</u> Zip <u>54115</u>

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 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 THREE WEEKS 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.

**Commercial/Industrial/Multifamily:**

- Three bound sets of plans (one of the sets must be reduced to a maximum size of 11" x 17"). Plans must show all sides of building, materials and colors, exterior HVAC locations, appearance, and dumpster location.
- Three site plans. Plans must be dimensioned.
- Three landscape plans.
- Three exterior lighting plans. Include type, location, number and wattage of fixtures.

**Signs:**

- Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). 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.
- Three site plans. Not required for wall signs. Plans must be dimensioned.
- Three sets of lighting details. Include type, location, number, and wattage of fixtures.
- Submit Sign Permit Application

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

Application Date Applied: \_\_\_\_\_ Date of Meeting: 12-15-14 Item No. 1

DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT

PERMIT # \_\_\_\_\_

JOB LOCATION 140 N AVE HARTLAND WI TAX KEY # \_\_\_\_\_  
OWNER JIM LIEBERT PHONE 262-367-3786  
ADDRESS 140 N AVE CITY HARTLAND STATE WI ZIP 53029  
CONTRACTOR CREATIVE SIGN PHONE 920-327-0693  
ADDRESS SUS LAWRENCE CITY DEPERE STATE WI ZIP 54315

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

SUNWEST MORTGAGE COMPANY INC

OVERALL DIMENSIONS OF SIGN 1'-8" x 5' COLOR OF BACKGROUND BROWN  
SIZE OF LETTERS IN INCHES 8" COLOR OF LETTERS BEIGE  
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) DIABOND

ILLUMINATED?    r YES     NO    r INTERNALLY    r EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 1500.00

**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 Rick Wypiszynski DATE 12-9-14

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

TOTAL FEES: \_\_\_\_\_ DATE PAID \_\_\_\_\_ RECEIPT # \_\_\_\_\_

CONTACT WITH CREATIVE SIGN  
Rick Wypiszynski 920-327-0693

# FLAT DIBOND PANELS: OPT 2

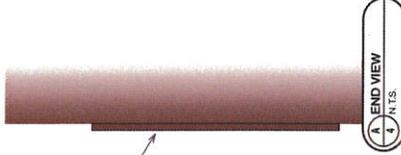
1 LOCATION VIEW (AFTER)  
SCALE: 1/2" = 1'



2 EXISTING VIEW  
N.T.S.



FLAT PANEL,  
FLUSH MOUNTED  
TO EXISTING  
MONUMENT FACE



3 END VIEW  
N.T.S.



CLIENT: SUN WEST MORTGAGE  
LOCATION: 5711 MONTEVIDEO LN, ABRAMS, WI  
DRAWN BY: AMANDA S  
SALESPERSON: TODD T  
DATE: 11/20/14  
DESIGN #: D8313  
PAGE: 6

REVISION LOG:	INTL	DATE	DESCRIPTION
---	00/00/0000		DESCRIPTION

### PANELS FOR EXISTING MONUMENT

QUANTITY: 1 NON-LIT D/F MONUMENT  
(2 S/F PANELS)  
LIGHTING: NONE  
MATERIAL: 3MM WHITE DIBOND OR SIMILAR  
GRAPHICS: DIGITAL PRINT, 1ST SURFACE  
VINYL: PREMIUM WITH GLOSS LAM  
MOUNTING: FLUSH TO EXISTING MONUMENT

INSTRUCTION: PRODUCE & INSTALL PANELS  
AS SHOWN.

COLORS:  
C-4 TBD BEIGE (NEED PMS COLOR MATCH)  
C-5 TBD BROWN (NEED PMS COLOR MATCH)

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:  
  
DATE



4 DETAIL VIEW  
SCALE: 1 1/2" = 1'

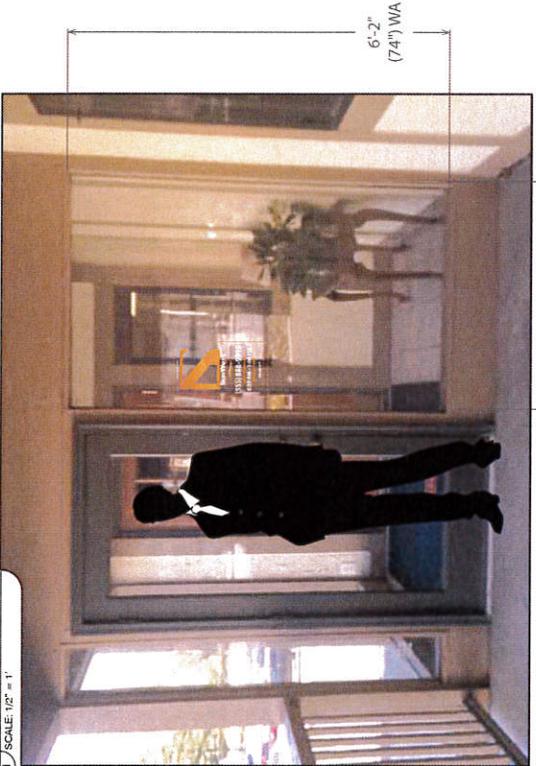


C-4 TO MATCH EXISTING

**CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)**  
This is an original, unpublished drawing by Creative Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign, done by any other company, without the expressed written permission of Creative Sign Co., Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients' conceptual use of the project and are not to be understood as being exact size or exact scale.

# WINDOW GRAPHICS: OPT 2

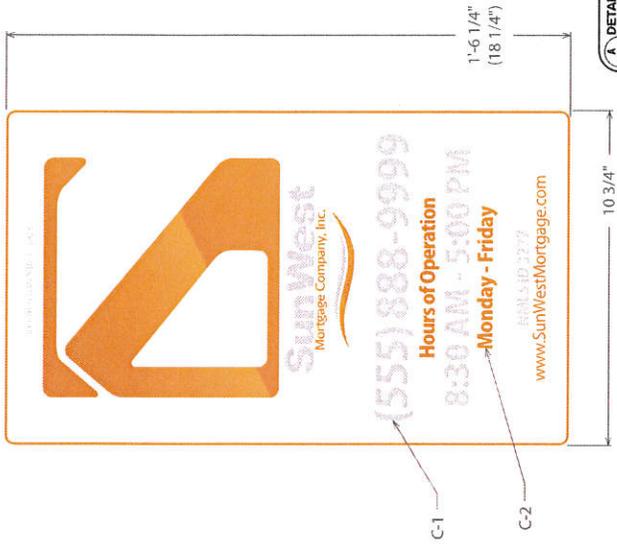
**1** LOCATION VIEW (AFTER)  
SCALE: 1/2" = 1'



6'-2"  
(74") WA

3'-8"  
(44") WA

**2** EXISTING VIEW  
N.T.S.



**3** DETAIL VIEW  
SCALE: 3" = 1'

**creative Sign**  
company, inc.  
505 Lawrence Dr., One Park, WI 54310  
920-233-6390 green@creativesign.com

CLIENT: SUN WEST MORTGAGE  
LOCATION: 5711 MONTEVIDEO LN, ABRAMS, WI  
DRAWN BY: AMANDA S  
SALESPERSON: TODD T  
DATE: 11/20/14  
DESIGN #: 08313  
PAGE: 7

REVISION LOG:	INTL	DATE	DESCRIPTION
		00/00/0000	

**WINDOW GRAPHICS**  
QUANTITY: 1 GLASS WINDOW  
GRAPHICS: DIGITAL PRINT, 1ST SURFACE  
VINYL: PREMIUM WITH GLOSS LAM

INSTRUCTION: PRODUCE & INSTALL GRAPHICS AS SHOWN.

