

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, NOVEMBER 16, 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 October 19, 2015.
2. Architectural Board consideration of an application for a sign for Circle J Properties, 557 Cottonwood Avenue.
3. Architectural Board consideration of an application for a sign for Lake Country Lutheran High School, 401 Campus Drive.
4. Architectural Board consideration of an application for a sign for Capital Equipment & Handling, 1100 Cottonwood Avenue.
5. Plan Commission consideration of actions related to the Hammer property at 1112 Lisbon Avenue.
 - a. Review and consideration of a CSM to divide the existing residence fronting on Lisbon Avenue from the area proposed for future subdivision.
 - b. Additional consideration and possible action related to the area concept plan and the Hammer Subdivision concept plan.
6. Plan Commission review and consideration of a CSM for the Riverwalk Development at 208 E. Capitol Drive.
7. Adjourn

David E. Cox, Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.com

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, OCTOBER 19, 2015
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Roll Call

1. Motion (Hallquist/Wenstrom) to approve the Jt. Architectural Board/Plan Commission Minutes of September 21, 2015. Carried (7-0).
2. Architectural Board consideration of an application for the construction of a single-family residence to be located at 478 Park Court in the Sanctuary of Hartland Subdivision.

The siding materials will be Hardiplank and board and batten. The home will have a front and side porch and the coloring will be green with white/ivory trim. This plan has been approved by the developer.

Motion (Hallquist/Swenson) to approve an application for the construction of a single-family residence to be located at 478 Park Court in the Sanctuary of Hartland Subdivision. Carried (7-0).

3. Architectural Board consideration of an application for the construction of a detached garage at the Landwehr residence, 705 Belshire Drive.

The proposed garage will replace a 24' x 24' garage that has been torn down. The new garage will have two windows, a garage door at the front and double doors at the back. It will have cedar siding (the house has aluminum siding) and the roof will match the house. The garage is not visible from the street.

Motion (Hallquist/Schneeberger) to approve application for the construction of a detached garage at the Landwehr residence, 705 Belshire Drive. Carried (7-0).

4. Architectural Board consideration of an application for the construction of a carport at the Cottrell residence, 1021 Eton Court.

There was concern that a carport could be used as a garage and it could collect items that would be visible. The shingles and trim will match the house. This is a cover over existing blacktop. There will be a gutter on the east roof. It does meet the 10 foot rule from the lot line.

Motion (Swenson/Wenstrom) to approve an application for the construction of a carport at the Cottrell residence, 1021 Eton Court, with the restriction on items stored in the carport. Only large recreational vehicles and cars will be allowed. Carried (6-1). deCourcy-Bower – No.

Mr. Cottrell was informed that if he moves, he will need to let the buyer know what the restrictions are for the carport.

5. Architectural Board consideration of an application for the construction of an addition to the Varhol residence, 1263 Mary Hill Circle.

The addition will be on the north side of the residence. It will be an extension of the laundry room/mud room. The Mary Hill Homeowners have approved this plan.

Motion (Swenson/Hallquist) to approve the construction of an addition to the Varhol residence, 1263 Mary Hill Circle. Carried (7-0).

6. Architectural Board consideration of an application for the construction of a carport at the Klufft residence, 620 Oakwood Drive.

The carport will be on the south side of the garage and the shingles on top will match the house roof. The trim will be pine and cedar to match the house. It will have a gutter and the setback is at the minimum, which is 10 feet.

Motion (Hallquist/Schneeberger) to approve an application for the construction of a carport at the Klutz residence, 620 Oakwood Drive, with the restriction on items stored in the carport. Only large recreational vehicles and cars will be allowed. Carried (7-0).

Mr. Klufft was informed that if he moves, he will need to let the buyer know what the restrictions are for the carport.

7. Plan Commission review and consideration of a conceptual plan for the Hammer Subdivision located at 1112 Lisbon Avenue.

This subdivision is proposed for conceptual review. The 6.2 acre parcel is proposed as an extension of Eagle Pass and Badger Drive in the Lake Country Meadows subdivision. Under the proposal, seven new lots would be created after separating the existing residence on Lisbon Avenue from the balance of the

parcel. The plan is in general conformance with the Village's long range plans as depicted in the Land Use Plan from our 2035 Comprehensive Development.

The plan should consider the long range impact of implementing the Land Use Plan as it is shown. The plan shows no secondary entrance/exit for this neighborhood, which currently contains 40 residences and would likely contain an amendment to the Land Use Plan that shows a second road exiting to Merton Avenue, which could then be considered or enforced if and when additional development occurs in the area.

