

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA  
MONDAY, JULY 20, 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 June 15, 2015

2. Architectural Board consideration of an application for Elegant Nails Bar for an illuminated sign at 600 Hartbrook Drive.

Applicant: Elegant Nails Bar, 600 Hartbrook Drive, Hartland, WI 53029

Contractor: Bauer Sign, 2500 South 170<sup>th</sup> Street, New Berlin, WI 53151

3. Architectural Board consideration of an application for a sign for Lake Country Fine Arts at 112 W. Capitol Drive.

Applicant: Lake Country Fine Arts School and Gallery, 112 W. Capitol Drive, Hartland, WI 53029

Contractor: Avalon Graphics, 1020 James Drive, Hartland, WI 53029

4. Architectural Board and Plan Commission consideration of an application for replacement of existing garage/barn at 563 E Capitol Drive including a height restriction modification.

Applicant: Charles Tindal, 563 E. Capitol Drive, Hartland, WI 53029

Contractor: Owner

5. Architectural Board and Plan Commission consideration of proposed façade modifications and application for a sign for a proposed restaurant at 122 Cottonwood Ave.
  - a. Review and consideration of proposed façade improvements to add windows to the east and south side of the building
  - b. Review and consideration of an application for a sign

Applicant: Cottonwood Investments, d/b/a Beer Snobs, Inc., 724 Winston Way, Hartland, WI 53029

Contractor: MTD, 154 Grandville Ave., Cedarburg, WI 53012

Joint Architectural Board/Plan Commission Agenda

Monday, July 20, 2015

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6. Architectural Board and Plan Commission concept review and consideration of an application for modifications to a car wash facility on the property located at 400 E. Industrial Drive and consideration of possible Conditional Use Permit revisions.

Applicant: Michael & Deborah Kusch, N65 W30981 Beaver Lake Rd., Hartland, WI 53029

7. 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.

## MEMORANDUM

**TO:** Architectural Board and Plan Commission

**FROM:** David E. Cox, Village Administrator

**DATE:** July 17, 2015

**SUBJECT:** Agenda Information – July 20, 2015

The following information relates to the upcoming Architectural Board and Plan Commission meeting agenda and includes additional or summary information and staff recommendations as necessary. The numbering will follow the numbering of the agenda.

### Item 3 Related to a Garage Replacement at 563 E Capitol Drive.

**Background:** The owner of the property is requesting architectural review of his proposed garage and permission to construct the garage to a height of 17.5 feet. Under the Village Code, detached accessory structures may not exceed 15 feet in height but Section 46-926 of the Code allows the Plan Commission and Village Board to allow up to 18 feet under certain conditions. In considering the petition, the Architectural Board and Plan Commission will note that the adjoining properties have taller accessory structures on their properties. Additionally, the Board/Commission may want to consider other items and factors. Based on the application, the owner is seeking a wall height of about 11 feet and is using a 6:12 pitch on the roof, which is at the low end of the roof pitches found on the main house. The Board may wish to consider design elements of the accessory structure's roof line in comparison to the unique roof lines of the main house. The difference between the house and garage roof lines is especially apparent on the accessory building's north façade when viewed from the street. Further, the Board/Commission may wish to inquire as to the use of the building and may note that it will have overhead doors on both the north and south facades.

**Recommendation:** Review the proposed design and height modification for acceptability.

### Item 5 Related to Façade Modifications at Beer Snobs

**Background:** The building at 122 Cottonwood, which will be partially occupied by Beer Snobs, will also house an additional retail business in the easternmost portion of the building. As part of the arrangements with the anticipated tenant, the building owner is proposing to add windows to the east and south facades. The windows will match the lower portions of the windows that were previously approved for the street-facing facades of the building. Previously, the east and south facades were not being modified other than painting. These changes have not been reviewed by the BID due to the timing of the request.

Recommendation: The modifications are recommended for approval conditioned on no objections from the BID.

Item 6 Related to a proposed change to the Site Plan for Hartland Service.

Background: A Conditional Use Permit (CUP) was approved for Hartland Service in April and revised in June to allow an expansion of the Automotive Service business and, specifically, the car wash. The revised CUP indicated that the both the automatic touch-less and soft cloth car washes could be operated 24 hours per day, seven days per week. Additionally, the April approval also included the Site Plan, which called for a large building expansion to house increased service bays and a new car wash and detailing facility. The existing out building on the lot would have been demolished. The owner has approached the Village to request approval to downsize the addition to the main building and to convert the existing out building to be used as the car wash facility. In this scenario, the total amount of impervious surface on the parcel would be reduced and, while the car wash bays would be shorter, they would orient north/south instead of east/west. During the wash cycle and upon exiting the wash bay, vehicles would be oriented toward the north (railroad tracks). No changes are anticipated to the landscaping along Cottonwood Avenue, which includes the berm and buffer plantings. Staff has requested a new, detailed site plan for review during the August Plan Commission meeting. Additionally, we are reviewing the Zoning matters as it relates to the presence of the two buildings on one lot, which is now the condition after approval of a CSM combining the four parcels into one parcel. This matter would also be reviewed in August. The Plan Commission is asked to give preliminary review to this change in order to provide initial feedback and concerns so that the August review is more simplified.

Recommendation: Review the changes and provide feedback as appropriate.

DC:PC Agenda Info 7-20

cc: Ryan Amtmann, Village Engineer  
Mike Einweck, Public Works Director  
Scott Hussinger, Building and Zoning Official

**VILLAGE OF HARTLAND  
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES  
MONDAY, JUNE 15, 2015  
7:00 PM  
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, David deCourcy-Bower, David Lamerand, James Schneeberger, Randy Swenson and Jack Wenstrom. Excused: Tim Hallquist.

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

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of May 18, 2015 and June 4, 2015

Motion (deCourcy-Bower/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of May 18, 2015. Carried (6-0).

Motion (deCourcy-Bower/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of June 4, 2015. Carried (5-0-1). Amtmann abstained.

2. Architectural Board consideration of an application for Lake Country Eye Care illuminated wall sign at 520 Hartbrook Drive.

Applicant: Lake Country Eye Care, 520 Hartbrook Drive, Hartland, WI 53029  
Contractor: SIGNworks, 501 W Sumner Street, Hartford, WI 53027

The sign is illuminated LED white faces that match the chiropractor's sign next door.

Motion (Swenson/deCourcy-Bower) to approve the application for Lake Country Eye Care illuminated wall sign at 520 Hartbrook Drive, noting that the applicant was directed to have the lighted sign shut off no later than 10 PM. Carried (6-0).

3. Architectural Board consideration of an application for 30' x 20' attached garage addition at 721 E. Capitol Drive.

Applicant: Michael & Victoria Moen, 721 E. Capitol Drive, Hartland, WI 53029  
Contractor: Owner

The garage will be cement block, except for the front, which will be stone that matches the nearby retaining wall. The garage height is approximately 9 feet and will have a flat rubber roof with a railing. The roof will be used as a deck. The exterior garage walls will match the color of the house. The applicant will structure the garage so that the deck area could possibly hold a future room addition. The project meets Village setbacks.

Motion (Wenstrom/Swenson) to approve an application for 30' x 20' attached garage addition at 721 E. Capitol Drive. Carried (6-0).

4. Architectural Board consideration of an application for ProHealth Care updated signage at 1500 Walnut Ridge.

Applicant: ProHealth Care Medical Associates, N17W24100 Riverwood Drive,  
Waukesha, WI 53188

Contractor: Kieffer & Co., Inc., 3322 Washington Avenue, Sheboygan, WI 53081

ProHealth Care Medical Associates is changing their name to ProHealth Medical Group. The new signs will reflect the name change. The logo and the letter font will stay the same and the majority of the signs are non-illuminated. The current monolithic type sign will be changed to a low-lying monument sign. Only the top portion of the monument sign will be illuminated, which is the section that says ProHealth Medical Group. The face, not the letters, will be illuminated. The height will be decreased from 15 feet high to 8 feet high, with overall dimensions of 8' x 11'7".

The current two directional signs will be switched out to have them look more like the new monument sign. They will be in the same location. The applicant was directed to have the lighted monument sign turn off by 10:00 PM.

Motion (deCourcy-Bower/Swenson) to approve an application for ProHealth Care updated signage at 1500 Walnut Ridge. Carried (6-0).

5. Plan Commission review and consideration of an amendment to the Conditional Use Permit recently issued for Hartland Service to allow the second wash unit to be unattended and available 24 hours per day.

Applicant: Michael & Deborah Kusch, N65 W30981 Beaver Lake Rd., Hartland, WI  
53029

The original plan was to have an attendant car wash that had a track to guide the cars through the car wash. Mr. Kusch was recently informed about a new car wash that uses less equipment and does not need an attendant. Three or four soft brushes go around the car while it stands still. Cars will not be washed as quickly as the original plan; consequently, only two car wash lanes will be needed instead of three. This new car wash washes 15 – 20 cars per hour. Since a conveyor is not needed, the exit will be four inches lower than the previous plan. The plan is to have two automatic car washes – one touch free and one soft cloth. Mr. Kusch would like to keep both car washes open 24 hours. Forty percent of cars are washed after normal business hours.

The overhead doors open up when the blowers turn on. Because the bay is 85 feet in length, the blowers can be staged farther inside the bay resulting in less noise. When the weather is warm, the doors stay open 24/7.

The blower stand for this car wash will have four blowers on it, as opposed to the seven blowers in the previous plan. The decibels will be decreased with the smaller blower system.

If the Village receives complaints of noise from the neighbors about car washing (for example at 4 AM), a change in the allowed car wash timeframe may be needed.

Motion (Swenson/Wenstrom) to recommend approval to the Village Board an amendment to the Conditional Use Permit recently issued for Hartland Service to allow the second wash unit to be unattended and available 24 hours per day, keeping with the original Conditional Use Permit by holding a review in early 2017. Carried (6-0).

It was noted that the Conditional Use Permit could be reviewed earlier, if necessary.

6. Items related to Architectural Board and Plan Commission consideration of the Final Plat, Recreation Center, Entry Monument Sign and Final Landscaping Plan for the Windrush Subdivision.

Applicant: Sunrise Development, LLC, W240 N1221 Pewaukee Road, Waukesha, WI 53188

- a. Consideration of a motion to recommend approval of the Final Plat for the Windrush Subdivision.

There are no changes in the Final Plat since the Plan Commission saw it last year.

Motion (deCourcy-Bower/Swenson) recommend to the Village Board approval of the Final Plat for the Windrush Subdivision. Carried (6-0).

- b. Consideration of the site and building plans for a proposed Recreation Center.

The recreation center will be located at the head of the boulevard at the beginning of the subdivision. A trail system throughout the subdivision will lead to the recreation center. The original idea was to have a club house, however after additional investigation it was found that a club house would not be used as much as a recreation center. The 20' x 20' building will house the equipment for the pool, a chemical room, a changing room, restrooms and it will have an outdoor 20' x 20' covered canopy area. There will be a grilling station under the canopy. The rec center will have a swimming pool, a sports court (basketball, volleyball or tennis), a playground and outdoor fire pit. The U-shaped pool has a 0 – 3 foot portion with water features similar to the splash pad. The center of the pool is 3 feet deep and is a place for mom and dad to sit and watch the kids, but still be in the water. The other portion of the pool will be 3 – 5 feet deep, with a basketball hoop and volleyball net. This configuration will help segregate

the older kids from the younger kids. Both the grill and the fire pit will be portable and not hinder vision of the pool deck, per State Law. The building colors will be earth tones, with similar colored stone and a western flavor to the design. The fencing around the area is secure, except for the sports court section. The pool area will be locked after hours, but the children's area and the sports courts will not be locked.

The building will not have any meeting areas. The rec center will have a small parking lot with 10 spaces.

Motion (Swenson/Schneeberger) to recommend approval to the Village Board a proposed Recreation Center for the Windrush Subdivision. Carried (6-0).

- c. Consideration of the site and plans for a proposed monument entry/subdivision sign.

The entryway will be a gateway effect. A three rail fence will go along the front of the property along HWY K and end at the two columns on each side of the boulevard. There will be working weathervanes on top of each column. A center sign will be in the boulevard. The column signs will be set back about five feet from the curb, far enough to leave room for snow plowing.

Lighting will be behind the sign lettering, with no additional up lighting. The same lighting will be used for the sign on the rec center building.

Motion (deCourcy-Bower/Swenson) to recommend approval to the Village Board for a proposed monument entry/subdivision sign. Carried (6-0).

- d. Consideration of the final subdivision landscaping plans.

The street tree program for the individual lots will be a part of the Developers Agreement and the individual purchasers' agreement to pay for the trees at the time of building permit. Those trees will be placed at the direction of Village staff. The trees will be planted during the Village's next cycle after occupancy. This will ensure that someone is there to take care of the trees.

The street trees at the boulevard will be done immediately.

The Siepmann's are hoping that this site will be the Parade of Homes for 2016. They will be trying to get in as much as they can this fall.

Motion (deCourcy-Bower/Wenstrom) to recommend approval to the Village Board the final subdivision landscaping plans for the Windrush Subdivision. Carried (6-0).

7. Plan Commission review and consideration of a Final Extraterritorial Plat for the Woodridge Estates II Subdivision in the Town of Delafield.

Applicant: Neumann Companies, N27 W24075 Paul Ct, Suite 200, Pewaukee, WI 53072

Motion (deCourcy-Bower/Swenson) to recommend approval to the Village Board the Final Extraterritorial Plat for the Woodridge Estates II Subdivision in the Town of Delafield. Carried (6-0).

8. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (6-0). Meeting adjourned at 7:45 PM.

Respectfully submitted by

Recording Secretary,

Lynn Meyer  
Deputy Clerk



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>600 HARTBROOK</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <del>KEVIN PHAM</del>		EMAIL <u>KEVINPHAM909@YAHOO</u>	Phone <u>414-630-1166</u>
Address <u>600 11515 PORT WASHINGTON</u>		City <u>MEQUON</u>	State <u>WI</u> Zip <u>53092</u>
Contractor <u>BAUER SIGN</u>	Phone	FAX	EMAIL
Address		City	State Zip

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.

Date Applied: 06.30.15 Date of Meeting: 07.20.15 Item No. 1



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

DEPARTMENT OF BUILDING INSPECTION  
 APPLICATION FOR SIGN PERMIT

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

JOB LOCATION 600 HART BROOK TAX KEY # \_\_\_\_\_  
 OWNER KEVIN PHAM PHONE 414-630-1166  
 ADDRESS 11515 PORT WASHINGTON RD CITY MEQUON STATE WI ZIP 53092  
 CONTRACTOR BAUER SIGN 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:  
ELEGANT NAILS - BAR

OVERALL DIMENSIONS OF SIGN 5' -> 11'0" COLOR OF BACKGROUND \_\_\_\_\_  
 SIZE OF LETTERS IN INCHES 11" BY 3'4" COLOR OF LETTERS BLACK - WHITE  
 CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) \_\_\_\_\_

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 \$ 5200<sup>00</sup>

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.