- COLORS:**
- C-1 WHITE
  - C-2 SWM ORANGE (CO IN50 Y100 KO) - PMS 144 C

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:  
  
DATE

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX.)

This is an original, unpublished drawing by Creative Sign Co., Inc. It is for your personal use. In conjunction with a project being planned for you by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co., Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients' conception of the project and are not to be understood as being exact size or exact scale.



**CLIENT:** SUN WEST MORTGAGE  
**LOCATION:** 5711 MONTEVEDO LN, ABRAMS, WI  
**DRAWN BY:** AMANDA S  
**SALESPERSON:** TODD T  
**DATE:** 11/20/14  
**DESIGN #:** D8313  
**PAGE:** 5

REVISION LOG:	INTL	DATE	DESCRIPTION
		00/00/0000	

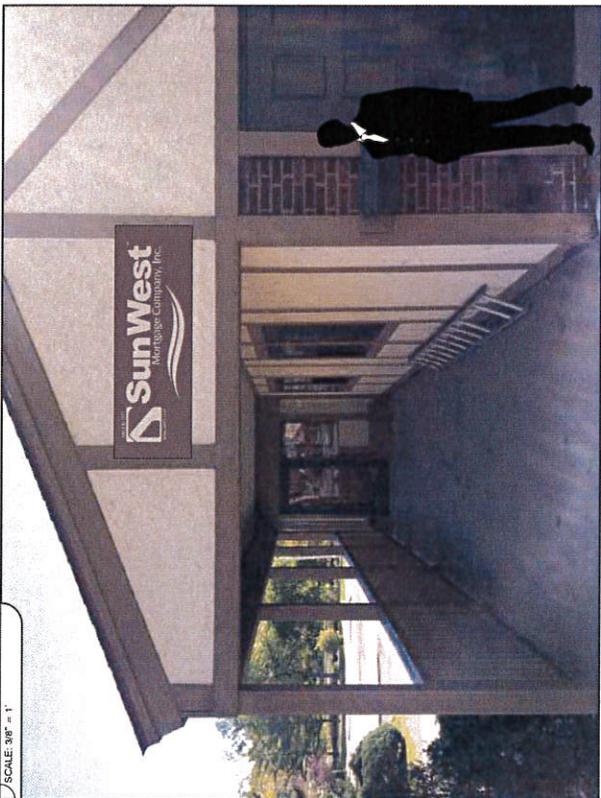
**FLAT PANEL**  
**QUANTITY:** 1 NON-LIT WALL SIGN  
**SIDES:** SF  
**LIGHTING:** NONE  
**MATERIAL:** 3MM WHITE DIBOND OR SIMILAR  
**GRAPHICS:** DIGITAL PRINT, 1ST SURFACE  
**VINYL:** PREMIUM WITH GLOSS LAM  
**MOUNTING:** FLUSH TO BUILDING  
**INSTRUCTION:** PRODUCE & INSTALL WALL PANEL AS SHOWN.

**COLORS:**  
 C-4 TBD BEIGE (NEED PMS COLOR MATCH)  
 C-5 TBD BROWN (NEED PMS COLOR MATCH)

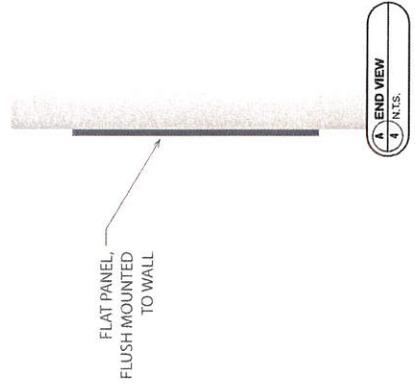
**CUSTOMER SIGNATURE FOR DESIGN APPROVAL:**  
 DATE

# FLAT DIBOND PANEL: OPT 3

**1** LOCATION VIEW (AFTER)  
 SCALE: 3/8" = 1'



**A** EXISTING VIEW  
 2 N.T.S.



**A** DETAIL VIEW  
 SCALE: 1" = 1'



CALLS TO MATCH EXISTING  
 This is an original, unpublished drawing by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co., Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surfacer materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.

**CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX.)**

## MEMORANDUM

**TO:** Plan Commission  
**FROM:** David E. Cox, Village Administrator   
**DATE:** January 16, 2015  
**SUBJECT:** Riverwalk PUD

In follow up to the December Plan Commission meeting, Developer Joe McCormick has submitted revised plans for the River Walk Apartments. The revisions, including a defined lighting plan for the east side of the development, a parking plan for behind the US Bank building and a revised Landscape Plan, are meant to address specific final comments of the Commission. As you may be aware, the Village Board approved the land use portion of the proposal at its meeting on Monday, including Land Use Plan Amendment and Zoning as well as the Right of Way Vacation. Remaining items include final site and plan approval and the Planned Unit Development/Tax Increment Financing Agreement.

Recently, I advised the Developer to be prepared to address the following items at the meeting. The list is developed based on review of my notes from the Plan Commission and Village Board meetings including comments made by members and the public.

- Address the “thoroughfare effect” of the eastern drive aisle and how to mitigate it. This will likely include speed calming devices, which should be considered as an immediate part of the plan.
- Means to mitigate the visual separation of the existing neighborhood from the river. This will include discussion of the access walks as well as the definitive plans for the riverfront including bridge, walkway, benches and other public/quasi-public amenities.
- Discussion of parking and other regulations including a discussion of how private versus public parking will be handled. The regulations should include information on the rules for your tenants and their guests such as a prohibition from working on cars in the surface parking lots.
- A finalized lighting plan needs to be developed.
- Show a definitive plan for the fence along the east side as well as overall landscaping.
- Revised Landscape Plan should address the saving of quality mature trees and clearly identify the mature trees to be removed.
- The intersection of Lawn Street and the development entrance needs to be finalized.

Additionally, I suggested that he review the previously distributed memo of December 12, 2014 to ensure that these issues are addressed. The Plan Commission is asked to give final review to the plans and to consider giving a final recommendation. This may include a number of conditions.

DCRiverwalk Apts Plan Commission 1-19-15

cc: President and Village Board  
Darlene Igl, Village Clerk

Scott Hussinger, Building/Zoning Official  
Mike Einweck, Public Works Director  
Joe McCormick, Developer