Keith Kindred said if the Commission approves the conceptual plan, in a month or two he would come back with a certified survey map that would divide off the existing homestead from the newly created seven lots and also a preliminary plat for the new lots, which would include land dedicated to storm water. The Villages' Master Plan does show these two roads connecting in a looping pattern. It also solves the problem of the one parcel that is now landlocked.

The plan does comply with the zoning and seems to comply with the Land Use Plan.

Gary Strombeck, 305 Badger, questioned what the CSM would do. Mr. Kindred told him that it will separate the existing lot and house from the proposed plan for the vacant land for the seven lots. There is a potential buyer for the old homestead.

Another Lake Country Meadows resident asked if these lots would be an extension of Lake Country Meadows. Administrator Cox answered probably not. Mr. Kindred said it would have a different HOA.

Another resident suggested that a road should be built from Lisbon Avenue to this subdivision. The LC Meadows residents don't want the construction vehicles going through their subdivision or the extra traffic when neighborhood is finished.

Dave Lamerand explained that the area the resident is speaking about will be a separate lot and there will not be a place for a road.

The resident was concerned about having one entrance to the subdivision and that his property value would down.

Mr. Lamerand explained that the homes in the new subdivision will be equivalent to what exist in LC Meadows. When LC Meadows was approved in the beginning, it was always anticipated that Badger Drive and Eagle Pass would go through at some point in time. That is exactly what is being proposed here.

Another LC Meadows resident said that this is tantamount to an expansion of LC Meadows. In the bylaws, it is up to the Homeowners Association and 60% of its members to agree on any expansion of the subdivision. The residents just found out about this and would like this item tabled until they can talk to their attorney.

Mr. Lamerand stated that this is just a concept plan and it will be brought back to the Plan Commission several times over the next months for further details.

The attorney for LC Meadows can contact Administrator Cox to discuss further details of the project.

Paul Lisius, President of LC Meadows, 1290 Shelly Lane, asked that he be contacted and included for all information regarding this development.

David deCourcy-Bower inquired about the 38-foot easement for stormwater management on the plan. Mr. Kindred said it will be a detention basin on an outlot, owned by the seven lot owners and they will be responsible for maintenance. If they don't maintain it, the Village has the right to go in, correct it and charge them. Mr. deCourcy-Bower asked that the long linear strip indicated for stormwater be looked at in a more creative way, if possible. There was concern about losing the trees in this area.

Mr. Kindred explained to the residents the Village stormwater ordinance that has requirements put out by the State of Wisconsin and that gets more restrictive every five years. When they do preliminary storm water calculations, if a pond isn't necessary, there won't be one.

The deed restrictions and covenants will mirror what LC Meadows has.

The resident at 1034 Lisbon Avenue wanted to relay to the Commission that the former owner of this property loved the woods and the resident asked to save the trees as much as possible. There was further discussion on how the developer could possibly save some of the trees. Mr. Hussinger suggested that a tree survey be conducted.

As this development is planned, it would be a good idea to look at how things could layout further to the west in the future. It would be good to get a concept of what it would look like when all of it is finished. Ryan Amtmann agreed that at least at the Village staff level, it should be looked at and incorporate that into the stormwater calculations. Mr. Kindred does not want to include in his study an area which may or may not be developed in the future.

The LC Meadows neighbors expressed that their HOA members pay for dues, insurance and landscaping the entrance. These new residents will be using these areas every day, but not paying for their upkeep.

At some point in the future, the Commission may wish to consider an amendment to the Land Use Plan that shows a second road exiting to Merton Avenue, which could then be considered or enforced if and when additional development occurs in this area.

A resident asked if there was a maximum number of lots that can be served by one entrance. Dave Lamerand said that there is not a rule on that. There is a distance that the Village prefers, and Lake Country Meadows probably exceeds that. Staff did look at some kind of emergency access, but did not find any possibilities for that. In the long run, there may be a connection out to Merton Avenue. There are one or two parcels that could potentially connect.

Conceptually this project is in conformance with our Land Use Plan. The Commission has heard the concerns of the people and that will be addressed as the development progresses. The Village will make sure that the covenants and deed restrictions are mirror images of the existing subdivision so that we have a harmonious addition of the seven lots.

Motion (deCourcy-Bower/Swenson) to approve a conceptual plan for the Hammer Subdivision located at 1112 Lisbon Avenue. Carried (7-0).