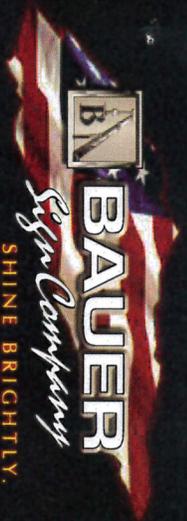
APPLICANT Kevin DATE 6/30/15

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

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

COMMENTS: \_\_\_\_\_

TOTAL FEES: \$ 75 DATE PAID 06.30.15 RECEIPT # 162706



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 voice **262.784.0500**  
 fax **262.784.6675**

Award Winning  
 Graphic Design



SAVED AS Elegant Nail Bar  
 LOCATION: Horland WI  
 CLIENT: \_\_\_\_\_  
 SALES REP: Bob Hacker  
 DATE: 26 May 15  
 REVISION: 2 June 15

DESIGNER: Ryan Becht

**FABRICATION**

- CHANNEL LETTERS
- OPEN CHANNEL LETTERS
- REVERSE CHANNEL LETTERS
- NEON ACCENTS \_\_\_\_\_
- CABINET SIGN
- MONUMENT SIGN
- Pylon SIGN
- Pylon PANEL (S) ONLY
- PLATE LETTERS \_\_\_\_\_
- OTHER \_\_\_\_\_
- SINGLE SIDED  DOUBLE SIDED
- BACKING MOUNT
- FLUSH MOUNT
- INTERNALLY ILLUMINATED
- NON ILLUMINATED
- NEON  LED  LAMPS
- 120V TRANSFORMERS
- 30 M.A.  60 M.A.
- 120V ADVANCE BALLASTS
- COMPUTER CUT GRAPHICS
- DIGITALLY PRINTED GRAPHICS
- 1.25 ALUMINUM ROUTED FACE
- PLEX FACE
- PLEX BACKED
- FLEX FACE \_\_\_\_\_
- RETURN Black
- TRIMCAP Black
- RETAINERS \_\_\_\_\_
- MESSAGE CENTER \_\_\_\_\_
- BASE \_\_\_\_\_
- POLE COVER \_\_\_\_\_
- ADDRESS NUMBERS \_\_\_\_\_
- SPECIAL INFORMATION \_\_\_\_\_

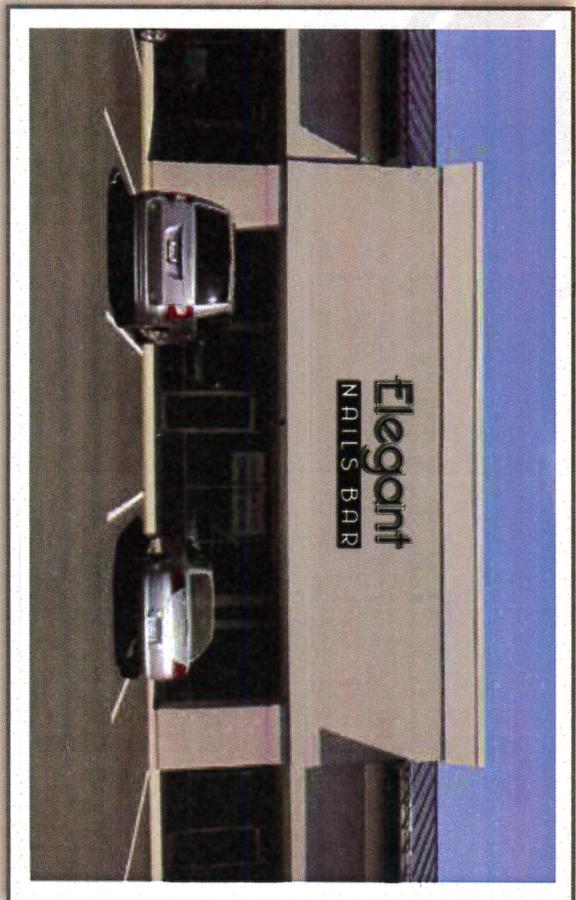


1/2" scale

**SPECIFICATIONS**

- FABRICATE AND INSTALL (1SET) INTERNALLY ILLUMINATED, FLUSH MOUNTED CHANNEL LETTERS.**
- FACES TO BE WHITE PLEXIGLASS SHEETED WITH OPAQUE BLACK VINYL OVERLAYS
  - LOGO MODULE FACE TO BE DECORATED WITH OPAQUE BLACK VINYL OVERLAYS
  - RETURNS TO BE .050X5" AND BACKS TO BE .063 ALUMINIUM
  - TRIMCAPS TO BE 1" BLACK
  - EXTERIORS PAINTED BLACK
  - INTERIORS PAINTED WHITE
  - ILLUMINATED WITH WHITE LEDS
  - POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
  - MOUNTED FLUSH TO FASCIA

**Elegant Nail Bar channel letters**



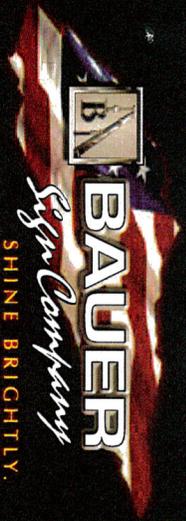
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**FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY**

our products are certified by Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 600 of the National Electrical Code and the appropriate local bonding of the sign. Sign shall bear correct UL labels.

APPROVAL / DATE \_\_\_\_\_



2500 South 170th Street  
New Berlin, Wisconsin 53151  
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wire [bauersignusa.com](http://bauersignusa.com)  
voice 262.784.0500  
fax 262.784.6675

Award Winning  
Graphic Design



SAVED AS Elegant Nail Bar  
LOCATION Hartland WI  
CLIENT  
SALES REP Bob Hacker  
DATE 26 May 15  
REVISION 2 June 15

DESIGNER Ryan Becht

**FABRICATION**

- CHANNEL LETTERS
- OPEN CHANNEL LETTERS
- REVERSE CHANNEL LETTERS
- NEON ACCENTS
- CABINET SIGN
- MONUMENT SIGN
- Pylon SIGN
- Pylon PANEL (S) ONLY
- PLATE LETTERS
- OTHER
- SINGLE SIDED  DOUBLE SIDED
- BACKWAY MOUNT
- FLUSH MOUNT
- INTERNALLY ILLUMINATED
- NON ILLUMINATED
- NEON  LED  LAMPS
- 120V TRANSFORMERS
- 30 M.A.  60 M.A.
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- DIGITALLY PRINTED GRAPHICS
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- PLEX FACE
- PLEX BACKED
- FLEX FACE
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- TRIMCAP
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- MESSAGE CENTER
- BASE
- POLE COVER
- ADDRESS NUMBERS
- SPECIAL INFORMATION

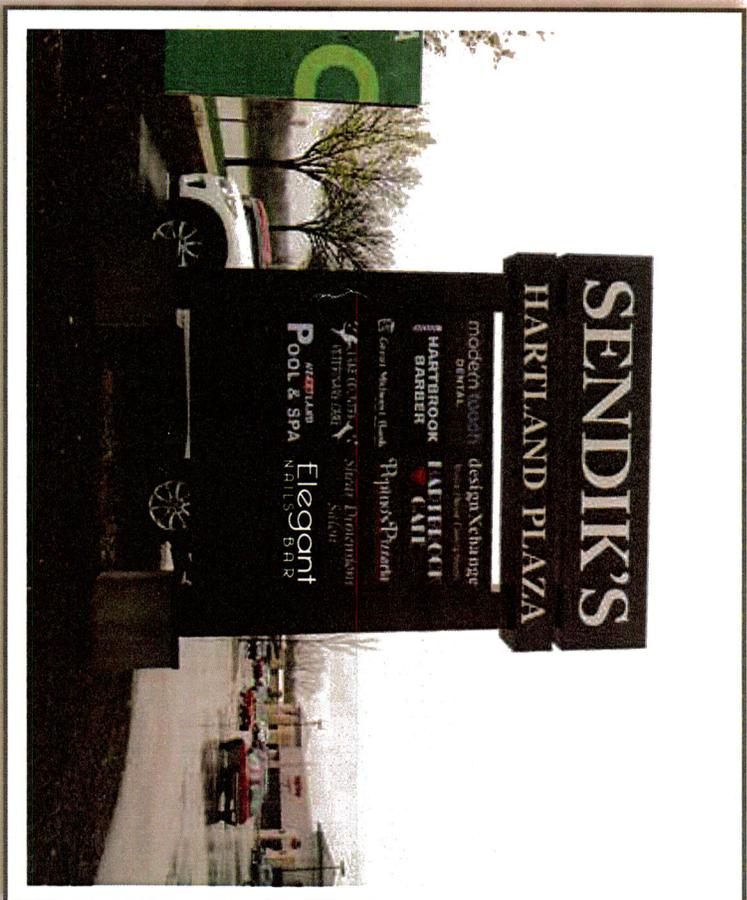
11"  
**Elegant**  
NAILS BAR

3'4"

**SPECIFICATIONS**

- FABRICATE AND INSTALL (1SET) INTERNALLY ILLUMINATED, REPLACEMENT PYLON FACES
- FACES TO BE 3/16" SOLAR GRADE WHITE LEXAN
  - FACES PAINTED OPAQUE MP 31846 ONYX

**Elegant Nail Bar pylon faces**



Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples. These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

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This sign shall be manufactured in accordance with Article 600 of the National Electrical Code. The installer shall be responsible for the correct UL labels.

APPROVAL / DATE



2500 South 170th Street  
 New Berlin, Wisconsin 53151  
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 voice **262.784.0500**  
 fax **262.784.6675**

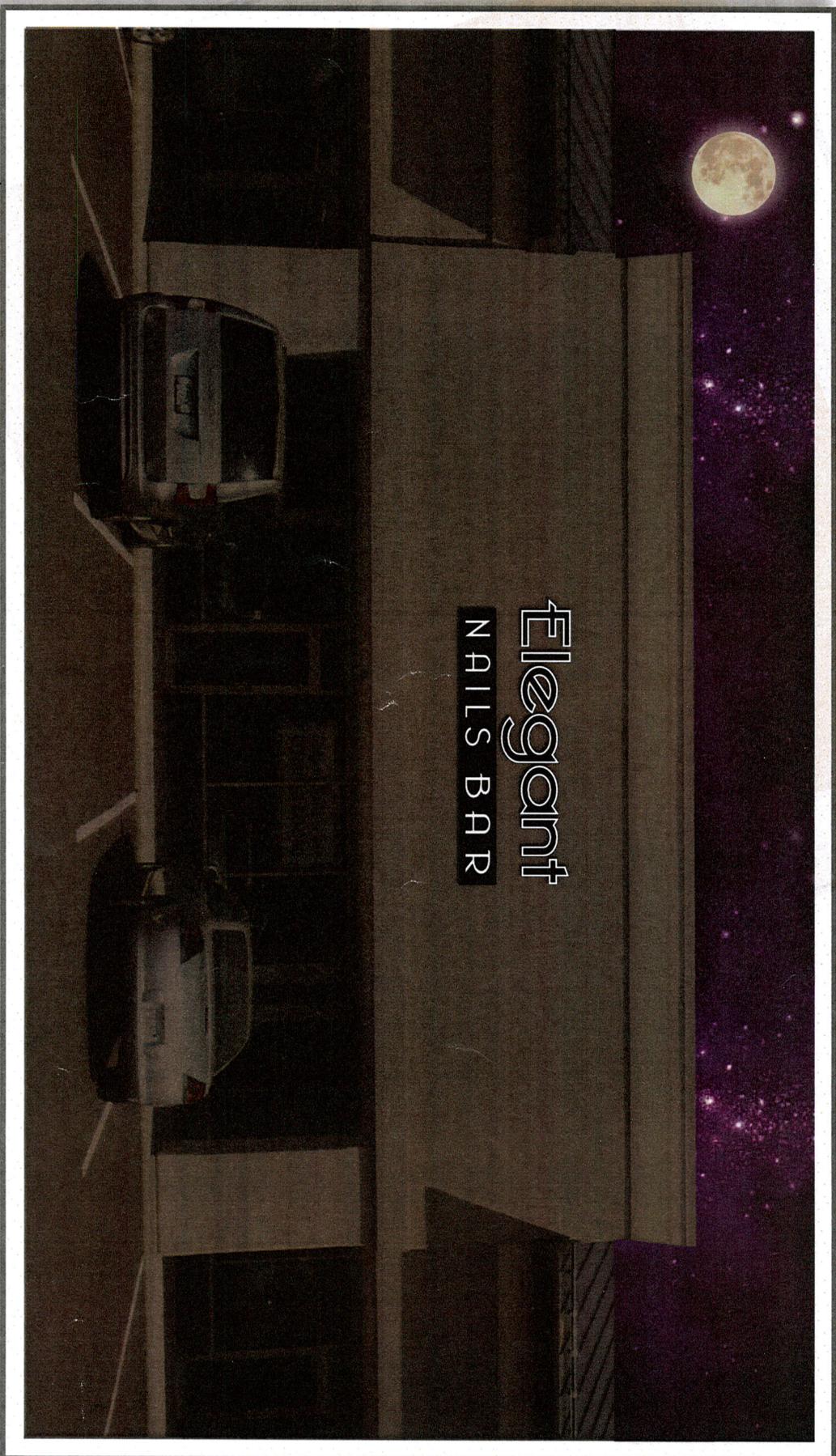
Award Winning  
 Graphic Design



SAVED AS Elegant Nail Bar  
 LOCATION Hartland Wi

CLIENT \_\_\_\_\_  
 SALES REP Bob Hacker  
 DATE 26 May 15  
 REVISION 17 June 15

DESIGNER Ryan Becht



## Elegant Nail Bar channel letters AT NIGHT

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples. These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

**FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY**

our products are certified by Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 600 of the National Electrical Code and on the applicable code bonding of the sign. Sign shall bear correct UL labels.

### FABRICATION

- CHANNEL LETTERS
- OPEN CHANNEL LETTERS
- REVERSE CHANNEL LETTERS
- NEON ACCENTS \_\_\_\_\_
- CABINET SIGN \_\_\_\_\_
- MONUMENT SIGN \_\_\_\_\_
- PYLON SIGN \_\_\_\_\_
- PYLON PANEL (S) ONLY \_\_\_\_\_
- PLATE LETTERS \_\_\_\_\_
- OTHER \_\_\_\_\_
- SINGLE SIDED  DOUBLE SIDED
- BACKWAY MOUNT \_\_\_\_\_
- FLUSH MOUNT
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- NON ILLUMINATED
- NEON  LED  LAMPS
- 120 V TRANSFORMERS
- 30 M.A.  60 M.A.
- 120 V ADVANCE BALLASTS
- COMPUTER CUT GRAPHICS
- DIGITALLY PRINTED GRAPHICS
- .125 ALUMINUM ROUTED FACE
- PLEX FACE
- PLEX BACKED \_\_\_\_\_
- FLEX FACE \_\_\_\_\_
- LEXAN FACE \_\_\_\_\_
- RETURN **Black**
- TRIMCAP **Black**
- RETAINERS \_\_\_\_\_
- MESSAGE CENTER \_\_\_\_\_
- BASE \_\_\_\_\_
- POLE COVER \_\_\_\_\_
- ADDRESS NUMBERS \_\_\_\_\_
- SPECIAL INFORMATION \_\_\_\_\_

APPROVAL / DATE \_\_\_\_\_

488 SUNNYSLOPE LLC  
C/O CHARLES F BOHL  
19125 ALTA VISTA DR  
BROOKFIELD WI 53045

504 SUNNYSLOPE LLC  
C/O CHARLES F BOHL  
19125 ALTA VISTA DR  
BROOKFIELD WI 53045

DCWI THREE LLC  
C/O WALGREEN CO - STORE 9365  
PO BOX 1159  
DEERFIELD IL 60015

HARTLAND RETAIL LLC  
CENTRAL VENTURES LLC  
1243 N 10TH ST STE 300  
MILWAUKEE WI 53205

PINE & WHINALL LLP  
6980 INDUSTRIAL LOOP  
PO BOX 196  
GREENDALE WI 53129

PINE & WHITNALL LLP  
6980 INDUSTRIAL LOOP  
PO BOX 196  
GREENDALE WI 53129

TMPN HARTLAND LLC  
HARTLAND PLAZA LLC  
11518 N PORT WASHINGTON RD STE 103  
MEQUON WI 53092



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>112 W. Capitol Dr</u>				
Lot	Block	Subdivision	Key No. HAV	
Owner <u>Marlene Millevotte (tenant)</u>			Phone	
Address <u>112 W. Capitol</u>		City <u>Hartland</u>	State	Zip
Contractor <u>Avalon Graphics</u>	Phone <u>367 2900</u>	FAX	E-Mail Address	
Address <u>1020 James Dr.</u>		City <u>Hartland</u>	State	Zip

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.

**One & Two Family**

- Three bound sets of construction plans, additionally 1 (one) set must be reduced to a maximum size of 11" x 17"). One set of plans must be stamped "approved by the developer" if required.
- These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- Three site plans. These site plans must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).
- Three plat of surveys are required for new dwellings at time building permit is applied for.