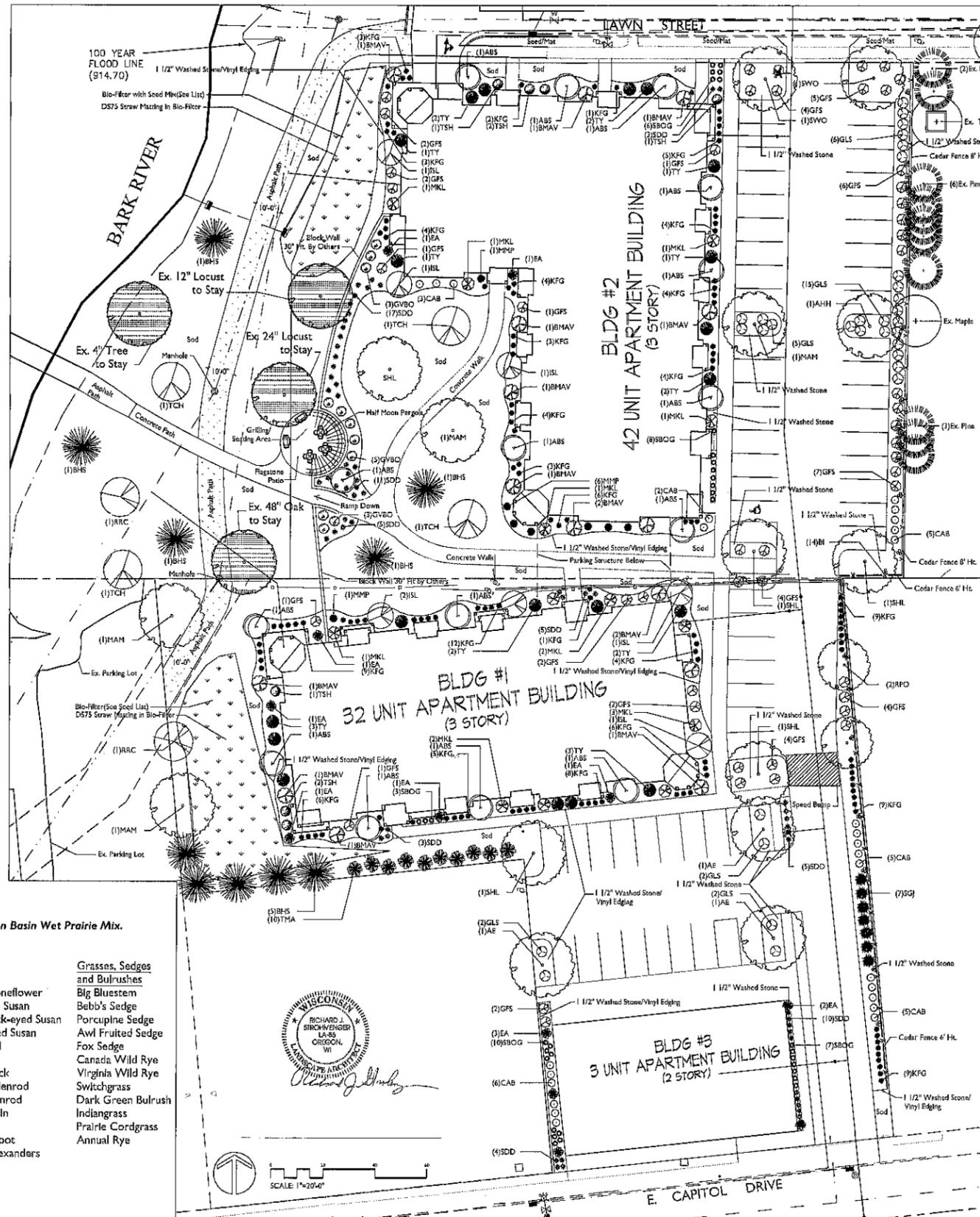
Plant Material List			
Broadleaf Deciduous			
Quantity	Code Name	Common Name	Scientific Name
2	SWO	Swamp White Oak	Quercus bicolor
2	RPO	Regal Prince English Oak	Quercus robur 'long'
5	MAM	Marmo Maple	Acer X Freemanii 'marmo'
4	TCH	Thins Cockspur Hawthorn (dp)	Crataegus crus-galli var. iner
15	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'
5	SHL	Slojline Thins Honeylocust	Gleditsia triacanth 'skycycle'
3	AE	Accolade Elm	Ulmus japonica X Wilsoniana 'morron'
2	RRC	Royal Raindrops Crabapple	Malus 'fs-Kw5'
7	ISL	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'
1	AHH	American Hornbeam	Carpinus caroliniana
Conifer Evergreen			
Quantity	Code Name	Common Name	Scientific Name
12	EA	Emerald Arborvitae	Thuja occidentalis 'smaragd'
7	SGJ	Sea Green Juniper	Juniperus chinensis 'sea green'
11	BHS	Black Hills Spruce	Picea glauca var. densata
8	MMP	Mops Mugo Pine	Pinus mugo 'mops'
20	TY	Taunton Yew	Taxus X media 'tauntonii'
10	TMA	Techny/mission Arborvitae	Thuja occidentalis 'techny'
Perennial			
Quantity	Code Name	Common Name	Scientific Name
129	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis acutiflora 'karl foerster'
34	SBOG	Sapphire Blue Oat Grass	Helictotrichon sempervirens 'saphirspindel'
63	SDD	Stella De Oro Daylily	Hemerocallis 'stella de oro'
14	BI	Boston Ivy	Parthenocissus tricuspidata
Shrub			
Quantity	Code Name	Common Name	Scientific Name
7	TSH	Twiss-N-Shout Hydrangea	Hydrangea macro 'pithm-1'
13	MKL	Miss Kim Lilac	Syringa pubescens subsp. patula 'miss kim'
26	GLS	Gre-Low Fragrant Sumac	Rhus aromatica 'gre-low'
11	GVB0	Green Velvet Boxwood	Buxus micro var. koreana 'green velvet'
49	GFS	Goldflame Spirea	Spiraea japonica 'goldflame'
26	CAB	Cabernet Barberry	Barberis thunbergii 'moretti select'
15	BMAV	Blue Muffin Arwd Viburnum	Viburnum dentatum 'christom'

**GENERAL NOTES**

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:  
 10% Palmer IV Perennial Ryegrass  
 20% Dragon Kentucky Bluegrass  
 20% Diva Kentucky Bluegrass  
 20% Foxy II Creeping Red Fescue  
 15% Vail II Perennial Ryegrass  
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

**Bio-Filter Area to Receive Detention Basin Wet Prairie Mix. Prairie Nursery Item #50062**

- |  |  |   |
|--|--|---|
| <p><b>Wildflowers</b><br/>         Nodding Pink Onion<br/>         Red Milkweed<br/>         New England Aster<br/>         Pale Indian Plantain<br/>         Wild Stenna<br/>         Canada Tick Trefoil<br/>         Joe Pye Weed<br/>         Boneset<br/>         Dogtooth Daisy<br/>         Ox Eye Sunflower<br/>         Blue Flag Iris<br/>         Wild Iris<br/>         Prairie Blazingstar<br/>         Dense Blazingstar<br/>         Great Blue Lobelia</p> | <p>Bergamot<br/>         Yellow Coneflower<br/>         Black-eyed Susan<br/>         Sweet Black-eyed Susan<br/>         Brown-eyed Susan<br/>         Rosinweed<br/>         Cupplant<br/>         Prairie Dock<br/>         Ohio Goldenrod<br/>         Stiff Goldenrod<br/>         Blue Vervain<br/>         Ironweed<br/>         Prairie Blazingstar<br/>         Golden Alexanders</p> | <p><b>Grasses, Sedges and Bulrushes</b><br/>         Big Bluestem<br/>         Bebb's Sedge<br/>         Porcupine Sedge<br/>         Awl Fruited Sedge<br/>         Fox Sedge<br/>         Canada Wild Rye<br/>         Virginia Wild Rye<br/>         Switchgrass<br/>         Dark Green Bulrush<br/>         Indiangrass<br/>         Prairie Cordgrass<br/>         Annual Rye</p> |
|--|--|---|



**the druce company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2818 WYOMING STREET  
 F.O. BOX 69233  
 MADISON, WI 53764-9330  
 TEL (608) 439-7041  
 FAX (608) 691-4209

**HARTLAND RIVERWALK APARTMENTS**  
 HARTLAND, WISCONSIN 53029

Checked By: SS  
 Drawn By: 9/18/14 RS

- Revised: 9/25/14 RS
- Revised: 11/11/14 RS
- Revised: 12/15/14 RS
- Revised: 12/17/14 RS
- Revised: 12/22/14 RS
- Revised: 1/07/15 RS
- Revised: 1/14/15 RS
- Revised:
- Revised:

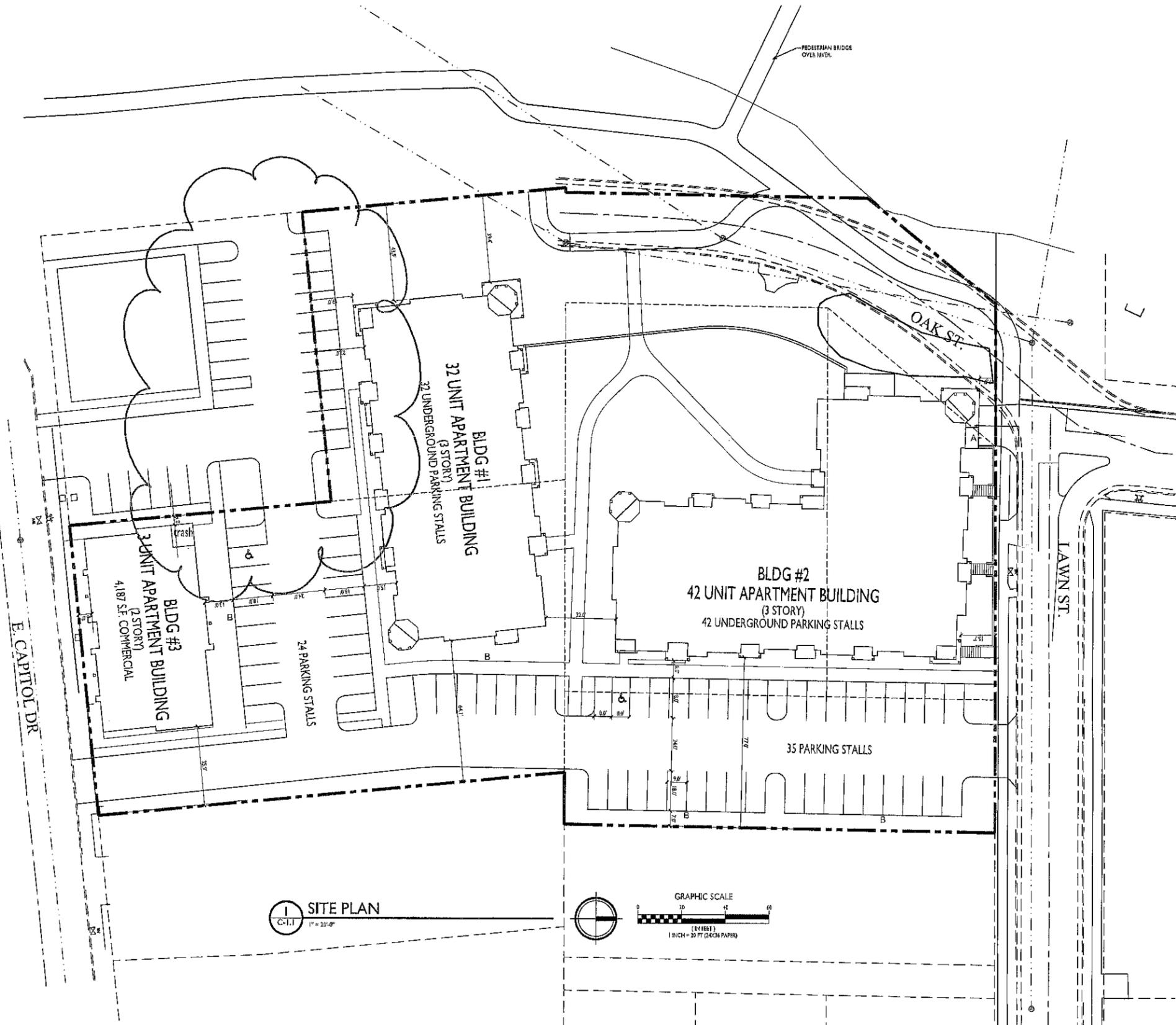
**L-1.1**

This plan must adhere to the standards of the State of Wisconsin and the City of Madison. The Druce Company of Wisconsin, Inc. is not responsible for any errors or omissions in this plan or any other documents prepared by the State of Wisconsin or the City of Madison.

**REVISE 1-14-15.**

SITE INDEX SHEET	
SITE	
C-1.1	SITE PLAN
C-1.2	EXISTING SITE PLAN
C-1.3	SITE LIGHTING PLAN
C-1.4	LOT COVERAGE PLAN
C-2.1 GRADING AND EROSION CONTROL PLAN	
C-2.2	PROPOSED SITE PLAN UTILITY PLAN
C-2.3	PROPOSED SITE PLAN EASEMENT PLAN
L-1.1 LANDSCAPE PLAN	
ARCHITECTURAL	
A-1.0	BASEMENT PLAN - OVERALL
A-1.1	FIRST FLOOR PLAN - BLDG 1
A-1.2	SECOND FLOOR PLAN - BLDG 1
A-1.3	THIRD FLOOR PLAN - BLDG 1
A-1.4	FIRST FLOOR PLAN - BLDG 2
A-1.5	SECOND FLOOR PLAN - BLDG 2
A-1.6	THIRD FLOOR PLAN - BLDG 2
A-1.7	FLOOR PLANS - BLDG 3
A-2.1	ELEVATIONS - BLDG 1
A-2.2	ELEVATIONS - BLDG 1
A-2.3	ELEVATIONS - BLDG 2
A-2.4	ELEVATIONS - BLDG 2
A-2.5	ELEVATIONS - BLDG 3

SITE DEVELOPMENT STATISTICS	
LOT AREA	176,228 SF, 77.89 ACRES
DWELLING UNITS	77 D.U.
LOT AREA / D.U.	1,403 SF / D.U.
DENSITY	31 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA - 80,334 SF TOTAL	
BUILDING 1 -	30,459 SF
BUILDING 2 -	40,859 SF
BUILDING 3 -	4,187 SF COMMERCIAL & 4,729 SF RESIDENTIAL
(EXCLUDING UNDERGROUND PARKING)	
FLOOR AREA RATIO -	.734
LOT COVERAGE - SEE SHEET C-1.4	
BUILDING #1 UNIT MIX	
STUDIO LOFT	6
ONE BEDROOM + LOFT	2
ONE BEDROOM	16
TWO BEDROOM	8
TOTAL	32
BUILDING #2 UNIT MIX	
STUDIO LOFT	9
ONE BEDROOM + LOFT	1
ONE BEDROOM + DEN	3
ONE BEDROOM	17
TWO BEDROOM	12
TOTAL	42
BUILDING #3 UNIT MIX	
TWO BEDROOM	3
TOTAL	3
VEHICLE PARKING	
SURFACE	89
UNDERGROUND	74
TOTAL	133



ISSUED  
Issued for Submittal - September 19, 2014  
Issued for Submittal - November 12, 2014