8. Architectural Board discussion and possible consideration of an Architectural Review Waiver Policy.

This is the third review with the Architectural Board. The Ordinance effecting this change in authority for the Architectural Board was approved by the Village Board at its last meeting in September, based on the Plan Commission's recommendation. The policy has been revised based on Architectural Board discussion at its last meeting and has been sent in draft form to the current developers to solicit their review and comment. The primary update to the policy is to include a "Method of Waiver" section that outlines a basic process by which the developer or subdivision would be exempted. This section calls for written descriptions and photographic representations of the proposed standards and review process for approval by the Architectural Board as part of the waiver.

Motion (deCourcy-Bower/Schneeberger) recommend to the Village Board approval of an Architectural Review Waiver Policy. Carried (7-0).

9. Discussion and consideration of requests related to conditionally eliminating the requirement for review of single family residences in certain subdivisions in accordance with the Architectural Review Waiver Policy.

- a. Windrush Subdivision

Jim Siepmann stated that his company is known to keep the architectural control until the last house of the development is built. In 35 years they have only turned over control to the subdivision twice after all buildings have been built. They only do that if the HOA pressures them to do that.

The Siepmanns do have the ability to grant a waiver to their own architectural standards. Because there is a changing of architecture, there is a need to modify things at times. For example, metal roofs have become an interest to a lot of people. If initially you only allow cedar shake or asphalt roofs, then you are tied into that. So the guidelines can be modified from time to time.

The Windrush Subdivision housing product will be in the \$400,000 - \$600,000 range, with four-sided architecture. There is a 12 – 15 foot rule on window placement or some kind of break in the wall. The builder submits plans to us, we review them and often red-line them and make the builder make the changes, we stamp approved plans as well as the survey. We look at the grades and location on the lot so that everything is harmonious. That plans get submitted to the building inspector. If Scott Hussinger doesn't see that plan stamped, he would see that and would not process the building permit.

We might allow three or four of the exact same houses in the subdivision, but they would have to change materials and color and they would be placed around the subdivision where they can't see one another.

There is a good possibility that Windrush will be a Parade of Homes site for 2016, therefore, there could be 6 to 8 homes coming in fairly soon.

Motion (deCourcy-Bower/Swenson) to waive the requirement for review of single family residences in Windrush subdivision in accordance with the Architectural Review Waiver Policy.

Discussion: Chairperson Lamerand mentioned that any time a waiver is approved to your guidelines, Scott Hussinger should be informed.

Motion was carried (7-0).

- b. The Sanctuary of Hartland

Chris Miller does not know how long it would be until he might turn over architectural control to the association. If he starts to build a good process, then the people down the road will still want good houses. As long as Mr. Miller is here, he will review the houses. Otherwise, the HOA will be set up with the proper documents and information to continue the process. The homeowners will be supplied with information on the type of homes that are to be built in the Sanctuary. The homes will be modern farm houses, bungalows and Dutch colonials, all with prominent and functional front porches. Many lots will have garages in the back of the house.

Mr. Miller was told that when he does change over to having the HOA be the architectural control board, he should let Scott Hussinger know.

Motion (Hallquist/deCourcy-Bower) to waive the requirement for review of single family residences in the Sanctuary subdivision in accordance with the Architectural Review Waiver Policy. Carried (7-0).

Chairperson Lamerand asked that Scott Hussinger report how many new construction permits he processes each month.

10. Adjourn

Motion (Wenstrom/Swenson) to adjourn. Carried (7-0). Meeting adjourned at 8:30 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk

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

Job Address <u>557 Cottonwood Ave</u>			
Lot	Block	Subdivision	Key No. HAV <u>0732996015</u>
Owner <u>Circle J Properties</u>			Phone <u>262-751-4000</u>
Address <u>557 Cottonwood Ave</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Appleton Sign</u>		Phone <u>920-734-1601</u> FAX <u>920-734-1622</u>	E-Mail Address <u>jodil@appletonsign.com</u>
Address <u>2400 Holly Rd</u>		City <u>Neenah</u>	State <u>WI</u> Zip <u>54956</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: 11-9-15 Date of Meeting: 11-16-15 Item No. _____

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

PERMIT # _____

JOB LOCATION 557 Cottonwood Ave TAX KEY # HAV 0732996015
OWNER Circle J Properties LLC PHONE 262-751-4000
ADDRESS 557 Cottonwood Ave CITY Hartland STATE WI ZIP 53029
CONTRACTOR Appleton Sign PHONE 920-734-1601
ADDRESS 2400 Holly Rd CITY Nee Nah STATE WI ZIP 54956