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

Date Applied: 07.09.15 Date of Meeting: 07.20.15 Item No. 3



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

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

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

JOB LOCATION 112 W. Capitol Dr TAX KEY # \_\_\_\_\_  
 OWNER Marlene Millevolte PHONE 367-2900  
 ADDRESS 112 W. Capitol Dr CITY Hartland STATE \_\_\_\_\_ ZIP 53029  
 CONTRACTOR Avalon Graphics 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:  
Lake Country Fine Arts School and Gallery

OVERALL DIMENSIONS OF SIGN \_\_\_\_\_ COLOR OF BACKGROUND \_\_\_\_\_

SIZE OF LETTERS IN INCHES \_\_\_\_\_ COLOR OF LETTERS \_\_\_\_\_

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) \_\_\_\_\_

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 \$ 150.00

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 Marlene Millevolte DATE 7.9.15

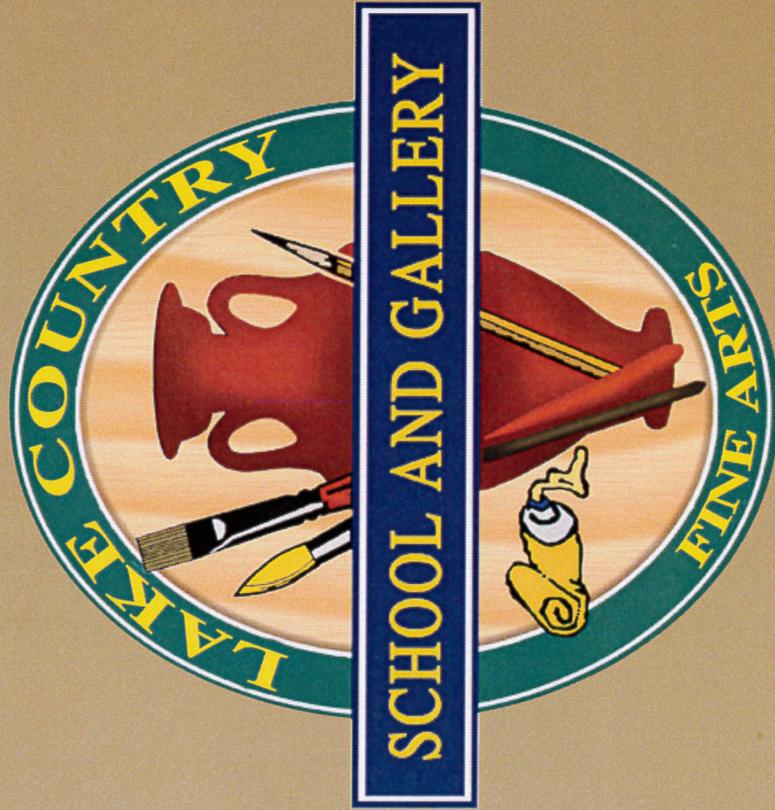
PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

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

COMMENTS: \_\_\_\_\_

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

28" H x 6' W



# Lake Country Fine Arts School & Gallery

Art Classes/Original Gifts





Hartland Business Improvement District
2015 Exterior Sign and Awning Program Application

1. Applicant Name: Marlene Millevolte
2. Name of Business: Lake Country Fine Arts School and Gallery
3. Business address where sign/awning will be installed: 112 W. Capitol Dr
4. Home Address: 311 Maple Ave City: Hartland Zip: WI
5. Contact Numbers: Work 262-719-4324 Home: Cell: 367-2900 Email: lakecountryfinearts@gmail.com
6. Web site address, if applicable:

7. Legal entity of applicant, check one:
Sole Proprietorship Partnership Corporation [X] LLC Other:

8. Status of Applicant: Property Owner
Tenant: Building owner name: Behrend Properties
Building owner phone number: 367-3072

9. Give a brief description of the project and any other future building improvements:
Create + hang a sign above the Gallery door

10. Cost of project: Sign: \$150.00 Awning: Installation:
Lighting: Permit: Total Estimated Cost: 150.00

11. Proposed start date: Aug Expected completion date: Sept

12. Affirmations: I have read and understand the process and rules to receive the Hartland B.I.D. Sign and Awning Grant Program funds. I understand that failure to abide by the outline process and rules will result in denial of the funds. I understand the project may be inspected by representatives of the B.I.D. for compliance to the project as submitted with the application. I understand that should the project be found not in compliance with the original application and proposal as submitted and approved, I may be denied issuance of the B.I.D. grant funds. The undersigned applicant(s) affirms that the information submitted herein is true and accurate to the best of my knowledge. I have read and understand the conditions of the Hartland B.I.D. Sign and Awning Grant Program and agree to by the conditions and guidelines.

The applicant's presence at the B.I.D. Design Committee meeting is highly encouraged to help expedite the application review process. Thank you for submitting your application to the Hartland Business Improvement District.

Applicant Signature: [Signature] Date: 6-17-15
Tenant Signature, if Applicant: [Signature] Date: 6-17-15
Building Owner Signature: [Signature] Date: 7-3-15

PLEASE RETURN COMPLETED APPLICATION TO:
Hartland B.I.D. Business Improvement District, 155 E Capitol Dr, Suite 10A, Hartland, WI 53029
Phone: 262-367-6560 . Email: hartlandbid@att.net . www.downtownhartland.com

BEHREND PROPERTY LLC  
220 E CAPITOL DR  
HARTLAND WI 53029

ROBERT S BEHREND  
110 HILL ST  
HARTLAND WI 53029

EPPLER ENTERPRISES LLC  
502 W 5TH ST  
OCONOMOWOC WI 53066

HALLORAN TRUST  
205 HILL ST  
HARTLAND WI 53029

RONALD HEIN  
CAROL HEIN  
202 W CAPITOL DR  
HARTLAND WI 53029

JUDITH KLINK REVOCABLE TRUST  
820 RENSON RD  
HARTLAND WI 53029

CHARLES KELLY  
DARLENE KELLY  
128 HILL ST  
HARTLAND WI 53029

KATHLEEN A MCDONALD  
201 HILL ST  
HARTLAND WI 53029

MARGRIT MEIER  
MAX MEIER FAMILY TRUST  
110 COTTONWOOD AVE  
HARTLAND WI 53029

MICHAEL & KATHLEEN KRETSCHMER 2009 LIV  
141 W CAPITOL DR  
HARTLAND WI 53029

JEROME J MOLEND  
SUZANNE J MOLEND  
207 HILL ST  
HARTLAND WI 53029

KATHLEEN NOHL  
203 HILL ST  
HARTLAND WI 53029

JAMES R OEHMCKE  
DBA LAKE CO PROPERTIES  
W333N5426 LINDEN CIR  
NASHOTAH WI 53058

PETERSON TRUST  
C/O KENNETH & NANCY PETERSON  
193 HILL ST  
HARTLAND WI 53029

RUTH R BEHREND 2005 LIVING TRUST  
220 E CAPITOL DR  
HARTLAND WI 53029

WILLIAM SNYDER  
M SNYDER  
118 HILL ST  
HARTLAND WI 53029

STOP-N-GO OF MADISON INC  
2934 FISH HATCHERY RD  
MADISON WI 53713

TRENT E THOM  
136 HILL ST  
HARTLAND WI 53029

MICHAEL UIBEL  
LORI UIBEL  
195 HILL ST  
HARTLAND WI 53029

WDI PROPERTIES LLC  
133 HILL ST  
HARTLAND WI 53029

**Sec. 46-926. Modifications.**

(a) *Height.* The district height limitations stipulated elsewhere in this chapter may be exceeded, but such modification shall be in accord with the following:



- (1) *An increase in building height* may be granted by the village board, after a recommendation by the plan commission, for principal and accessory buildings when, in the opinion of the village board and plan commission, the increase is intended to accommodate an attractive roof or façade design that is also compatible with the general character of the neighborhood and is not detrimental to adjacent properties. However, an increase in building height for the express purpose of adding another livable or useable floor level, than would typically be realized under the standard height requirement of the basic zoning district, is prohibited except where subsection (a)(8) herein applies.
- (2) *Architectural projections.* Spires, steeples, belfries, parapet walls, cupolas, domes, flues, chimneys, etc., are exempt from the height limitations of this chapter.
- (3) *Special structures.* Elevator penthouses, gas tanks, grain elevators, observation towers, scenery lofts, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, smokestacks, etc., are exempt from the height limitations of this chapter.
- (4) *Essential services.* Utilities, water towers, electric power and communication transmission lines are exempt from the height limitations of this chapter.
- (5) *Communication structures.* Radio and television transmission and relay towers, aerials, radio and television receiving and transmitting antennas, not including ground-mounted and building-mounted earth station dish antennas, shall not exceed a height three times their distance from the nearest lot line. Ground-mounted earth station dish antennas shall not exceed a height of 20 feet. Building-mounted earth station dish antennas shall not exceed the maximum height regulation of the district in which they are located.
- (6) *Agricultural structures.* Barns, silos, windmills, etc., shall not exceed in height twice their distance from the nearest lot line.
- (7) *Public or semipublic facilities.* Schools, churches, offices, stations, etc. may be erected to a height of 45 feet, provided that all required yards are increased not less than one foot for each foot the structure exceeds the district's maximum height requirement.
- (8) *Planned unit developments.* The plan commission may grant an exception to district height restrictions where a planned unit development has been utilized if the plan commission finds that such exception will not negatively impact the architectural character or integrity of the neighborhood. No exception shall be granted, however, if it will result in any building or structure exceeding 45 feet unless other provisions in this subsection 46-925(a) apply. If an exception is granted, the building and/or site shall contain "patterns" or architectural features as recommended in the adopted Hartland Village Center Revitalization Plan, including requiring the upper story(ies)

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

Job Address <u>563 E CAPITOL DR HARTLAND WI 53029</u>				
Lot	Block	Subdivision	Key No. HAV	
Owner <u>CHARLES TINDAL</u>			Phone	
Address <u>563 E CAPITOL DR</u>		City <u>HARTLAND</u>	State <u>WI</u>	Zip <u>53029</u>
Contractor		Phone	FAX	E-Mail Address
Address		City	State	Zip

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.

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**One & Two Family**

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Date Applied: 7-6-15 Date of Meeting: 7-20-15 Item No. 2

Village of Hartland  
Architectural Review Board

June 2015

Charles Tindal  
563 E Capitol Drive  
Hartland, WI 53029  
262-370-0931

RE: Height variance for garage at above residence (Replacing existing garage/barn)  
requesting a height of 17.5 feet tall at the peak. A few factors to consider:

- Residence is 21' tall at the highest point
- Original barn had loft and was 21' tall at the highest point
- New garage to be 17.5' and will not have loft
- Neighbor to west has barn with loft and is 21' tall
- Neighbor to east has garage with loft and is 19' tall
- All materials used on house renovation will be same materials used on garage (LP smart siding, Black dimensional shingles, white vinyl windows, etc)
- Roof to have 6 pitch – house has various pitches 6, 9 and 11 pitch
- Garage to be built in general footprint of barn

Thank you for your consideration,

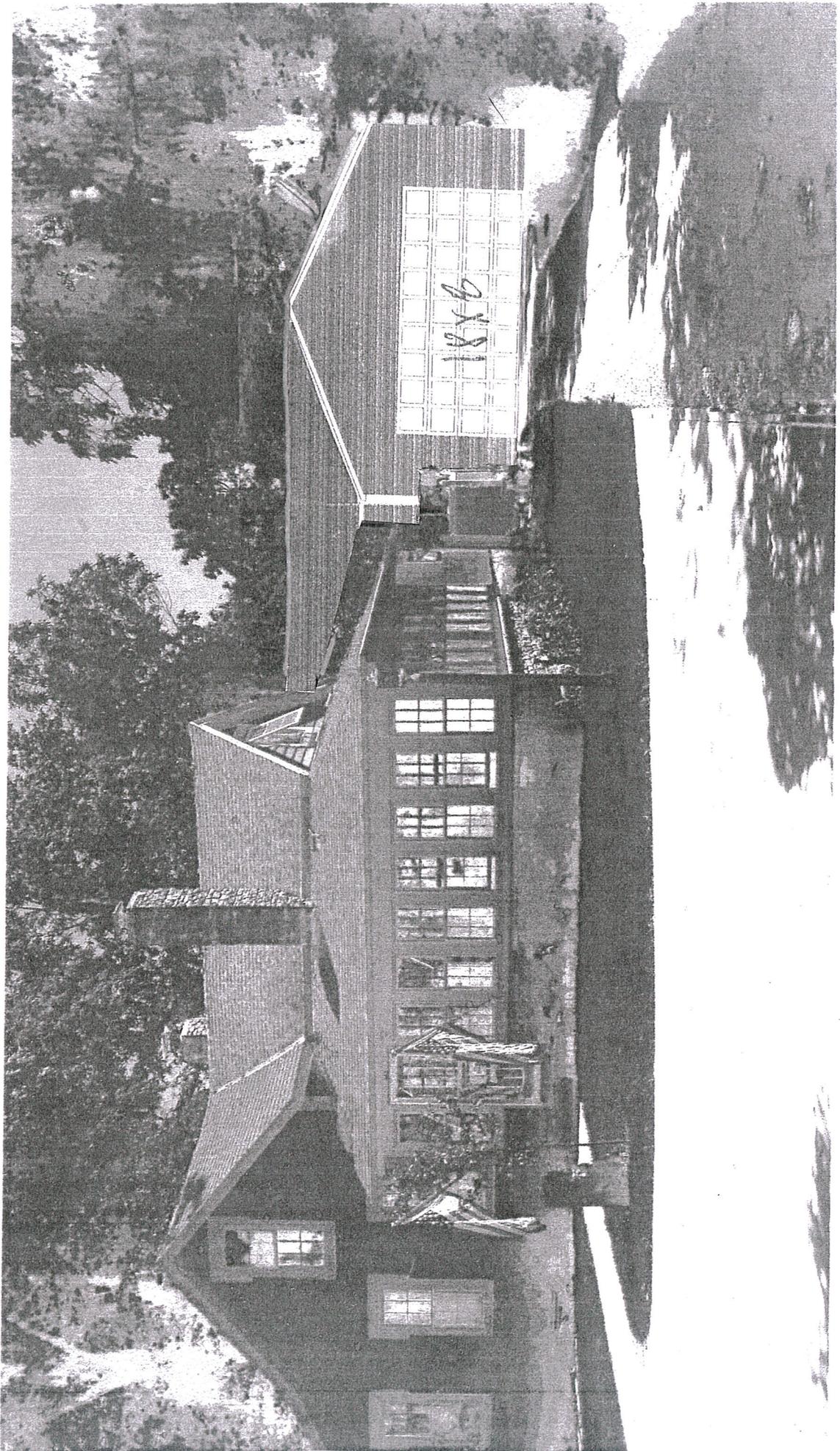


Charles Tindal

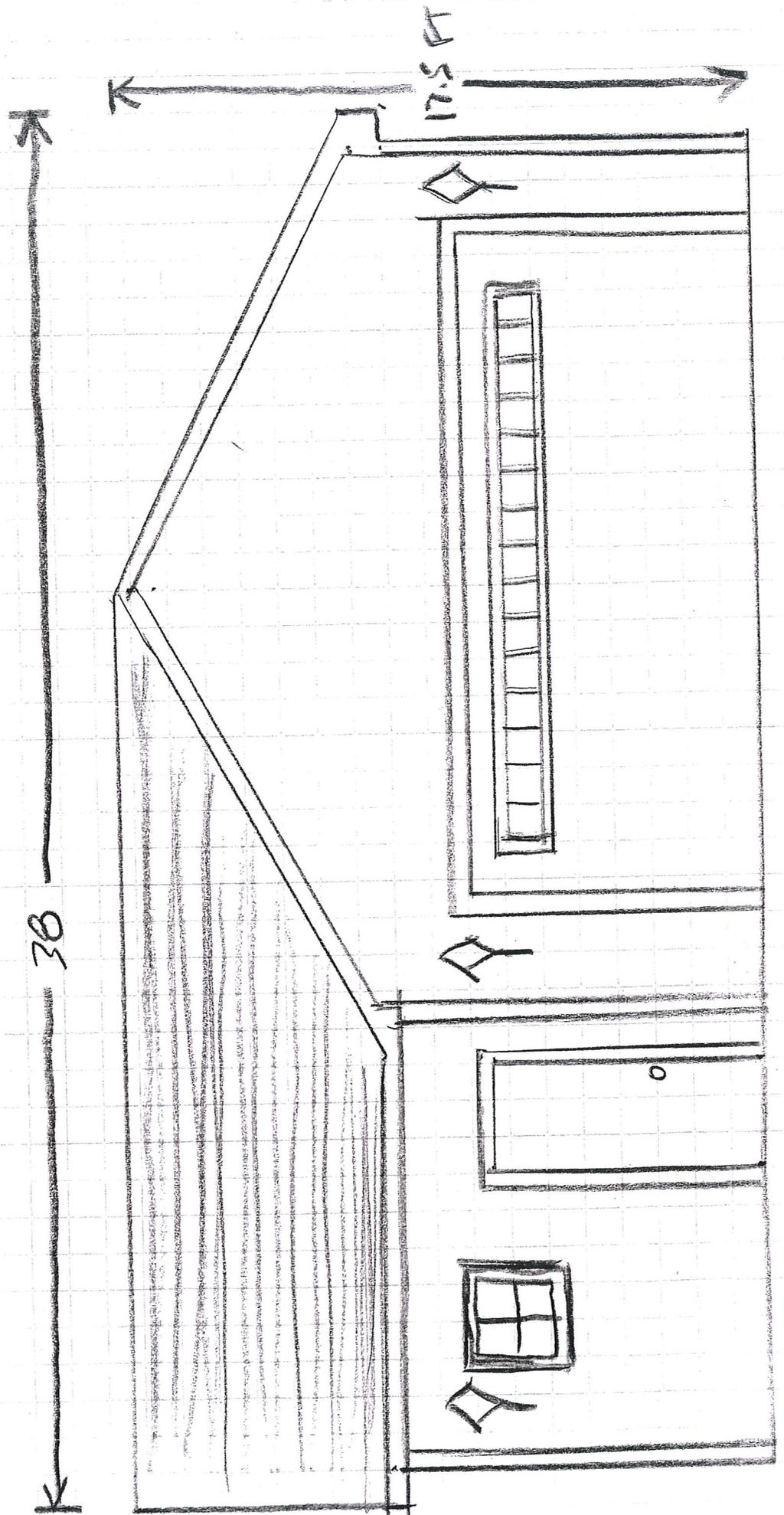
Existing barn was 21 feet tall and was hidden by residence