PROJECT TITLE  
Hartland  
Riverwalk  
Apartments

Hartland, Wisconsin  
SHEET TITLE  
Site Plan

SHEET NUMBER

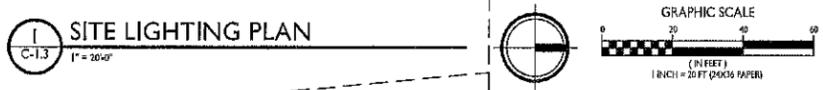
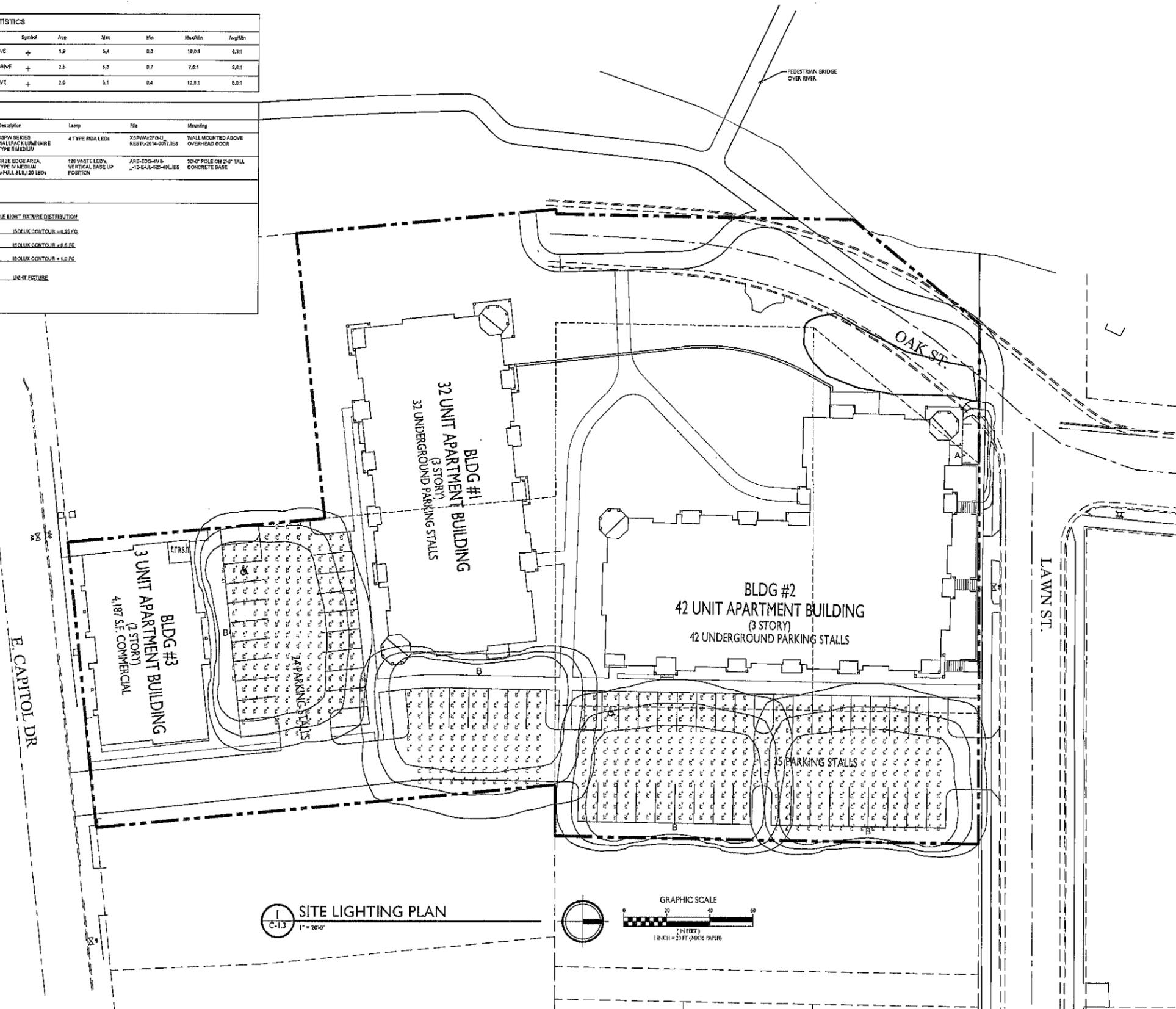
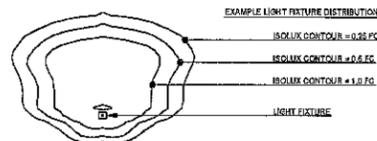
C-1.1

PROJECT NO. 1028  
© 2013 Knothe & Bruce Architects, LLC

REVISED 1-14-15

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SOUTH PARKING / DRIVE	+	1.8	6.4	0.3	18.0:1	6.3:1
CENTRAL PARKING / DRIVE	+	2.6	6.3	0.7	7.6:1	9.6:1
NORTH PARKING / DRIVE	+	2.0	6.1	0.4	12.5:1	5.0:1

LIGHTING SCHEDULE						
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Mounting
☐	A	1	CREE	X3PW2F8J	X3PW SERIES WALLWACK LUMINAIRE TYPE II MEDIUM	4 TYPE MDA LEDS REBTU-2614-097LIES WALL MOUNTED ABOVE OVERHEAD DOOR
☼	B	4	CREE	ARC-EDG-4MB-0A-12-BUL-K3-528-40K (35K/11/28-407)	CREE EDGE AREA TYPE IV MEDIUM W/FULL BLS/120 LEDS	120 WHITE LEDS VERTICAL BASE UP POSITION 30" POLE ON 24" TALL CONCRETE BASE



ISSUED  
Issued for Submittal - September 19, 2014

PROJECT TITLE  
Hartland  
Riverwalk  
Apartments

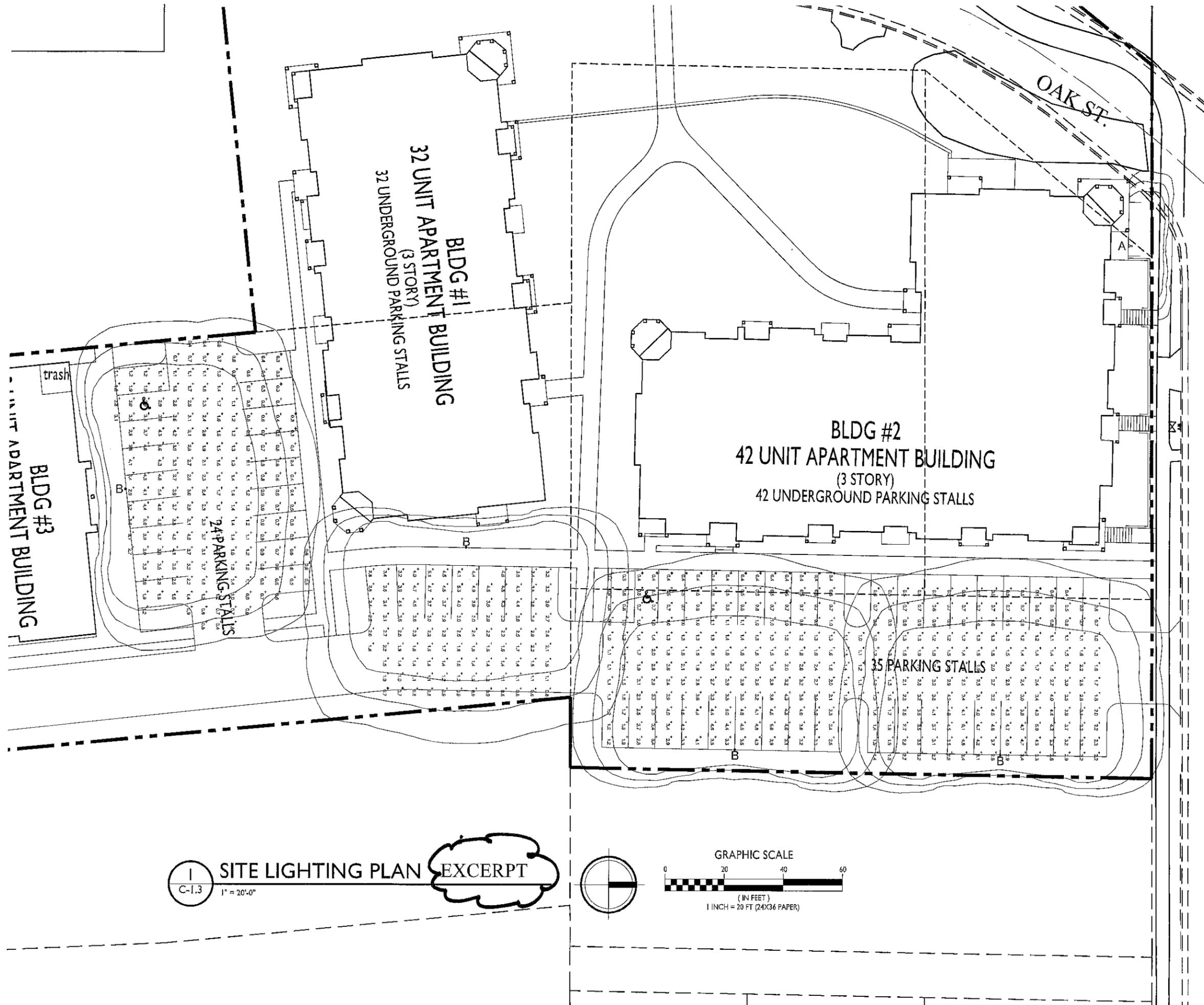
Hartland, Wisconsin  
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER