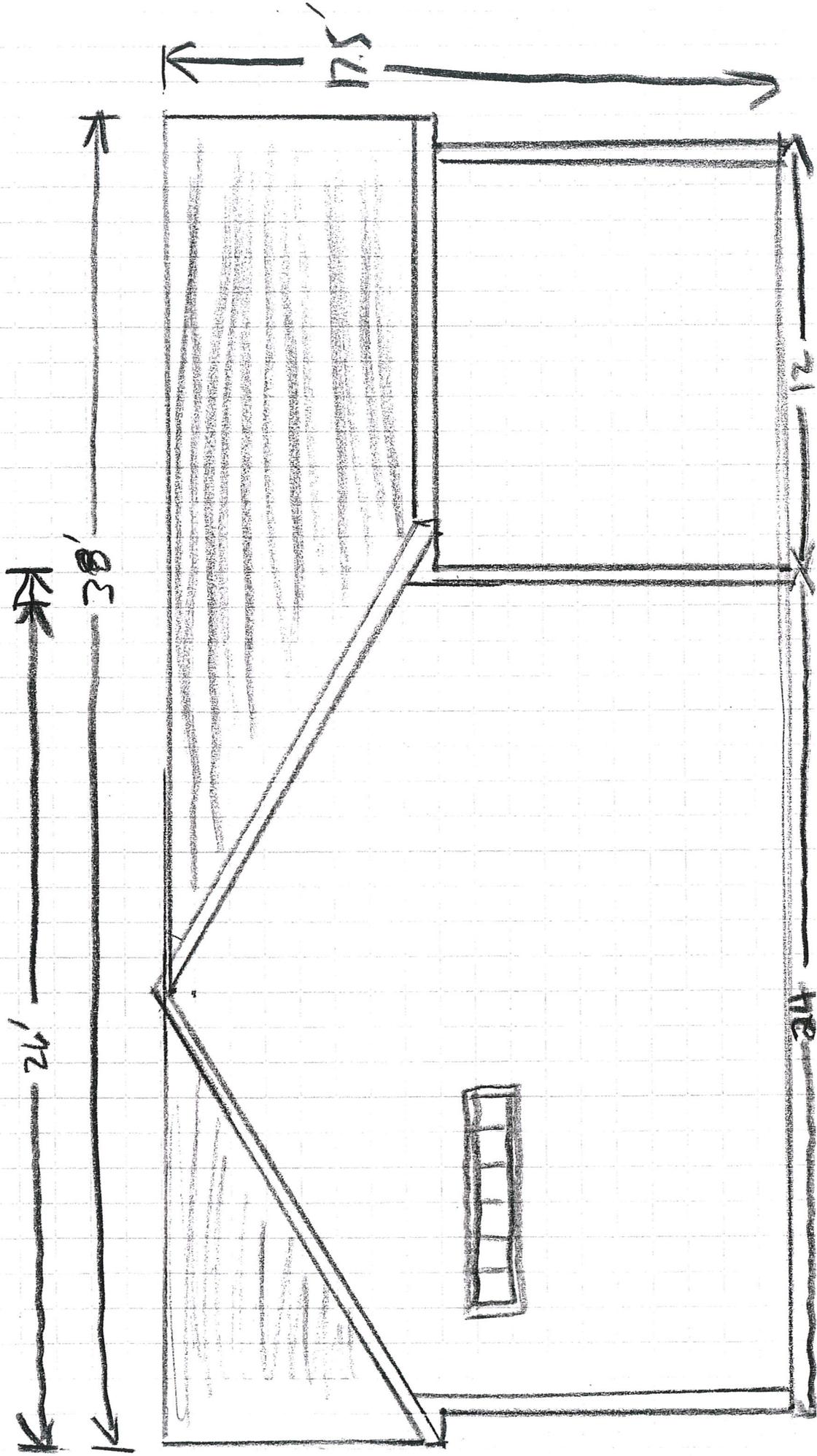
Existing barn was 21 feet tall and was hidden by residence



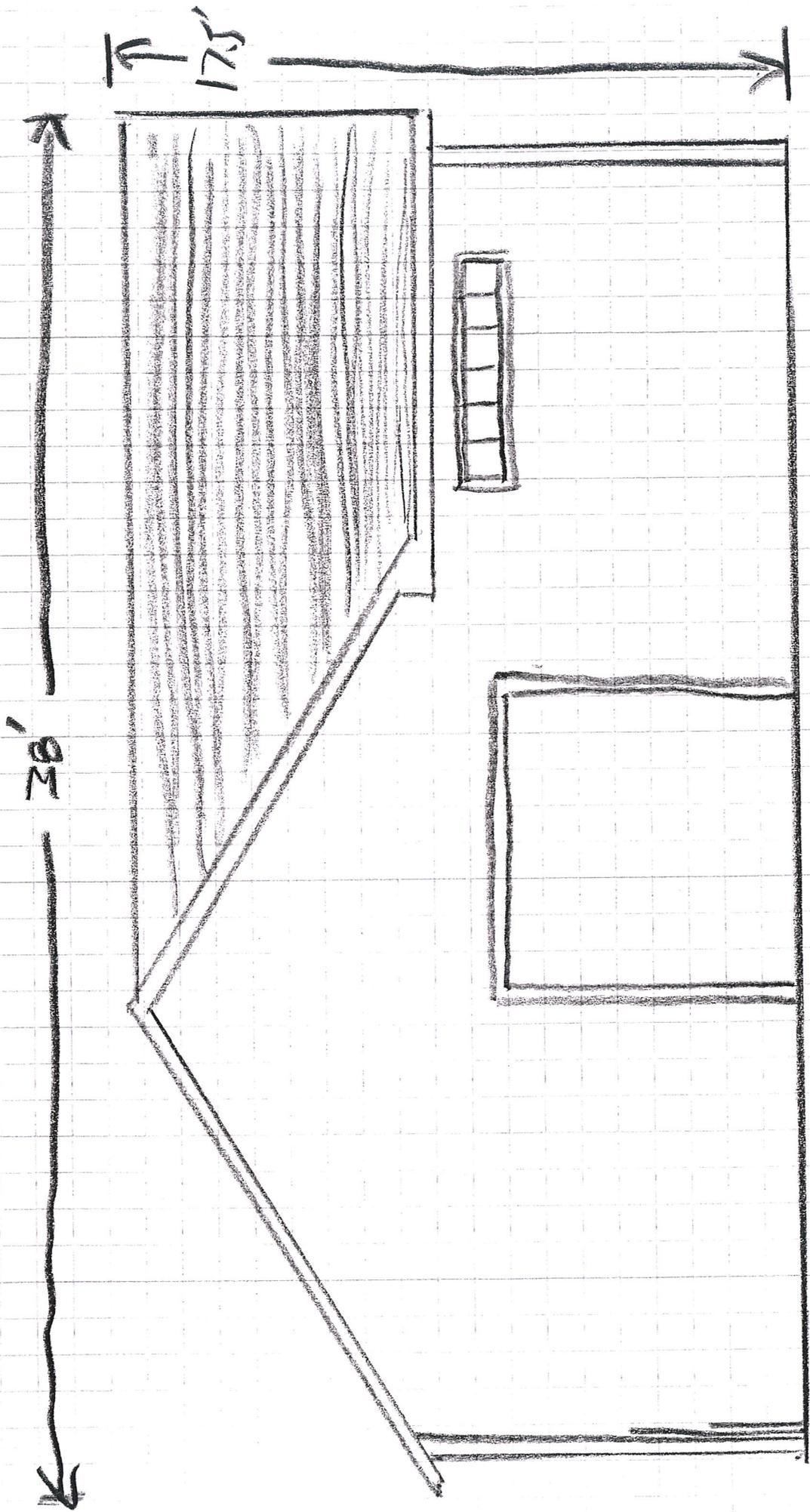
TINDAL GARAGE  
NORTH-STREET VIEW  
563 E CAPITOL DR



EAST ELEVATION  
TINDAL GARAGE



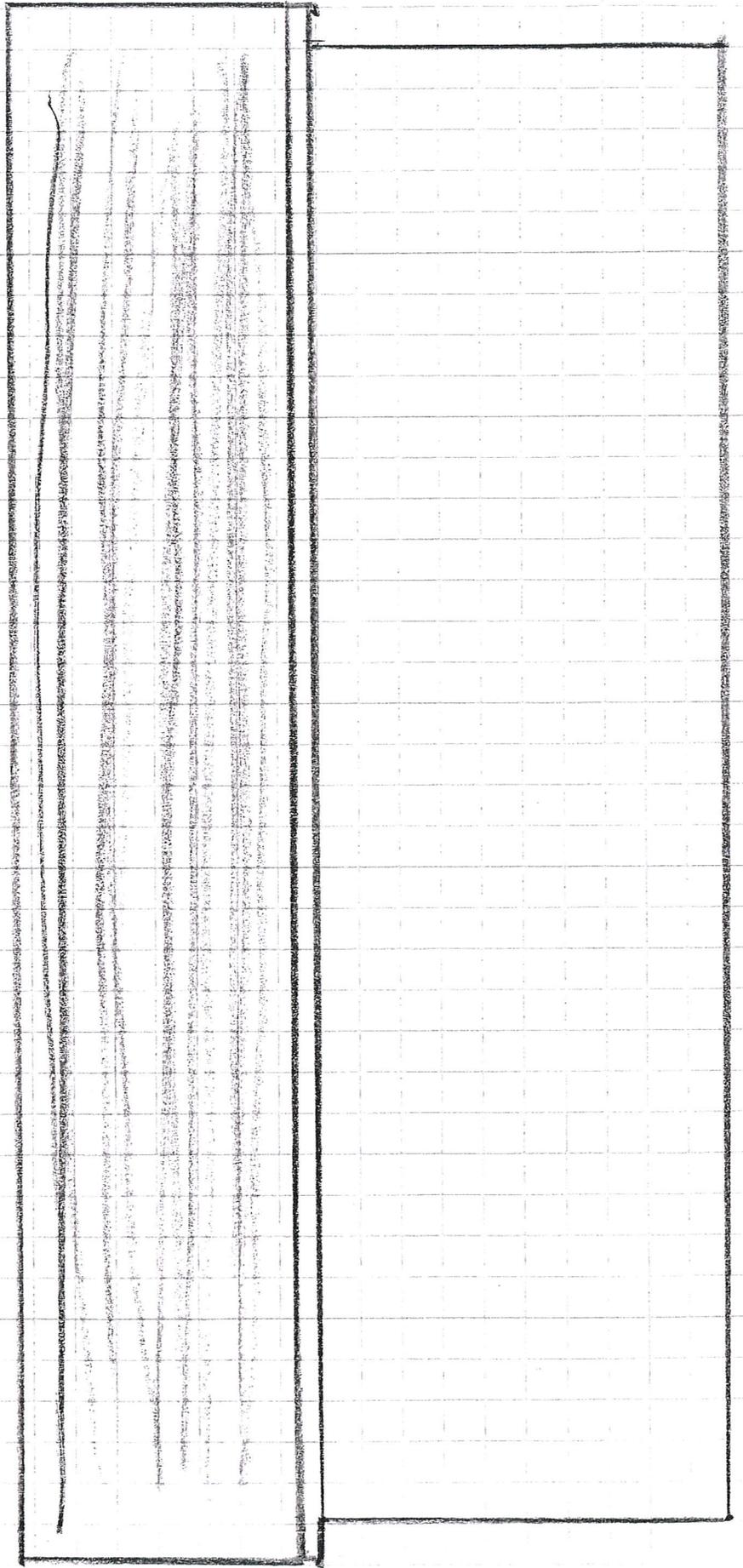
SOUTH ELEVATION  
TINDAL GARAGE



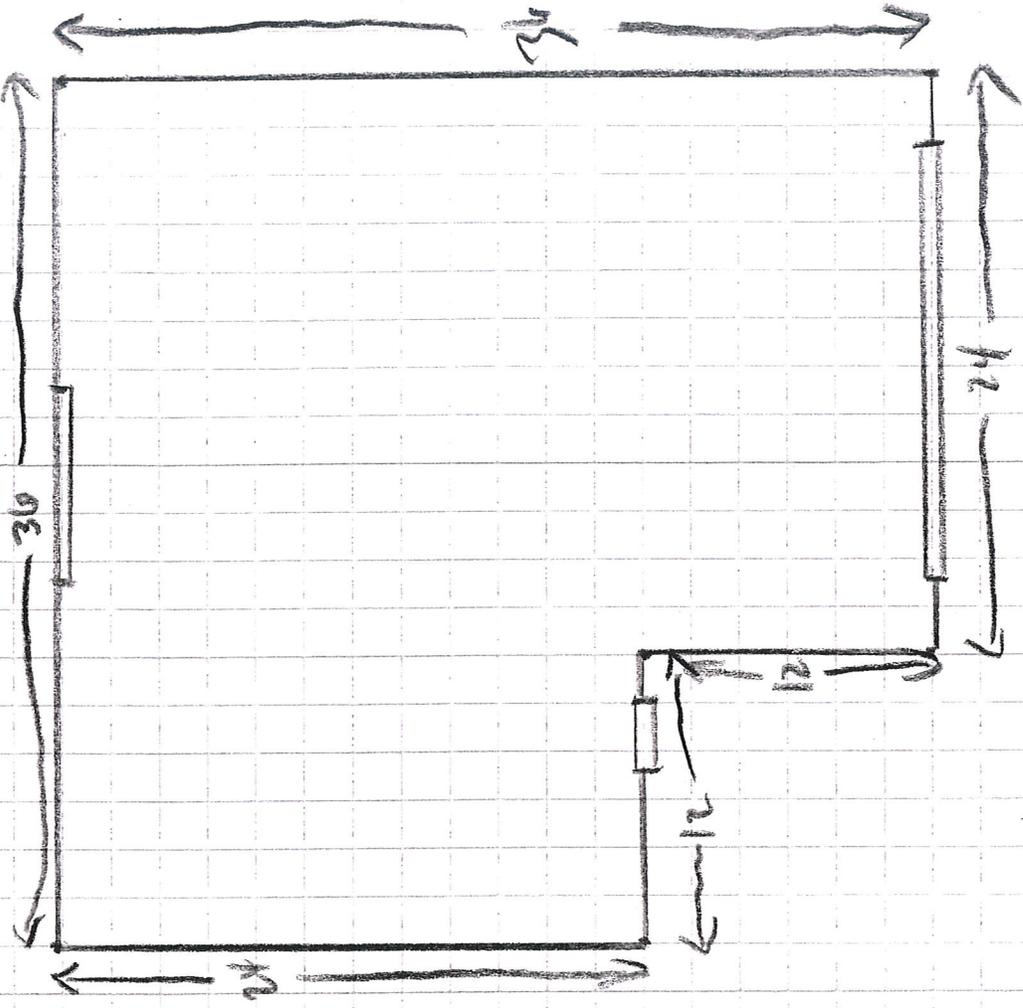
TINDAL GARAGE  
WEST ELEVATION

38'

17.5'

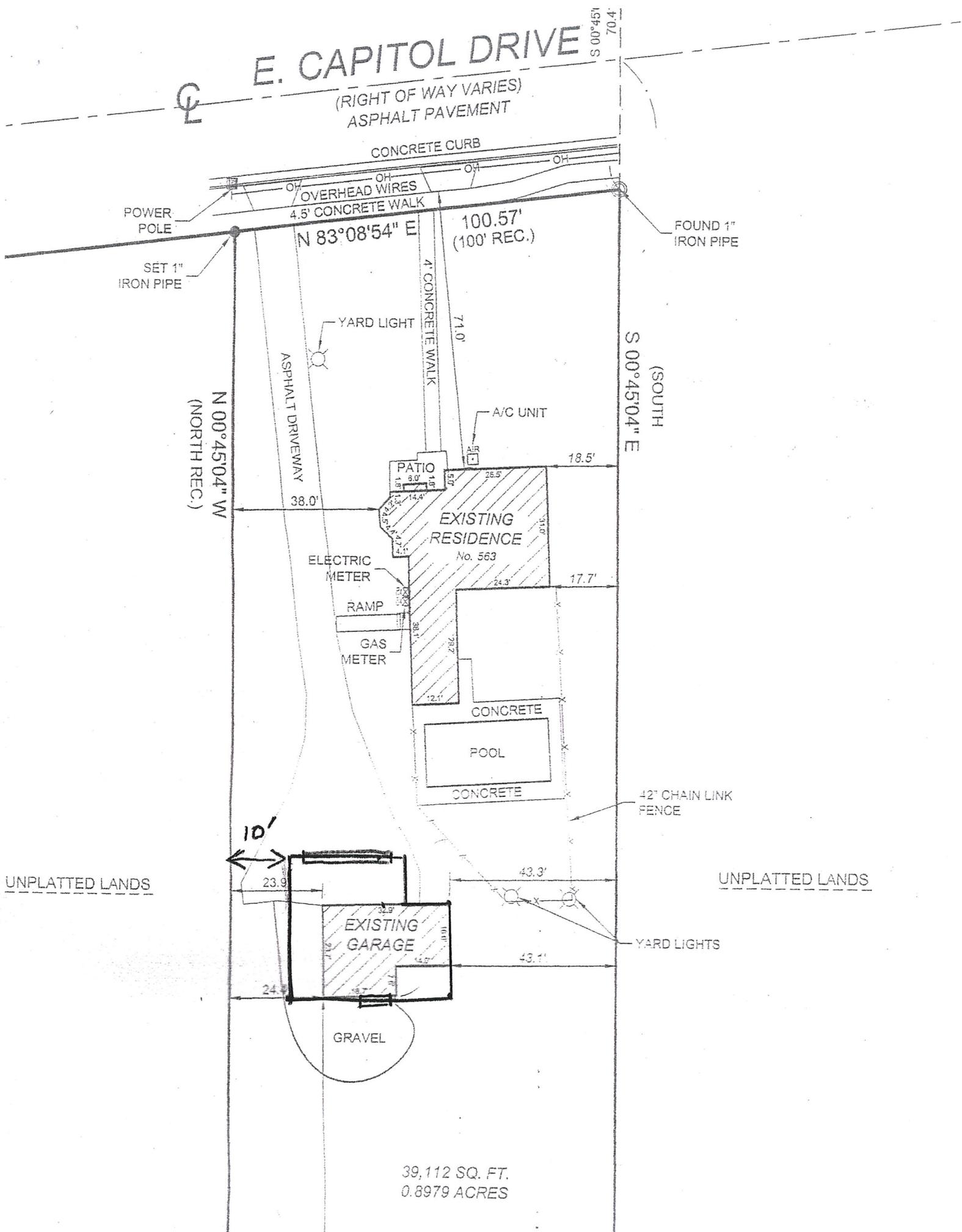


TINDAL GARAGE  
FOOTPRINT



# E. CAPITOL DRIVE

(RIGHT OF WAY VARIES)  
ASPHALT PAVEMENT



39,112 SQ. FT.  
0.8979 ACRES

BARBARA A REZNER FAMILY TRUST  
262 HAZEL LN  
HARTLAND WI 53029

WILLIAM BULL  
MARY BULL  
701 E CAPITOL DR  
HARTLAND WI 53029

JOSHUA J CHAPMAN  
MICHAELA A KOHL  
606 E CAPITOL DR  
HARTLAND WI 53029

RAYMOND C CREASEY JR  
552 E CAPITOL DR  
HARTLAND WI 53029

JEFFREY CRUCIUS  
CATHERINE CRUCIUS  
200 WOODLANDS CT  
HARTLAND WI 53029

CHERYL A DEPREZ  
147 WOODLANDS CT  
HARTLAND WI 53029

JON DROSDICK  
CHRIS ANN DROSDICK  
201 CIRCLE DR  
HARTLAND WI 53029

DONNA M FLESSAS  
600 E CAPITOL DR  
HARTLAND WI 53029

TODD FOX  
LINDA FOX  
614 E CAPITOL DR  
HARTLAND WI 53029

ELIZABETH L FREDMAN  
607 E CAPITOL DR  
HARTLAND WI 53029

KEVIN GAUGHAN  
KATHLEEN BRIDGET GAUGHAN  
628 E CAPITOL DR  
HARTLAND WI 53029-2206

JOAN E HEINITZ  
RAYMOND G HEINITZ  
533 E CAPITOL DR  
HARTLAND WI 53029

HELEN JONES 2001 LIVING TRUST  
551 E CAPITOL DR  
HARTLAND WI 53029

JESS & KAREN JANKE 2004 TRUST  
558 E CAPITOL DR  
HARTLAND WI 53029

KIMBERLEY S JOHNSON  
200 CIRCLE DR  
HARTLAND WI 53029

LOT OWNERS OF THE WOODLANDS OF HARTL

PETER LUDTKE  
SUE LUDTKE  
625 E CAPITOL DR  
HARTLAND WI 53029

GREGORY T MATYAS  
SOMMER A MATYAS  
206 CIRCLE DR  
HARTLAND WI 53029

PETER & VILLA JOHNSON TRUST  
259 HAZEL LN  
HARTLAND WI 53029

TRACY PFANNERSTILL  
530 E CAPITOL DR  
HARTLAND WI 53029

JOEL PFEIFFER  
MARY PFEIFFER  
617 E CAPITOL DR  
HARTLAND WI 53029

CHANDRASHEKAR RAMANATHAN  
LAKSHMI BALAKRISHNAN  
201 WOODLANDS CT  
HARTLAND WI 53029

JEFFREY RICK  
JILL RICK  
149 WOODLANDS CT  
HARTLAND WI 53029

JEFFREY ROLERAT  
LAURA ROLERAT  
145 WOODLANDS CT  
HARTLAND WI 53029

SANCTUARY OF HARTLAND LLC  
301 PAWLING AVE  
HARTLAND WI 53029-2039

SECURANT BANK & TRUST  
W178 N9358 WATER TOWER PL  
MENOMONEE FALLS WI 53051-8043

REBECCA A STEINER  
203 WOODLANDS CT  
HARTLAND WI 53029

CHARLES H TINDAL  
JULIE TINDAL  
563 E CAPITOL DR  
HARTLAND WI 53029

JASON VANREMMEN  
JENNIFER L WHELAN  
207 CARLIN CT  
HARTLAND WI 53029

VILLAGE OF HARTLAND  
210 COTTONWOOD AVE  
HARTLAND WI 53029

WALTER G WINDING III AMENDED & RESTATED  
W312N6422 BEAVER LAKE RD  
HARTLAND WI 53029

ROBERT WEIKERT  
PAULA WEIKERT  
527 E CAPITOL DR  
HARTLAND WI 53029

BARBARA ZWIEG  
544 E CAPITOL DR  
HARTLAND WI 53029

July 20 meeting

DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD

122

Job Address <u>122 Cottonwood Ave</u>			
Lot	Block	Subdivision	Key No. HAV <u>0729988001</u>
Owner <u>Cottonwood Investments / Steve Berger</u>			Phone <u>262/777-0114</u>
Address <u>3122 Cottonwood Ave</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>MTD</u>		Phone <u>414/788-1067</u> FAX	E-Mail Address
Address <u>154 Grandville Ave</u>		City <u>Cedarburg, WI</u>	State <u>WI</u> Zip <u>53012</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: 07.10.15 Date of Meeting: 07.20.15 Item No. 4

\* Scott:  
Dropped off a copy to the  
BID District.

DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT

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

JOB LOCATION 122 Co Honwood Ave TAX KEY # HAV 0729988001  
OWNER Cottonwood Investments / Steve Berger PHONE 202/777-0114  
ADDRESS 4122 Cottonwood Ave CITY Hartland STATE WI ZIP 53029  
CONTRACTOR MTD PHONE 414-788-1067  
ADDRESS 154 Grandville Ave CITY Lidauburg STATE WI ZIP 53012

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Beer Snobs Ale + Eats est 2015

OVERALL DIMENSIONS OF SIGN 3' x 4' COLOR OF BACKGROUND Brown  
SIZE OF LETTERS IN INCHES 9" COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) Dibond Material

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 \$ 1919.98

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 Steve Berger DATE July 6, 2015

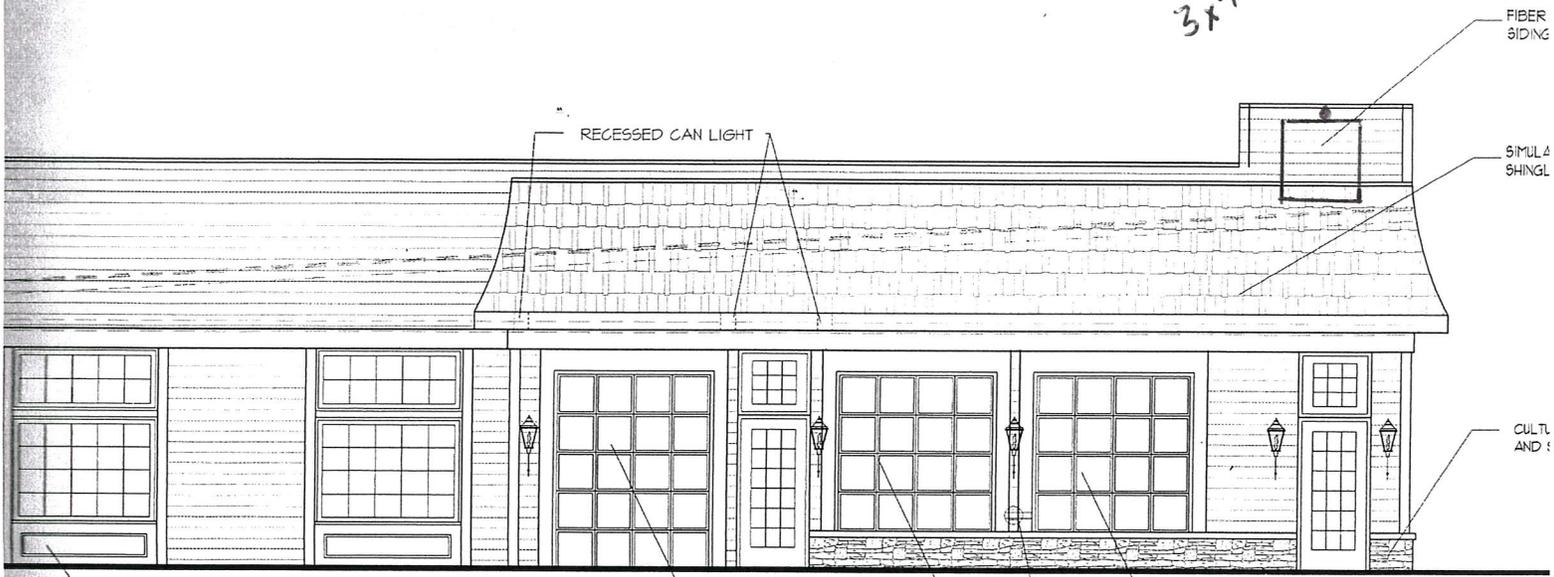
PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

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

TOTAL FEES: \$75 DATE PAID 7/10/15 RECEIPT # 163037

*\$75 Fee*

*3'x4' sign w/ light*



RECESSED CAN LIGHT

FIBER SIDING

SIMULA SHINGL

CULT AND SILL

CEMENT FIBER PANEL AND TRIM

ALUMINUM AND GLASS OVERHEAD DOOR

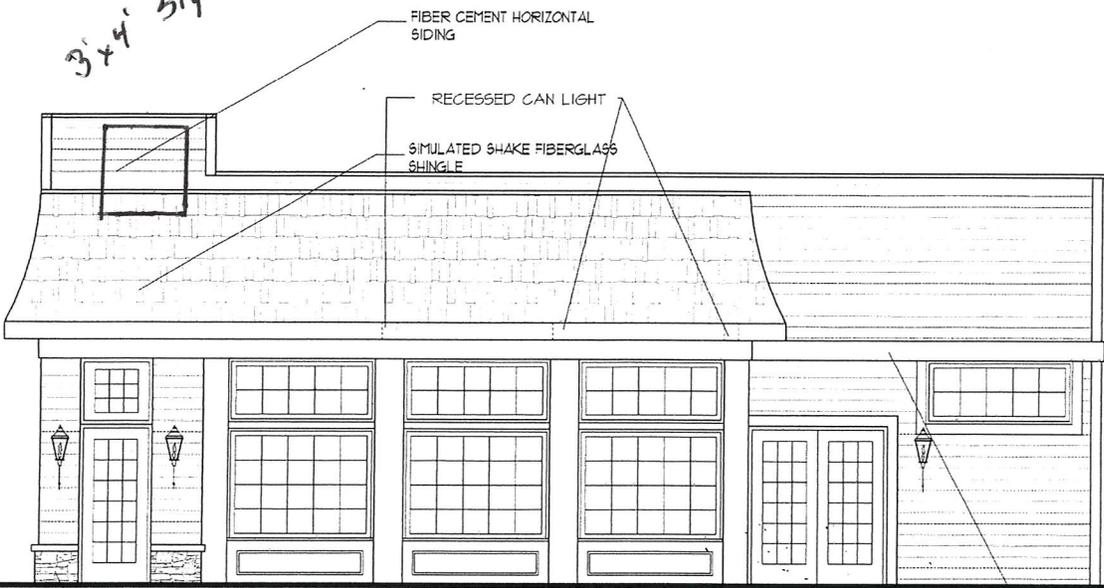
ALUMINUM AND GLASS OVERHEAD DOOR

ALUMINUM AND GLASS OVERHEAD DOOR

NORTH ELEVATION  
1/4" = 1'-0"

DUPLEX OUTLET ON GFI

*3'x4' sign w/ light*



FIBER CEMENT HORIZONTAL SIDING

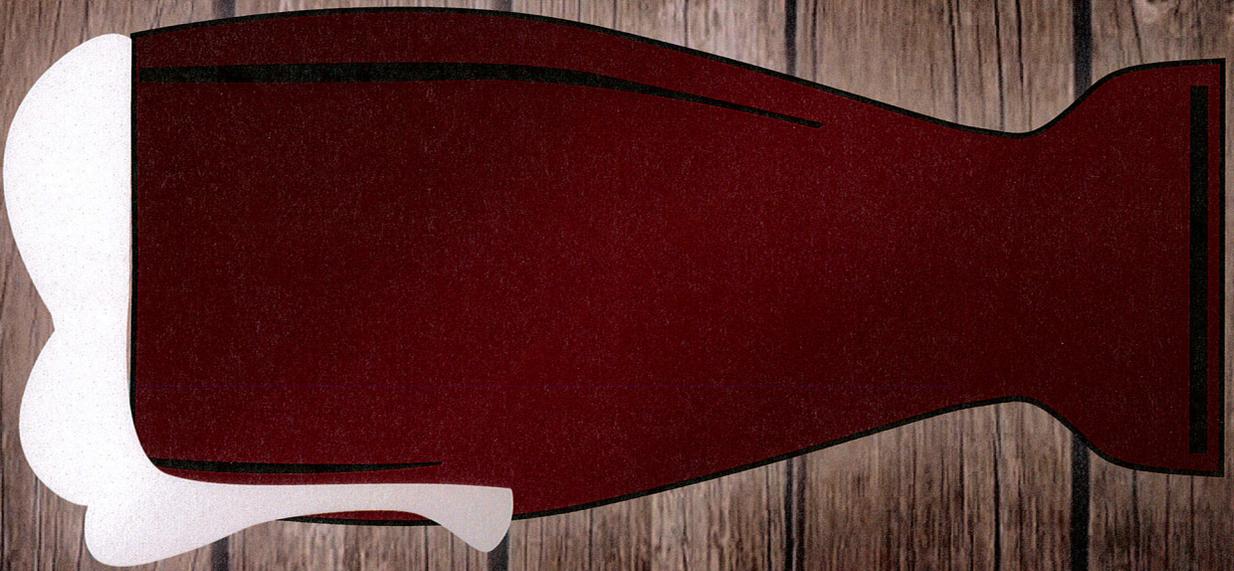
RECESSED CAN LIGHT

SIMULATED SHAKE FIBERGLASS SHINGLE

CULTURED STONE VENEER AND SILL

WEST ELEVATION  
1/4" = 1'-0"

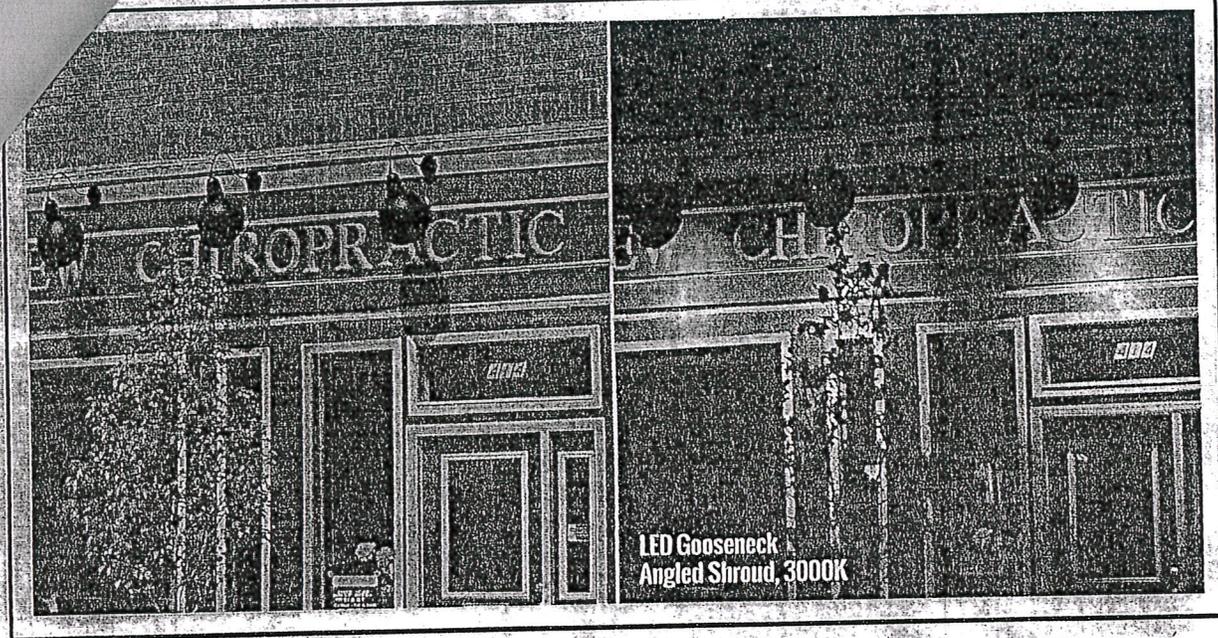
CEMENT FIBER TRIM BOARDS



# BEEFER SNOBBS

ALE & EATS

EST. 2015



LED Gooseneck  
Angled Shroud, 3000K

## Enjoy high architectural style with maximum energy savings

LED gooseneck lighting combines the best of simple, traditional elegance with the advanced LED technology, making it the perfect replacement for HID fixtures. LED gooseneck lights are one of the best choices to make when choosing fixtures for accent illumination in an architectural design. This fixture is ideal for business storefronts, restaurants, and building perimeters.