C-1.3

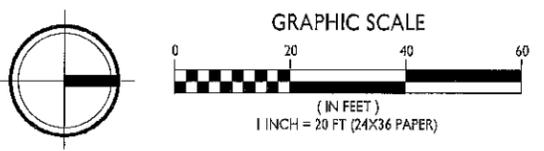
PROJECT NO. 1028  
© 2013 Knothe & Bruce Architects, LLC

REVISIA 1-14-15



51-41-1 EXCERPT REVISED

1 SITE LIGHTING PLAN EXCERPT  
C-1.3 1" = 20'-0"



## MEMORANDUM

**TO:** Plan Commission  
**FROM:** David E. Cox, Village Administrator  
**DATE:** January 16, 2015  
**SUBJECT:** Four Winds West Concept Plans

At your meeting on Monday, you will be asked to consider an annexation, Land Use Plan amendment and concept Plat related to the proposed Four Winds West subdivision. The proposal relates to a 53.25 acre parcel of land northwest of the intersection of CTH K and CTH E in the Town of Merton.

The proposed development as depicted in the concept Preliminary Plat includes 48 single family households on approximately 52 acres (after netting out the CTH E Right of Way to be dedicated). The density is 47,115 square feet per unit or about .92 units per acre, which does not account for internal Right of Way to be dedicated. The average size of lots in the proposed subdivision is 27,341 sq. ft. with a range of 22,082 sq. ft. to 50,314 sq. ft. The subdivision includes four outlots including one lot specifically referred to as "Recreational Area" (Outlot 3).

The area would need to be addressed in the Village's Smart Growth Plan/Land Use Plan. Based on the parcel's proximity to the Four Winds Subdivision and the anticipated development pattern in this area, it is recommended that the Plan be amended to identify this land as Low Density Cluster Development as shown in the attached map. Such designation would call for developments that preserve open land and character by buffering development from major roadways and adjacent parcels. The overall density would devote 32,670 square feet to each parcel but individual lot sizes would be considerably smaller to create the aforementioned buffers and open spaces. The proposed subdivision seems to meet these standards.

In addition to review of the proposed annexation and the related land division and land use regulation amendments, the area needs to be added to the Village Sanitary Sewer Service Area. Staff has contacted SEWRPC, which handles these amendments, and will be working through that process pending final action on annexation and amendment of the Land Use Plan.

The Plan Commission is asked to review the proposed subdivision to determine whether it is acceptable. If so, the commission is asked to make a recommendation to the Village Board as it relates to the annexation and to bind over action on the Land Use Plan amendment to the February Plan Commission meeting.

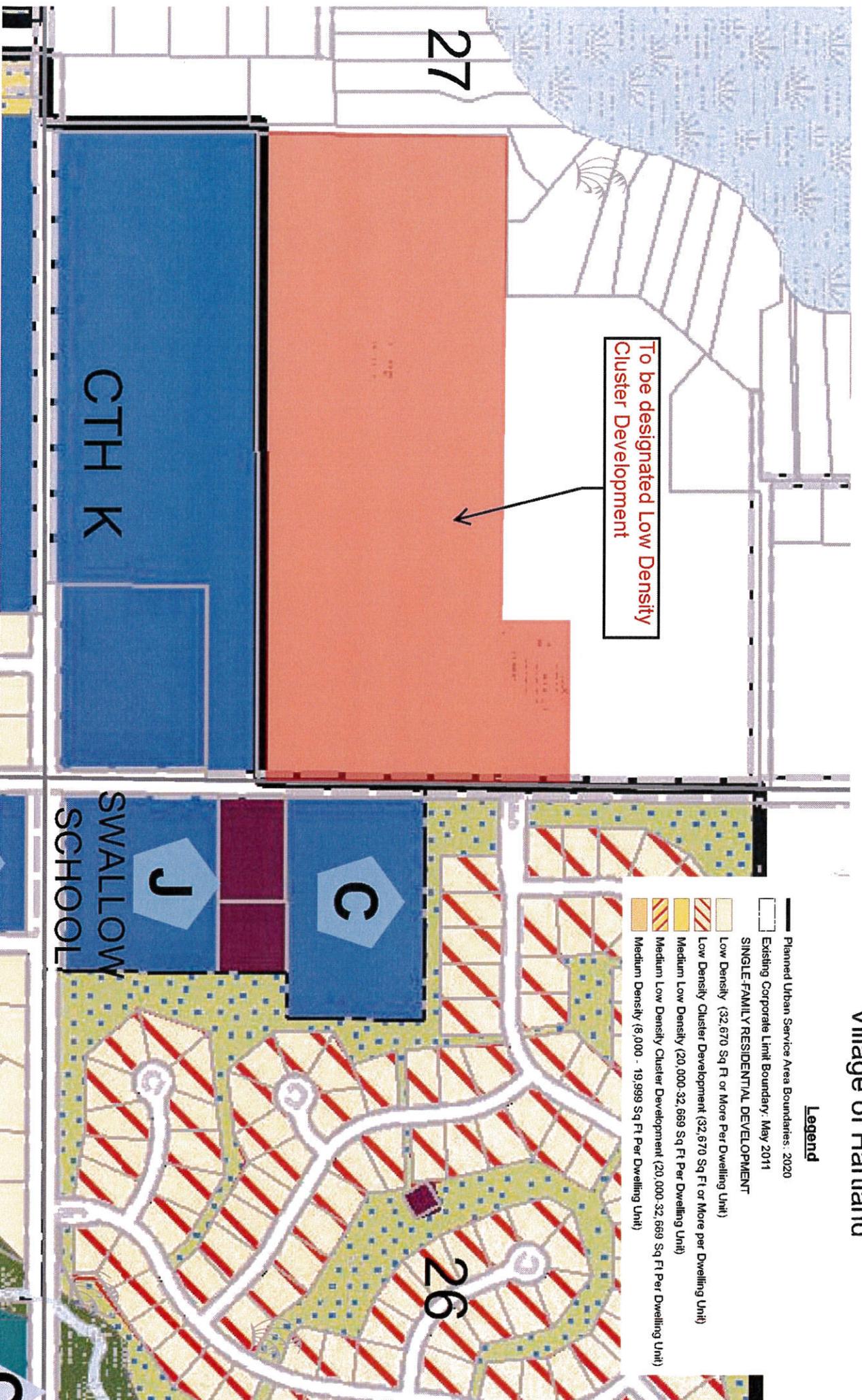
DC<sub>Four Winds West PC Concept</sub>

Attachment

cc: President and Village Board

EXHIBIT A

Smart Growth Plan,  
Village of Hartland



To be designated Low Density Cluster Development

Legend

- Planned Urban Service Area Boundaries: 2020
- Existing Corporate Limit Boundary: May 2011
- SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
- Low Density (32,670 Sq Ft or More Per Dwelling Unit)
- ▨ Low Density Cluster Development (32,670 Sq Ft or More per Dwelling Unit)
- ▨ Medium Low Density (20,000-32,669 Sq Ft Per Dwelling Unit)
- ▨ Medium Low Density Cluster Development (20,000-32,669 Sq Ft Per Dwelling Unit)
- ▨ Medium Density (8,000 - 19,999 Sq Ft Per Dwelling Unit)