COLOR TEMP.	Warm White (3000K)	Warm White (3000K)
WATTAGE	15W LED	15W LED
LUMENS	1100	1260
CRI	≥ 70	≥ 70
COMPARABLE TO	100W Incandescent	100W Incandescent
SHROUD	Angled	Straight
CAT.#	E-DGIL13UAK	E-DGIL13USK
PRICE	\$179.99	\$179.99

### Features:

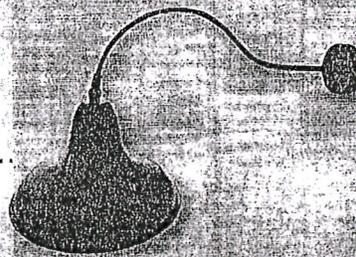
- Non-dimmable
- Estimated 150,000+ hours of maintenance-free operation to L70
- Universal voltage (120V through 277V)
- Die-cast aluminum mounting box and housing
- Supplied with back mounting plate to mount over a 3" or 4" octagonal box
- Black polyester powder coat finish for extra corrosion protection and long-lasting color
- Minimum starting temperature: -30°C (-22°F)
- Tempered glass lens, thermal, shock and impact resistant
- ETL Listed for wet locations
- Cree® LEDs inside
- 5-year limited warranty

## LED Gooseneck

Applications: Business storefronts, restaurants, & building perimeters that need an architectural touch of style  
 Typical Mounting Height: 8 to 15 feet

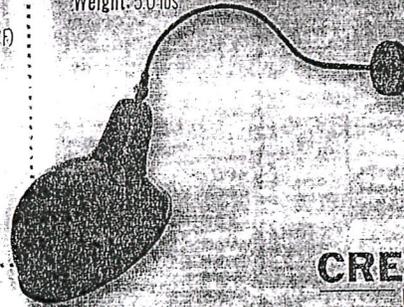
## Straight Shroud

Dimensions: 31.5" L x 15.3" W x 18.8" H  
 (Mounting canopy diameter is 4.8")  
 Weight: 5.0 lbs



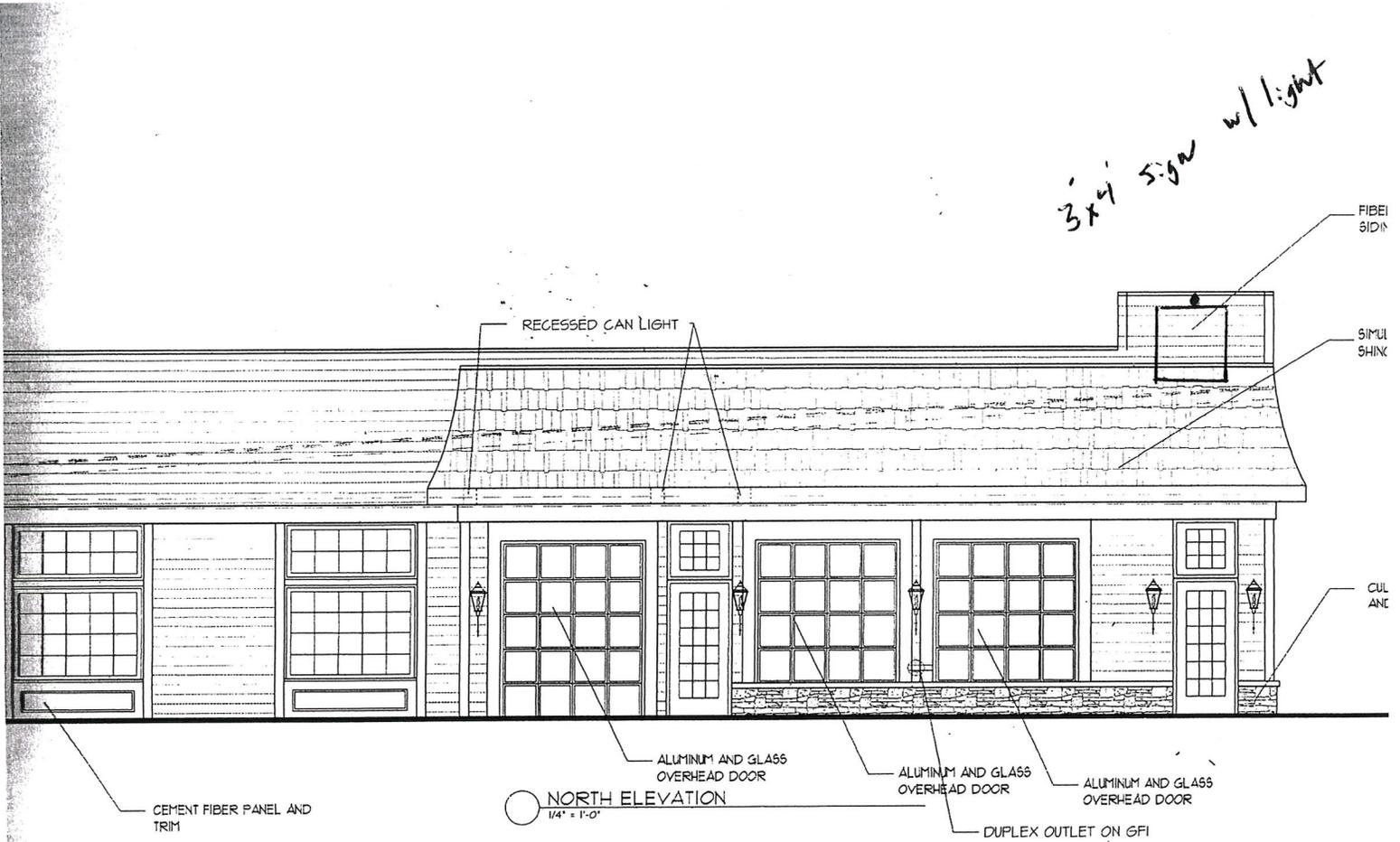
## Angled Shroud

Dimensions: 35" L x 15.3" W x 25.8" H  
 (Mounting canopy diameter is 4.8")  
 Weight: 5.0 lbs



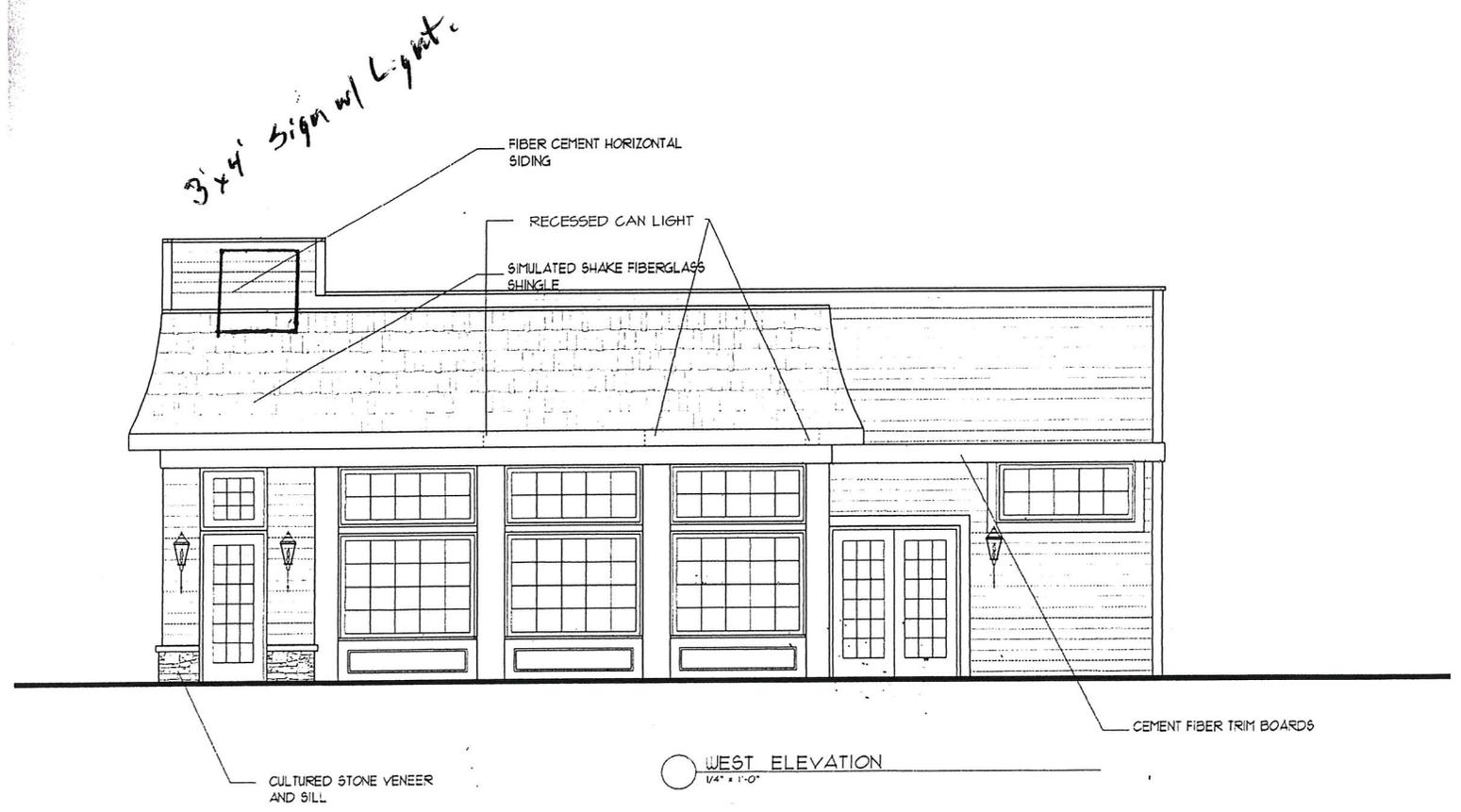
**CREE** LEDs

LED GOOSENECK



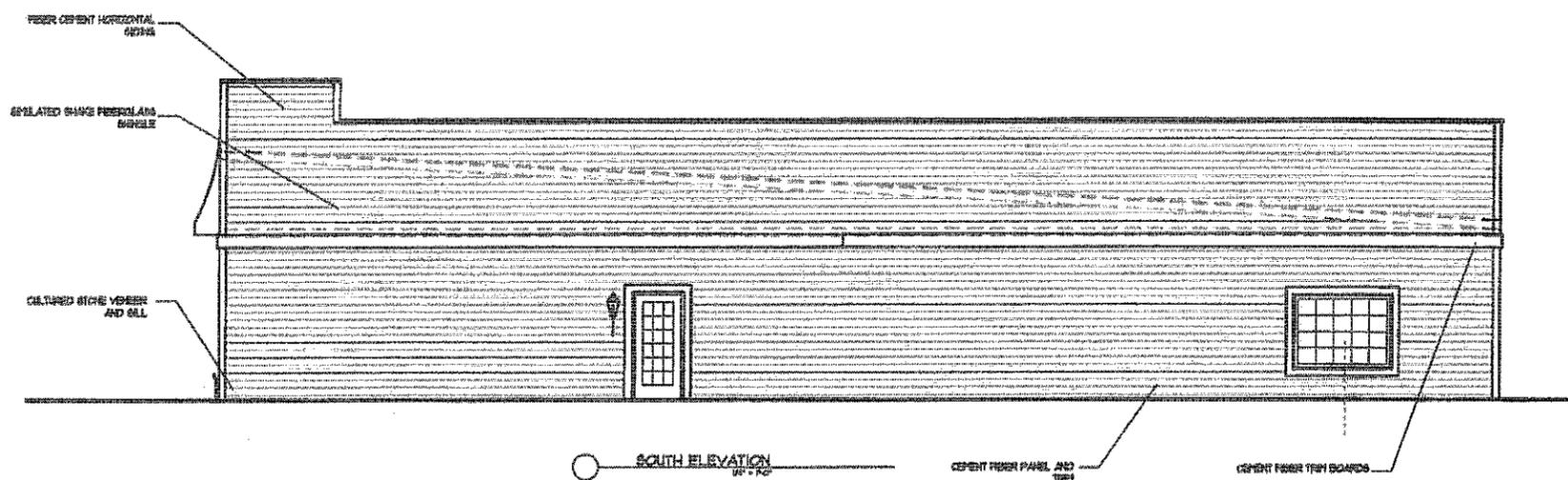
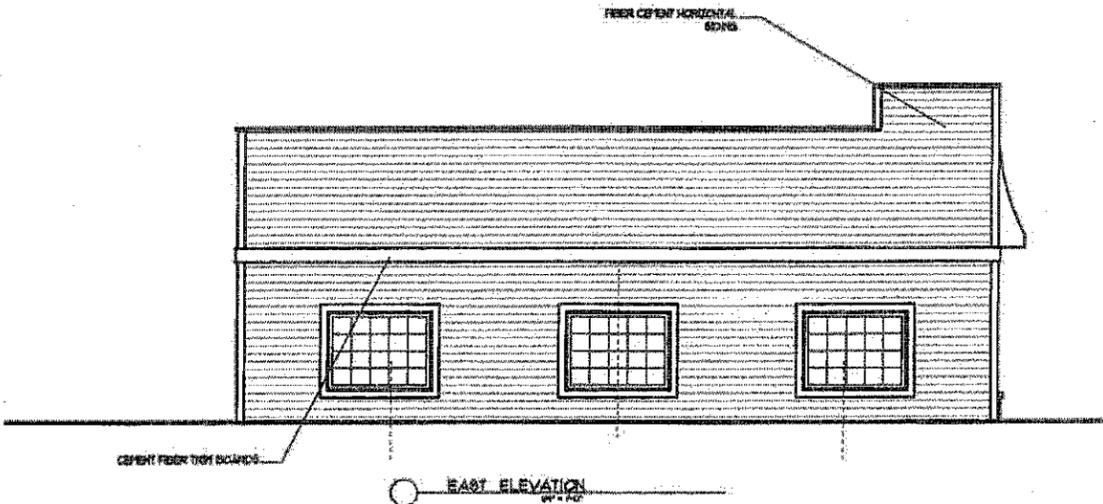
*3x4 sign w/ light*

*3x4 sign w/ light*



*3x4 sign w/ light*

WEST ELEVATION  
1/4" = 1'-0"



131/133 EAST CAPITOL LLC  
420 RAVENSWOOD HILLS CIR  
BROOKFIELD WI 53045

ANTHONY & PHYLLIS BRUNO TRUST  
1615 CRICHETWOOD CIR  
RENO NV 89523

AUGUST & DONA FABYAN LIV TRUST  
115 E CAPITOL DR  
HARTLAND WI 53029

BEHREND PROPERTY LLC  
227 GOODWIN DR  
HARTLAND WI 53029

EPPLER ENTERPRISES LLC  
502 W 5TH ST  
OCONOMOWOC WI 53066

FLANAGAN-DORN POST #294 THE AMERICAN I  
DEPARTMENT OF WISCONSIN  
FLANAGAN-DORN AMERICAN LEGION POST  
231 GOODWIN AVE  
HARTLAND WI 53029

TERRANCE J GUNDERSON  
227 GOODWIN AVE  
HARTLAND WI 53029

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

JOHN HERRICK  
KATHLEEN HERRICK  
122 COTTONWOOD AVE  
HARTLAND WI 53029

HL SALONS LLC  
140 COTTONWOOD AVE  
HARTLAND WI 53029

STEVEN S JOST  
LESLIE F JOST  
N29W26138 STEEPLCHASE DR  
PEWAUKEE WI 53072

M&I LAKE COUNTRY BANK  
C/O CENTRAL ACCTG# 253  
770 N WATER ST  
MILWAUKEE WI 53202

MARGRIT MEIER  
MAX MEIER FAMILY TRUST  
110 COTTONWOOD AVE  
HARTLAND WI 53029

MICHAEL & KATHLEEN KRETSCHMER 2009 LIV  
141 W CAPITOL DR  
HARTLAND WI 53029

HARVEY H MILLER  
JOAN B MILLER ET AL  
221 GOODWIN AVE  
HARTLAND WI 53029

KELLY NORDBY  
221 COTTONWOOD AVE  
HARTLAND WI 53029

JAMES R OEHMCKE  
DBA LAKE CO PROPERTIES  
W333N5426 LINDEN CIR  
NASHOTAH WI 53058

KIM M PARDUN  
203 W CAPITOL DR  
HARTLAND WI 53029

PREMIER HOLDINGS LLC  
134 COTTONWOOD AVE  
HARTLAND WI 53029

RUTH R BEHREND 2005 LIVING TRUST  
220 E CAPITOL DR  
HARTLAND WI 53029

TIM R SEIFERT  
1206 ANTON RD  
HARTLAND WI 53029

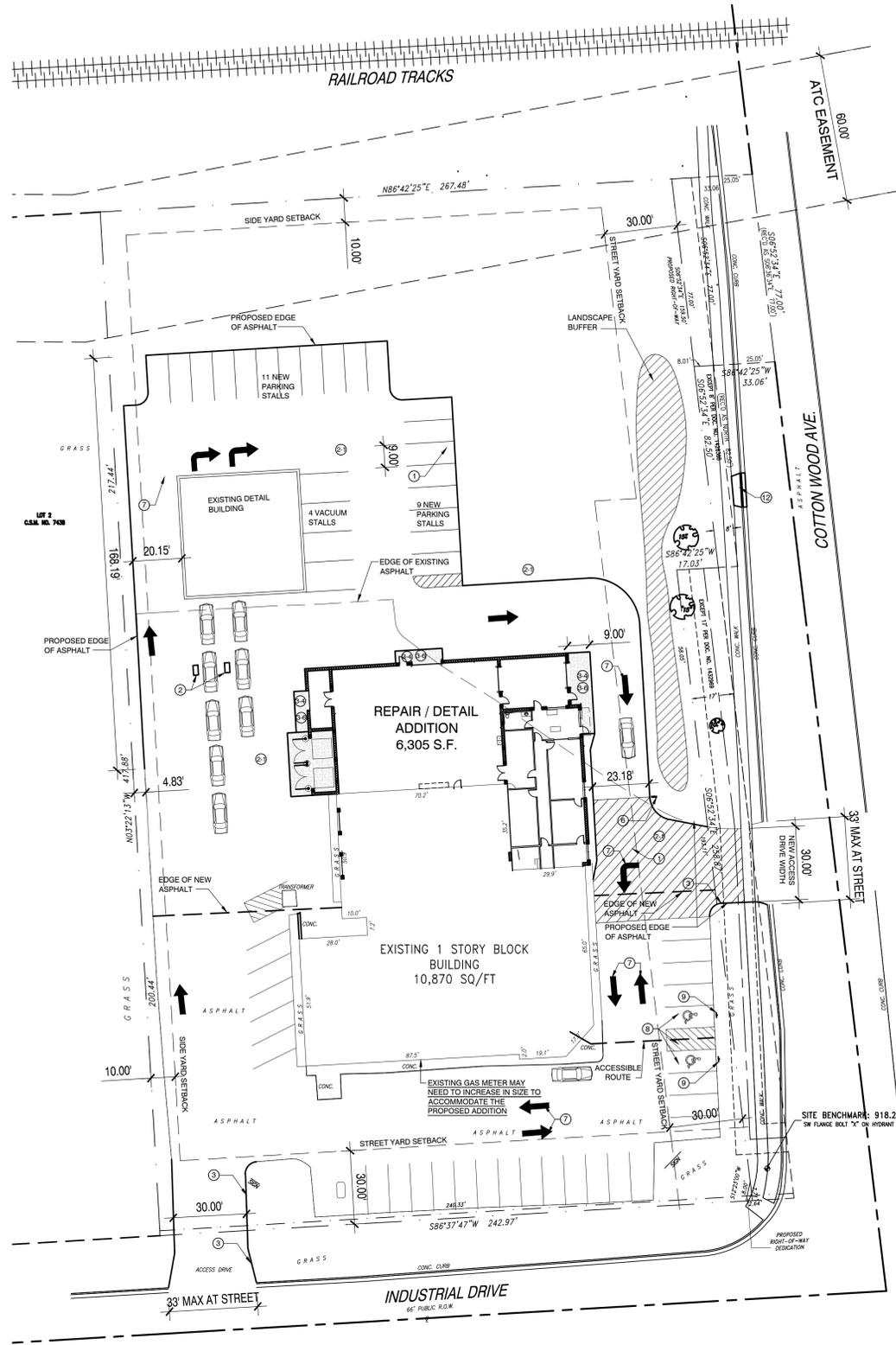
MAUREEN SLATTERY  
THOMAS SLATTERY  
128 COTTONWOOD AVE  
HARTLAND WI 53029

KEVIN M STEFFANUS  
MELISSA G STEFFANUS  
151 W CAPITOL DR  
HARTLAND WI 53029

STOP-N-GO OF MADISON INC  
2934 FISH HATCHERY RD  
MADISON WI 53713

VILLAGE OF HARTLAND  
210 COTTONWOOD AVE  
HARTLAND WI 53029

CARL W ZEUTZIUS  
CHRISTINE A ZEUTZIUS  
N68W30836 CLUB CIR E  
HARTLAND WI 53029



**SITE PLAN NOTES**

- ① NEW PARKING LOT STRIPING
- ② CAR WASH PAY STATION
- ③ WIDEN EXISTING EAST DRIVE BY REMOVING EXISTING ASPHALT, STREET CURB & GREEN SPACE  
REPLACE W/ ASPHALT & WIDENED CONCRETE APRON TO MATCH EXISTING
- ④ 8'-0" HIGH PAINTED CMU DUMPSTER SCREEN W/ FULL FOUNDATION/FOOTING, METAL COPING, GATES & 6" CONCRETE SLAB / APRON
- ⑤ CONCRETE APRON
- ⑥ TWO SIDED SIGN  
STOP SIGN FACING NORTH  
ONE WAY DO NOT ENTER SIGN FACING SOUTH
- ⑦ PAINT DIRECTIONAL ARROWS ON EXISTING & NEW PAVEMENT AS INDICATED
- ⑧ REPAINT THE EXISTING HANDICAP PARKING STALLS & ASSOCIATED AISLE
- ⑨ ADD (2) NEW ADA PARKING SIGNS PER DETAIL C7/C-501
- ⑩ 2'-0" HIGH CMU RETAINING WALL- REFER TO SITE GRADING PLAN FOR MORE INFORMATION
- ⑪ NEW CATCH BASIN- REFER TO SITE UTILITY PLAN FOR MORE INFORMATION
- ⑫ INFILL EXISTING APPROACH W/ CONCRETE CURB, GREENSPACE & CONCRETE WALK TO MATCH ADJACENT EXISTING CONSTRUCTION & VILLAGE STANDARDS



MSI GENERAL CORPORATION  
P.O. BOX. 7  
OCONOMOWOC, WI 53066  
262.367.3661  
FAX. 262.367.2764

SINGLE SOURCE RESPONSIBILITY™

**REVISIONS:**

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PLAN COMMISSION SET 07.14.15

**PROJECT ADDRESS:**

PROJECT NAME  
Hartland Service Addition  
STREET ADDRESS  
400 East Industrial Drive  
CITY/STATE/ZIP  
Hartland, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

**REFERENCE KEYNOTES**

<b>Division 01- General</b>	<b>Division 03- Concrete</b>	<b>Division 04- Masonry</b>	<b>Division 05- Metals</b>	<b>Division 07- Thermal and Moisture Protection</b>	<b>Division 08- Doors and Windows</b>	<b>Division 09- Finishes</b>
<ul style="list-style-type: none"> <li>① 80 LB PRECAST LIVE LOAD(03410)</li> <li>② 80 LB PRECAST LIVE LOAD(03410)</li> <li>③ 100 LB PRECAST LIVE LOAD(03410)</li> <li>④ 125 LB PRECAST LIVE LOAD(03410)</li> <li>⑤ 150 LB PRECAST LIVE LOAD(03410)</li> <li>⑥ 200 LB PRECAST LIVE LOAD(03410)</li> </ul>	<ul style="list-style-type: none"> <li>① CONCRETE OVERPOUR HOLD FOUNDATION WALL 4" BELOW FINISHED FLOOR(02001 &amp; 03000)</li> <li>② 4" POURED CONCRETE FLOOR W/ 4" STONE &amp; 2" F.B. LIFT(02000, 03000)</li> <li>③ 4" POURED CONCRETE FLOOR W/ 4" STONE &amp; 2" F.B. LIFT(02000, 03000)</li> <li>④ 4" POURED CONCRETE FLOOR W/ 4" STONE &amp; 2" F.B. LIFT(02000, 03000)</li> <li>⑤ CONCRETE REIN. W/ 600 #10 @ 10 W.F.(03000)</li> <li>⑥ CONCRETE REIN. W/ 600 #6 @ 6 W.F.(03000)</li> <li>⑦ CONCRETE REIN. W/ FIBERMESH REINFORCING(03000)</li> <li>⑧ 1/2" EXPANSION JOINT MATERIAL(03000)</li> <li>⑨ CONCRETE TOPPING REIN. W/ FIBER MESH REINFORCING(03000)</li> </ul>	<ul style="list-style-type: none"> <li>① 4" STANDARD CONCRETE MASONRY UNIT(04000)</li> <li>② 8" STANDARD CONCRETE MASONRY UNIT(04000)</li> <li>③ 12" STANDARD CONCRETE MASONRY UNIT(04000)</li> <li>④ 4" DECORATIVE CONCRETE MASONRY UNIT(04000)</li> <li>⑤ 8" DECORATIVE CONCRETE MASONRY UNIT(04000)</li> <li>⑥ 12" DECORATIVE CONCRETE MASONRY UNIT(04000)</li> <li>⑦ 4" CONCRETE BRICK UNIT(04000)</li> <li>⑧ 8" CONCRETE BRICK UNIT(04000)</li> <li>⑨ 12" CONCRETE BRICK UNIT(04000)</li> <li>⑩ FACE BRICK(04000)</li> <li>⑪ PRECAST PLANK(0410)</li> <li>⑫ PRECAST PLANK(0410)</li> <li>⑬ 12" PRECAST PLANK(0410)</li> <li>⑭ 8" CONCRETE FILLED BOND BEAM REIN. W/ 2 #5 BARS CONT. AND LAPPED(05000, 06000)</li> <li>⑮ 12" CONCRETE FILLED BOND BEAM REIN. W/ 2 #5 BARS CONT. AND LAPPED(05000, 06000)</li> </ul>	<ul style="list-style-type: none"> <li>① 6" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 30" DIA. CONC. MASS(05000, 06100 &amp; 06000)</li> <li>② 20 GAGE METAL DECK, BAR JOISTS AND TRUSS ORDERS(06100, 06100, 06000 &amp; 07000)</li> <li>③ METAL STAIR UNIT W/ CURB STRUT/ TREADS CLOSED RISERS(06000)</li> <li>④ CONCRETE FILLED METAL PAN STAIR UNIT W/ CLOSED RISERS(06000, 06000)</li> <li>⑤ 1 1/2" DIA. METAL RAILING(06000)</li> <li>⑥ 24 GAGE SCULPTURED STEEL/CLC METAL WALL PANEL</li> <li>⑦ 24 GAGE PREFINISHED METAL LINER PANEL</li> <li>⑧ 2" VINYL FACED FRAMING INSULATION(07000)</li> <li>⑨ 1" VINYL FACED FRAMING INSULATION(07000)</li> <li>⑩ 1" FRICTION FIT INSULATION(07000)</li> <li>⑪ EFF EXTERIOR INSULATION FINISH SYSTEM(DRVVT)(07000)</li> </ul>	<ul style="list-style-type: none"> <li>① BRONZSTONE INSULATED LOW E GLASS(08101, 08000)</li> <li>② GREY/TONE INSULATED LOW E GLASS(08101, 08000)</li> <li>③ CLEAR INSULATED LOW E GLASS(08101, 08000)</li> <li>④ BRONZSTONE ANODIZED ALUMINUM THERMAL BREAK FRAMING(08101)</li> <li>⑤ CLEAR ANODIZED ALUMINUM THERMAL BREAK FRAMING(08101)</li> <li>⑥ H.M. BOROPOWER LITE</li> </ul>	<ul style="list-style-type: none"> <li>① SUSPENDED CEILING SYSTEM(09101)</li> <li>② METAL SOFFIT PANEL</li> </ul>	
<b>Division 02- Site</b>			<b>Division 06- Woods and Plastics</b>			<b>Division 10- Misc</b>
<ul style="list-style-type: none"> <li>① 2" 1/4" + 1 3/4" ASPHALT OVER 8" STONE BASE(02101, 02000)</li> <li>② 4" 1/2" + 1 1/2" ASPHALT OVER 8" STONE BASE(02101, 02000)</li> <li>③ 3" 3/4" + 2 1/4" ASPHALT OVER 12" STONE BASE(02101, 02000)</li> <li>④ HANDICAPPED PARKING STALL SIGN</li> </ul>			<ul style="list-style-type: none"> <li>① PLASTIC LAMINATE WINDOW BOLLARD(06000)</li> <li>② PLASTIC LAMINATE COUNTERTOP AND BASE CABINET(06100, 06100, 06000)</li> <li>③ PLASTIC LAMINATE WALL CABINET(06100, 06100, 06000)</li> <li>④ SHELF AND POLE(06100, 06000)</li> </ul>			<ul style="list-style-type: none"> <li>① FLAG POLE</li> <li>② MONUMENT SIGN</li> <li>③ DUMPSTER ENCLOSURE</li> <li>④ ROOF HATCH AND LADDER</li> </ul>

**SITE PLAN 1" = 30'-0"**

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

Date: 03.30.15 Drawn By: Pete Anderson  
 Sheet Title: **SITE PLAN**  
 Sheet Number: **C-101**  
 Project Number: P11162  
**4381**





MSI GENERAL CORPORATION  
 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 262.367.3661  
 FAX. 262.367.2764

SINGLE SOURCE RESPONSIBILITY™

REVISIONS:

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PLAN COMMISSION SET 07.14.15

PROJECT ADDRESS:

PROJECT NAME  
 Hartland Service Addition  
 STREET ADDRESS  
 400 East Industrial Drive  
 CITY / STATE / ZIP  
 Hartland, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

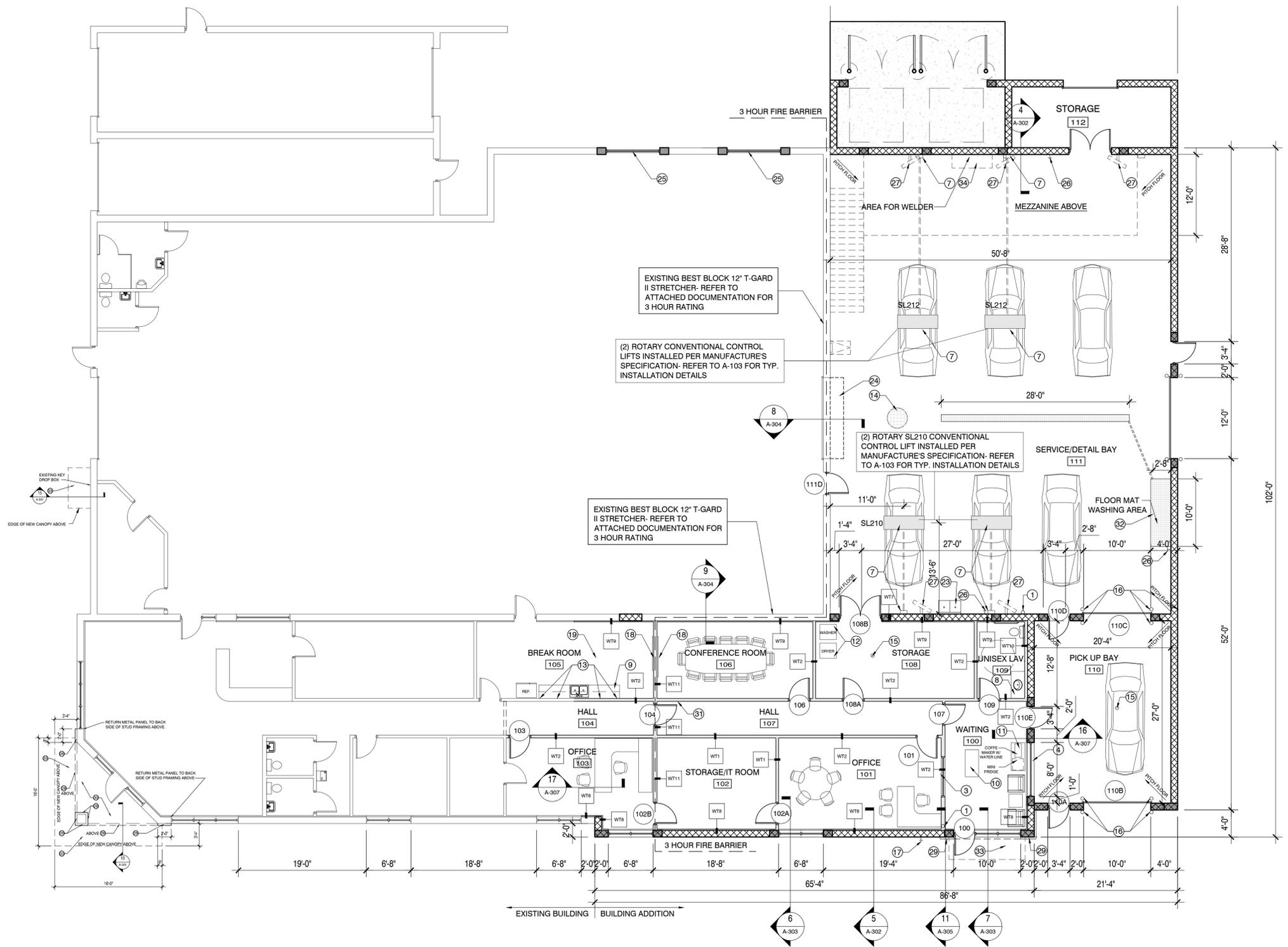
Date: 03.30.15 Drawn By: Pete Anderson

Sheet Title:  
**FLOOR PLAN**  
 Sheet Number:  
**A-101**  
 Project Number: P11162  
**4381**