RECEIVED

JAN 12 2015

Village of Hartland

**SCHMIDT, DARLING & ERWIN**  
ATTORNEYS AT LAW  
NOT A PARTNERSHIP

2300 NORTH MAYFAIR ROAD  
SUITE 1175  
MILWAUKEE, WISCONSIN 53226  
TEL (414) 258-4300  
FAX (414) 258-5487

GERALD G. SCHMIDT, JR.  
ERIC S. DARLING  
GEORGE B. ERWIN, III  
HENRY E. KOLTZ  
BENJAMIN E. REYES

Writers e-mail:  
gbe@sdelaw.com

January 5, 2015

Wisconsin Department of Administration  
Municipal Boundary Review  
101 East Wilson Street, 9<sup>th</sup> Floor  
Madison, WI 53703

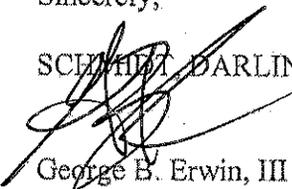
**Re: Request for Annexation Review**

Dear Sir/Madam:

Enclosed please find Request for Annexation Review, Direct Annexation Petition as well as a check in the amount of \$1350.00. Please acknowledge receipt of same by stamping the copy of this letter and returning to me in the envelope provided. By copy of this letter, the same is being provided to the Town of Merton and Village of Hartland. If you have any questions and/or comments, do not hesitate to contact me.

Sincerely,

SCHMIDT, DARLING & ERWIN

  
George B. Erwin, III

GBE:km

Enclosures

cc: Village of Hartland ✓  
210 Cottonwood Avenue  
Hartland, WI 53029

Town of Merton  
W314 N7624 Highway 83  
P.O. Box 128  
North Lake, WI 53064

# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

## Petitioner Information

Name: **CLARK AND JOY VILTER**

Address: **N56 W30020 HIGHWAY K**

**HARTLAND, WI 53029**

Email:

Office use only:

1. Town where property is located: **MERTON**

2. Petitioned City or Village: **HARTLAND**

3. County where property is located: **WAUKESHA**

4. Population of the territory to be annexed: **-0-**

5. Area (in acres) of the territory to be annexed: **53.25**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel):

**MRTT 0396.999.005**

Petitioners phone:

**414-258-4300**

Town clerk's phone:

**262-966-2651**

City/Village clerk's phone:

**262-367-2714**

## Contact Information if different than petitioner:

Representative's Name and Address:

**GEORGE B. ERWIN, III**

**2300 NORTH MAYFAIR ROAD**

**SUITE 1175**

**MILWAUKEE, WI 53226**

Phone: **414-258-4300**

E-mail: **GBE@SDELAW.COM**

Surveyor or Engineering Firm's Name & Address:

**JOHN STIGLER, JAHNKE & JAHNKE**

**711 WEST MORELAND BOULEVARD**

**WAUKESHA, WI 53186**

Phone: **262-542-5797**

E-mail:

**JSTIGLER@JAHNKEANDJAHNKE.COM**

## Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - Unanimous per s. 66.0217 (2), or
  - OR
  - Direct by one-half approval per s. 66.0217 (3)
- Check or money order covering review fee [see next page for fee calculation]

---

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

---

## Required Fees

There is an initial filing fee and a variable review fee

**\$350 Initial Filing Fee** (required with the first submittal of all petitions)  
\$200 – 2 acres or less  
\$350 – 2.01 acres or more

**\$1000 Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)  
\$200 – 2 acres or less  
\$600 – 2.01 to 10 acres  
\$800 – 10.01 to 50 acres  
\$1,000 – 50.01 to 100 acres  
\$1,400 – 100.01 to 200 acres  
\$2,000 – 200.01 to 500 acres  
\$4,000 – Over 500 acres

**\$1350 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

---

Attach check or money order here, payable to: Department of Administration

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

## DIRECT ANNEXATION PETITION

TO: The President and Trustees of the Village Board, Village of Hartland

Dear Board Members:

The undersigned, being the owners of all of the land within the area involved, hereby petition the Village of Hartland to annex the following described real estate presently located in the Town of Merton pursuant to authority contained at sec. 66.0217(2), Wis. Stats., to-wit:

SEE ATTACHED LEGAL DESCRIPTION AND  
GENERAL PROPERTY DESCRIPTION OF THE PROPERTY

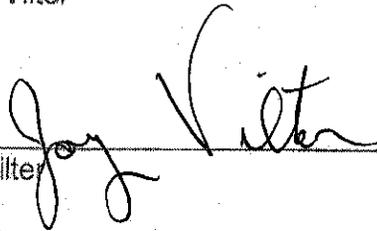
Please take further notice that Clark and Joy Vilter are the sole owners of the vacant land in the area petitioned for annexation, which land has a zero population.

Please take further notice that a graphic scale map of this area is attached to this petition, together with the identification of the existing municipal boundary in relation to the parcel being annexed.

DATE: January 5, 2015



Clark Vilter



Joy Vilter

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED

#### ANNEXATION DESCRIPTION:

All that part of the Southwest Quarter (SW ¼), Southeast Quarter (SE ¼), Northeast Quarter (NE ¼) and Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Town 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin bounded and described as follows: Commencing at the southwest corner of the Southeast Quarter (SE ¼) of said Section 27 being marked by a concrete monument with brass cap; thence North 89°45'33" East along the south line of said Southeast Quarter (SE ¼) 273.90 feet; thence North 00°44'19" East 784.30 feet along the easterly line of lands described in Volume 110 of Deeds on Page 261 to the place of beginning of the lands to be annexed; thence continuing North 00°44'19" East along said east line 917.87 feet; thence North 89°59'11" East 1781.84 feet; thence North 00°00'49" West 255.55 feet; thence North 89°59'11" East 596.58 feet to the east line of above said Southeast Quarter (SE ¼) of said Section 27 being the centerline of North Ave (C.T.H. "E"); thence South 00°48'57" West along said east line and centerline 1164.07 feet; thence South 89°45'34" West 2373.64 feet along the north line of Warranty Deed recorded as Document No. 2805021 in the Waukesha County Register of Deeds Office to the place of beginning. This parcel contains 2,319,755 square feet or 53.2542 acres of land.

Bearing Basis: The East line of the Southeast Quarter (SE ¼) of Section 27, T8N, R18E was used as the reference bearing at a bearing of South 00°48'57" West based on the Wisconsin State Plane Coordinate System, South Zone (NAD-27).