WALL TYPES

- WT1 3/8" METAL STUDS FROM FLOOR TO ROOF DECK (BLP JOINT AT ROOF DECK) 3/8" BLANKET INSULATION, 2" GYP.BD. FULL HT. ONE SIDE AND 4" ABOVE CEILING OTHER SIDE
- WT2 3/8" METAL STUDS FROM FLOOR TO ROOF DECK (BLP JOINT AT ROOF DECK) 3/8" BLANKET INSULATION, 2" GYP.BD. FULL HT. BOTH SIDES
- WT6 8" INTERIOR CMU WALL FULL HEIGHT
- WT7 12" INTERIOR CMU WALL FULL HEIGHT
- WT8 1 1/2" ZEE FURRING WITH 1 1/2" STYROFOAM 2" MATE INSULATION WITH VAPOR BARRIER AND 2" GYP.BD. FROM FLOOR TO ROOF DECK
- WT9 1 1/2" ZEE FURRING WITH 2" GYP.BD. FROM FLOOR TO 4" ABOVE CEILING
- WT10 3/8" METAL STUDS & 2" GYP.BD. FROM FLOOR TO 4" ABOVE CEILING OVER CMU WALL
- WT11 3 HOUR RATED WALL CONSTRUCTED PER (U419) REFER TO DETAIL (A-508) (3) LAYERS OF 5/8" TYPE X GYPSUM BOARD EACH SIDE 3-5/8" 20 GA. STEEL STUDS @ 16" O.C. 3" MINERAL WOOL BATT INSULATION ENTIRE CONSTRUCTION FULL HEIGHT

GENERAL WALL TYPE NOTES:  
 1. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE  
 2. ALL WALLS ARE DRAWN AT NOMINAL WIDTHS ON FLOOR PLANS  
 3. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE



FLOOR PLAN NOTES

- REFER TO THE DEMOLITION PLAN FOR INFORMATION REGARDING THE INFILL OF EXISTING OPENINGS & CAULKING OF EXISTING PENETRATIONS ALONG THE NORTH WALL OF THE EXISTING BUILDING
- 1 ROOF DRAIN
- 2 CAR WASH BAY 116  
12" WIDE TRENCH DRAIN W/ STEEL GRATE- REFER TO FLOOR PLAN FOR LENGTHS (PITCH SURROUNDING CONCRETE TO DRAIN)  
CARWASH BAY 115  
REFER TO A-102 FOR TRENCH DIMENSIONS & SECTIONS / CAR WASH EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION
- 3 6'-0" X 4'-0" HOLLOW METAL FRAMED BORROWED LITE W/ ONE WAY GLASS ALIGN WINDOW HEAD W/ DOOR HEAD
- 4 8'-0" X 4'-0" HOLLOW METAL FRAMED BORROWED LITE W/ 1" CLEAR INSULATING GLASS- ALIGN HEAD WITH DOOR HEAD IN CMU WALL
- 5 2'-0" X 2'-0" FRP FRAMED WINDOW W/ 1" CLEAR INSULATING GLASS- INSTALL WINDOW HEAD AT 6'-0" A.F.F.
- 6 8'-8" X 6'-0" FRP FRAMED WINDOW W/ 1" CLEAR INSULATING GLASS- INSTALL WINDOW HEAD AT 8'-0" A.F.F.

- 7 105" DEEP LIFT / CONTAINMENT TUBE & CONDUIT FOR HYDRAULIC LINE TO WALL FOR OWNER SUPPLIED HYDRAULIC LIFT & WALL MOUNTED CONTROL PANEL- REFER TO A-103 FOR TYP. INSTALLATION DETAILS
- 8 PLASTIC LAMINATE VANITY COUNTER TOP
- 9 PLASTIC LAMINATE BASE CABINETS, UPPER WALL CABINETS & COUNTER TOP W/ DOUBLE BASIN SINK AS SHOWN
- 10 PLASTIC LAMINATE POINT OF SALE DESK
- 11 PLASTIC LAMINATE BASE CABINET W/ OWNER SUPPLIED MINI FRIDGE & COFFEE MAKER ABOVE- INSTALL WATERLINE FOR COFFEE MAKER
- 12 COMMERCIAL GRADE CLOTHES WASHER/DRYER (BY OWNER) W/ ASSOCIATED POWER & VENTING
- 13 INSTALL 4 DUPLEX OUTLETS ABOVE BACK SPLASH IN BREAK ROOM 105
- 14 CATCH BASIN
- 15 FLOOR DRAIN
- 16 6"Ø x 4'-0" HIGH CONCRETE FILLED STEEL PIPE BOLLARD
- 17 EXTERIOR HOSE BIB

- 18 WALL MOUNTED OWNER SUPPLIED TELEVISION
- 19 INSTALL EXHAUST FAN W/ IN WALL SWITCH IN NEW BREAK ROOM
- 20 INSTALL ONE WAY GLASS AT ATTENDANT STATION WINDOW (OFFICE 114)
- 21 WALL MOUNTED STEEL LADDER & ROOF HATCH ABOVE
- 22 -INSTALL HYDRONIC FLOOR HEAT IN ROOMS 112, 113, 114, 115 & 116 CAR -EXTEND HYDRONIC HEAT 15' PAST THE EXTERIOR WALLS AT OVERHEAD DOORS 115A & 115B  
-INSTALL 2" RIGID INSULATION BOARD UNDER THE CONCRETE SLAB AT LOCATION OF HYDRONIC HEAT- REFER TO SECTIONS FOR MORE INFORMATION
- 23 DOUBLE BASIN LAUNDRY TUB
- 24 12X14' 3HR RATED FIRE SHUTTER AT EXISTING OPENING (MINIMUM FIRE RESISTANCE REQUIREMENTS MUST MEET ASTM 119 OR UL263)
- 25 NEW ALUMINUM FRAMED WINDOW INSTALLED IN UPPER WALL- REFER TO SECTIONS FOR WINDOW HEIGHTS

- 26 HOSE BIB WITH HOT AND COLD WATER SUPPLY
- 27 36" Ø WALL MOUNTED PLUG IN FAN & ASSOCIATED OUTLET
- 28 METAL WALL PANEL SYSTEM INSTALLED OVER METAL FRAMING & CLIPS OVER EXISTING SPLIT FACE CMU WALL- REFER TO A-102 & SECTIONS FOR MORE INFORMATION
- 29 METAL WALL PANEL SYSTEM INSTALL OVER 2" HAT CHANNELS OVER NEW SMOOTH FACE CMU WALL- REFER TO A-102 & SECTIONS FOR MORE INFORMATION
- 30 RE-PAINT EXISTING SOFFIT AT MAIN BUILDING ENTRY- REFER TO A-102
- 31 INSTALL MAGNETIC DOOR HOLD OPEN/RELEASE DEVICE WITH SMOKE DETECTION ON BOTH SIDES OF THE DOOR
- 32 1'-0" DEEP CONCRETE PIT W/ ANGLE EMBED FOR STEEL GRATE SUPPORT- PITCH CONCRETE TO DRAIN & CONNECT DRAIN PIPING TO MAIN TRENCH DRAIN- REFER TO SECTION FOR MORE INFORMATION
- 33 INSTALL RECESSED LIGHTING IN THE UNDERSIDE OF EACH NEW CANOPY- REFER TO A-101 & A-102
- 34 INSTALL EXISTING VENT/HOOD RELOCATED FROM EXISTING DETAIL BUILDING- MODIFY EXISTING VENT PIPING TO DISCHARGE THROUGH NEW ROOF OR NEW CMU WALL- VERIFY FINAL LOCATION WITH OWNER

- 35 EXTERIOR DUPLEX OUTLET
- 36 1,500 GALLON UNDERGROUND REVERSE OSMOSIS WATER STORAGE TANK W/ ACCESS OPENING & COVER

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

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

CONDITIONAL USE PERMIT  
**[Hartland Service]**  
REVISED

Document Number

THIS CONDITIONAL USE PERMIT is hereby granted this 25th day of May, 2015, by the Village of Hartland (hereinafter Village) to Hartland Service Inc. (hereinafter "Grantee") for the operation of an Automobile Service Facility including car wash, detailing and vehicle service at the property located at 400 E Industrial Drive.

RECITALS

**WHEREAS**, Grantee has applied for a conditional use permit (the "CUP") pursuant to Section 46-846 *et seq.* of the Village of Hartland Code of Ordinances for the operation of an Automotive Service facility in the B-2 Zoning District at 400 E Industrial Drive, Hartland, Wisconsin, (the "Property") more specifically described as:

[HAV 0729947002, HAV 0729947003, HAV 0729939, HAV 0729940]

**OWNER: Michael Kusch**

**Deborah Kusch**

N65W30981 Beaver Lake Road  
Hartland, WI 53029

Recording Area

Name and Return Address  
Village of Hartland  
210 Cottonwood Ave.  
Hartland, WI 53029

Parcel Identification Number

HAV 0729947002  
HAV 0729947003  
HAV 0729939  
HAV 0729940

**WHEREAS**, the Property is located in the B-2 Community Business District; and

**WHEREAS**, Section 46-469 (2) of the Village of Hartland Code of Ordinances provides that Automotive Sales and Service in the B-2 District is a conditional use; and

**WHEREAS**, Applicant has submitted all information as required under Section 46-847 of the Village of Hartland Code of Ordinances and a Plan of Operation which is attached hereto as Exhibit A and incorporated herein; and

**WHEREAS**, the Village Plan Commission reviewed the subject CUP application and Plan of Operation and held a Public Hearing on April 20, 2015 pursuant to Section 46-848 of the Village of Hartland Code of Ordinances. Further, the Plan Commission considered a proposed modification to the CUP at its meeting on June 15, 2015 and, as a result of the two meetings,

recommended the following conditions of approval necessary to fulfill the purpose and intent of the Village Code of Ordinances:

1. the automotive service facility may be expanded, constructed and operated pursuant to the Plan of Operation, which contains an original and revised operational plan, and pursuant to the operator's and owner's representations during the review process including the maintenance and servicing of various vehicles including automobiles and light and medium duty trucks, provision of vehicle emissions testing and automatic and hand washing and detailing of automobiles and light and medium duty trucks;
2. the operator of the automotive service facility will construct the building expansion in accordance with the plans as submitted and as finally approved including stormwater retention, buffers and landscaping;
3. buffers and landscaping on the east side of the project parallel to Cottonwood Avenue shall be completed prior to the occupancy and operation of the expanded portions of facility and shall be maintained during the ongoing operation of the vehicle wash facility in a manner to mitigate the impact of vehicle headlights on the neighboring properties;
4. 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;
5. all vehicle maintenance, service, washing and detailing shall occur inside the building with the exception of emissions testing, which may be located outside the main service entrance at the southeast corner of the building;
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;
7. 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;

**WHEREAS**, the Village Board of Trustees has considered the Plan Commission's recommendations and has determined that the proposed conditional use and structure(s) are in accordance with the purpose and intent of Chapter 46 of the Village Code of Ordinances and is found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.

**NOW THEREFORE**, the Village Board of Trustees hereby approves the issuance of this conditional use permit to operate an automotive service facility at the Property, which conditional use permit shall be subject to the following conditions:

1. The conditional use permit granted hereunder is for the sole benefit of Hartland Service.
2. The business activities permitted hereunder are limited to the operation of an automotive service facility.

3. All business activities conducted on the Property shall conform to this CUP and the approved Plan of Operation and the Village of Hartland Code of Ordinances. The approved Plan of Operation is attached hereto and incorporated herein.
4. The foregoing recommended conditions of the Plan Commission are hereby included by reference as if set forth herein in addition to the conditions contained herein below.
  - a. The touch-less and “soft cloth” wash systems may be operated on a 24 hours per day seven days per week basis provided noise and light levels are maintained at an acceptable level.
  - b. Wash equipment shall be located, oriented, operated and maintained in such a way as to minimize light, visual and noise impact on residential neighbors
5. Changes subsequent to the initial issuance of this CUP shall require an amendment to this CUP.
6. This CUP shall terminate upon the occurrence of any of the following:
  - a. Upon Grantee failing to conduct business at the Property in substantial conformity with this CUP or the approved Plan of Operation; or
  - b. Upon the cessation of the operations permitted under this CUP.
7. The operation of the facility shall be reviewed by the Village in advance of the expiration of the CUP if Grantee intends to continue operations at this location. Grantee shall apply to the Village for review of the automobile service facility operations by November 15, 2016.
8. Notwithstanding the forgoing, this CUP shall expire on April 27, 2017.

This conditional use permit is hereby revised and reissued this 22nd day of June, 2015 subject to the conditions provided herein.

**VILLAGE OF HARTLAND**

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David Lamerand, Village President

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Darlene Igl, MMC/WCPC, Village Clerk

[VILLAGE SEAL]

## EXHIBIT A

**From:** Mike Kusch [<mailto:mkusch@hartlandservice.com>]

**Subject:** Hartland Service, Inc. operations doc.

Here is a summary of my business model that we use at Hartland Service, Inc.

HARTLAND SERVICE INC.

Owners are Mike and Debbie Kusch

- First day of business was April 1<sup>st</sup> 1992.
- We are an Automotive Repair Center performing repairs and maintenance on cars and trucks.
- Auto shop is open from 7am to 6pm, Monday thru Friday.
- Car wash bay attached to service center in operation since 1992. Updated in 2001 to a “touch-less model” car wash has been open 24 hours a day, since 2001.
- Detail shop open to clean cars and trucks, Hours of operation are 7am to 6pm Monday thru Friday. Additional weekend hours may be added in the future. All work performed inside the building.
- Emission testing station, opened in July of 2012, allows for residents of Hartland and surrounding communities to test vehicles and receive registration stickers for their vehicles.
- Emission test lane is open from 7:30 am till 5:30 pm. Monday thru Friday.
- The exterior lights are operated by a dawn to dusk sensor and all nonessential lighting is turned off after hours.

When Mike and Debbie bought the shop from the previous owners in 1992, we worked out of 6 bays and had 2 other employees. Over the years we have grown the company to the 12 bay shop that is on the property and have 14 employees on the payroll. Many Arrowhead students have been employed here over the years. One of our senior technicians, Tom, is a former graduate of AHS and we employ a recent graduate and a current AHS student in our Detail shop. Debbie and I pride ourselves in keeping the property neat and clean. Mike Kusch is a 3<sup>rd</sup> generation mechanic having his start at Kusch’s garage on 58<sup>th</sup> and North Avenue in Milwaukee. Mike and Debbie’s son, Jeff, is employed at our shop and is being groomed for a management role in the company.

### REVISIONS

The proposed change in the car wash plan would eliminate the need for an employee to guide the vehicles onto the car wash because we have eliminated the “conveyor type” car wash and change it to a “soft cloth” system instead.

- 1) There will be no need for an employee.
- 2) Sound from the new “soft touch” will be reduced because there is much less equipment inside.
- 3) Headlights will be **lower** as the vehicles exit the new “soft cloth bay” because of the design of the bay. The “conveyor car wash” floor was to be poured with a 4” higher exit height to keep the vehicles in contact with the car wash conveyor equipment. The new concrete floor will be poured flat/level.
- 4) Both Car wash bays will be monitored by security cameras.

Both bays will be open 24 hours.

The car wash cameras are “up” all day while the shop is open. Proprietor has them at viewable from home and is able to check in on them on a regular basis. The system will record events also.

Both new bays are run completely by a computer and will have the ability to **STOP AND REVERSE DIRECTION IF IT FEELS ANY RESISTANCE DURING THE WASH CYCLE.**

The equipment in BOTH new car wash bays will have built in safety features that will:

- The car wash equipment will move completely out of the way to allow vehicles to exit the bay in case of a problem.
- Both car wash doors will automatically open, in case of any failure, to allow vehicles or people to exit.
- The bays will have security cameras installed.
- The car wash equipment is designed to call a cell phone, 24 hours a day, in case of a failure.
- The new wash material (in the soft cloth bay) is constructed of very small “foam strips” that are designed to “break away;” causing no damage in case they get caught on a mirror or other car part.
- All car wash doors are designed to “open” if a vehicle or person should drive or walk up with-in 1-2 feet of the doors.
- Owner will post a phone number in the bay for customer to call in case of a question/emergency.