ADMINISTRATION  
 210 COTTONWOOD AVENUE  
 HARTLAND, WI 53029  
 PHONE (262) 367-2714  
 FAX (262) 367-2430

APPLICATION FOR  
 PLAN COMMISSION

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <b>Subdivision</b>			
Proposed Use <b>Single Family Lots</b>		No. of Employees	
Project Location <b>NS6 W30020 Highway K Hartland WI 53029</b>			
Project Name <b>Four Winds West</b>			
Owner <b>FWW Development</b>		Phone <b>414.466.0111</b>	
Address <b>5429 N. 118th Court</b>		City <b>Milwaukee</b>	State <b>WI</b> Zip <b>53225</b>
Engineer/Architect <b>Jahnke &amp; Jahnke</b>		Phone <b>262.542.5797</b>	FAX <b>262.542.7698</b>
Address <b>711 W. Moreland Blvd.</b>		City <b>Waukesha</b>	State <b>WI</b> Zip <b>53188</b>
Contact Person <b>Tim Sileno</b>	Phone <b>414.466.0111</b>	FAX <b>414.466.9984</b>	E-mail <b>timf@slirealestate.com</b>

The Plan Commission meets on the third Monday of the Month at 7:00 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.

Four (4) sets of bound site plans and ten (10) sets of reduced site plans (11" x 17") copy must be submitted showing the following existing and proposed information:

- Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- Scale and north arrow
- All structures (include building elevations and height)
- Drainage and grades (include design calculations for drainage)
- Storm Water Management Plan
- Utilities and easements (sewer, water, storm etc.)
- Calculation of lot coverage
- 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)
- Grading and erosion control
- Landscaping, including a Tree Protection Plan
- Exterior lighting details
- Exterior HVAC equipment location
- Dumpster location (screening required)
- Street right-of-way
- Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

Date Applied: <b>1.05.15</b>	Date of Meeting: <b>1.19.15</b>	Return Comments by:
------------------------------	---------------------------------	---------------------

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.

Responsible Party Name, Mailing Address, Signature and Date:

A. James A. Sileno James A. Sileno \_\_\_\_\_  
Printed Name Signature Date

B. 5429 N. 118th Ct. Milwaukee WI 53225  
Street City State Zip

C. Phone 414-466-0111 Fax: 414-466-9984 E-Mail Jim@Sciencelstate.com

Property Owner Name, Mailing Address, Signature & Date:

A. Joy & Clark Vilter Joy Vilter 1-5-15  
Printed Name Signature Date

B. N56 W 30020 Highway K Hartland WI 53029  
Street City State Zip

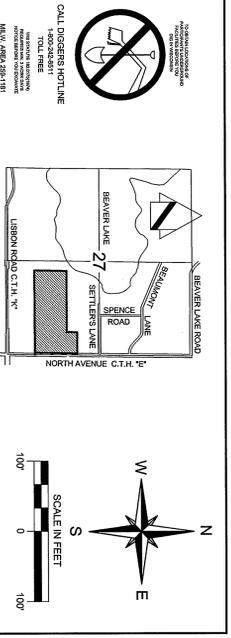
C. Phone 262-367-2803 Fax: \_\_\_\_\_ E-Mail fourwindfarm@aol.com

Village Official Accepting Form & Date

INTERNAL USE ONLY

Amount Due: \$ 300 Check #: 027920 Date Paid: 1/7/14 Rec'd By: DL

Plan Commission Project Number: \_\_\_\_\_



**NOTES:** The location and size of the proposed improvements and conditions are shown for informational purposes only. The engineer does not warrant the accuracy of the information shown on this plan. The engineer is not responsible for the accuracy of the information shown on this plan. The engineer is not responsible for the accuracy of the information shown on this plan.

**OWNER/SUBDIVIDER:**  
**COORWINDS DEVELOPMENT LLC**  
 5429 NORTH 118th COURT  
 MILWAUKEE, WI 53225-3087  
 ATTN: JAMES A. SILENO

**SURVEY/ENGINEER:**  
**JAHNKE & JAHNKE ASSOC. INC.**  
 711 W. WISCONSIN BLVD. #15  
 WAUKESHA, WI 53198-2479  
 PHONE: (262) 542-5797

**DATE:** 07/20/2015  
**SCALE:** 1" = 2000'

**NOTES:** CONVERSE, THE HEIGHT OF ALL PLANTINGS, SPACING, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION SETBACK AREA IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTERLINE OF THE INTERSECTION.

- DIRECT VEHICULAR ACCESS TO C.T.H. "E" FROM ANY LOT IS PROHIBITED.

- ALL ACCESS SHALL BE FROM FOUR WINDS COURT.

- EMERGENCY ACCESS TO C.T.H. "E" IS AVAILABLE THROUGH OUTLOTS 3 AND 4.

**SOIL INDEX**

CE: Fox Silt Loam  
 Cg02: Gravelly Silt Loam  
 HSG: "B"

SEA, SSB: St. Charles Silt Loam  
 HSG: "B"

PIA: Gravelly Substratum  
 HSG: "B"

Cg02: Gravelly Silt Loam  
 HSG: "B"

Cg02: Gravelly Silt Loam  
 HSG: "B"

**LOT WIDTH AT SETBACK LINE**

LOT 1	125	LOT 13	111	LOT 25	179	LOT 37	129
LOT 2	125	LOT 14	111	LOT 26	157	LOT 38	129
LOT 3	125	LOT 15	110	LOT 27	135	LOT 39	130/174
LOT 4	130	LOT 16	111	LOT 28	187	LOT 40	127
LOT 5	130	LOT 17	140	LOT 29	134	LOT 41	128
LOT 6	125	LOT 18	117	LOT 30	110	LOT 42	129/145
LOT 7	125	LOT 19	128	LOT 31	110	LOT 43	146
LOT 8	125	LOT 20	138	LOT 32	110	LOT 44	118
LOT 9	125	LOT 21	127	LOT 33	128	LOT 45	118
LOT 10	121	LOT 22	125	LOT 34	124	LOT 46	111
LOT 11	124	LOT 23	130	LOT 35	121	LOT 47	130
LOT 12	140	LOT 24	180/150	LOT 36	125	LOT 48	160/184

STATE OF WISCONSIN )  
 COUNTY OF WAUKESHA ) ss  
 I, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

**JOHN R. STIGLER**, Wis. Reg. No. S-1820  
 Dated this 23rd Day of July, 2014  
 Revised this 18th Day of January, 2015

REFERENCE BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWN 8 NORTH, RANGE 18 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 0° 48' 57" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83).

REFERENCE BENCHMARK: 95728 (USGS) THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 27, TOWN 8 NORTH, RANGE 18 EAST. EXISTING ELEVATIONS BASED ON DATA AVAILABLE FROM THE WAUKESHA COUNTY LAND INFORMATION WEBSITE.

**PRELIMINARY PLAT**  
**FOR FOUR WINDS DEVELOPMENT LLC**  
 PART OF THE SE 1/4, SE 1/4, SW 1/4 AND NW 1/4  
 VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

**JAHNKE & JAHNKE ASSOCIATES INC.**  
 PLANNERS & PROFESSIONAL ENGINEERS  
 711 W. WISCONSIN BLVD. #15  
 WAUKESHA, WI 53198-2479  
 TEL: (262) 542-5797 FAX: (262) 542-5988

SCALE: 1" = 2000'  
 CHECKED BY: J.A.S.  
 DATE: 07/20/2015  
 DRAWN BY: J.A.S.  
 DATE: 07/20/2015  
 SHEET 1 OF 1