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Bailey Family Dental

OVERALL DIMENSIONS OF SIGN 10' x 30" COLOR OF BACKGROUND Dark Brown

SIZE OF LETTERS IN INCHES 6.875" COLOR OF LETTERS White

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

Alupanel - Aluminum Composite Panel

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 \$ 3,600

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 *Richard Bailey* DATE 11.09.2015

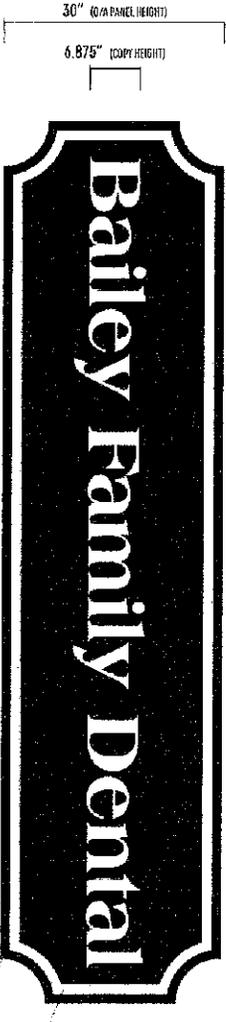
PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

DETAIL VIEW

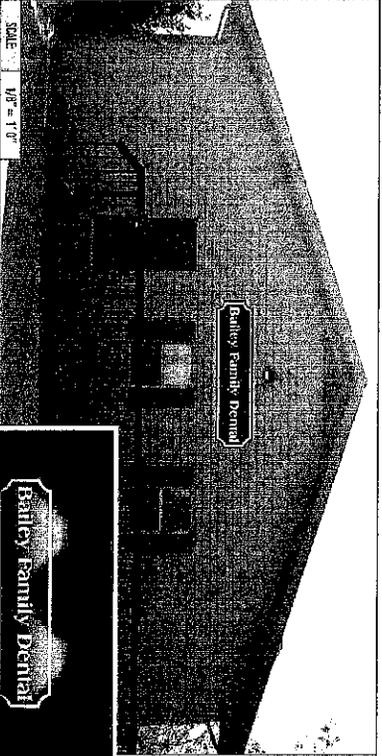
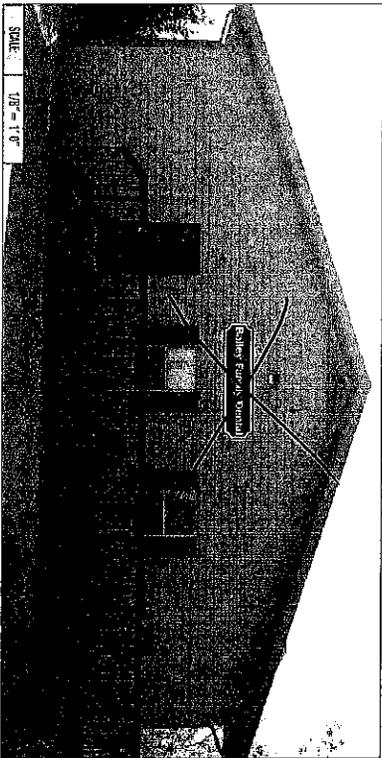
10'-0" (GUT HEIGHT)



SCALE: 3/4" = 1'-0"

REPORTED ALPHANUM SIGN PAINTED ONE COLOR
W/ ONE COLOR CUT FIRM
MOUNTED FLUSH TO BUILDING AS SHOWN

EXISTING VIEW



EXISTING VIEW



POSSIBLE NIGHT LIGHTING - SHOWING FOR REFERENCE ONLY - DONE BY OTHERS

FABRICATE ONE(1) HIGH LIT WALL PANEL

DISCLAIMERS

THIS DOCUMENT IS SUBMITTED BY THE DESIGNER AS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES BY RECEIPT OF THIS MESSAGE, NOT TO MAKE COMMENTS OR SUGGESTIONS THAT MAY BE MADE TO THE DESIGNER OR APPLETON SIGN. APPLETON SIGN AND ITS REPRESENTATIVES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE TO THE DESIGNER OR APPLETON SIGN. APPLETON SIGN AND ITS REPRESENTATIVES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE TO THE DESIGNER OR APPLETON SIGN. APPLETON SIGN AND ITS REPRESENTATIVES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE TO THE DESIGNER OR APPLETON SIGN.

OPT #1

2400 Holly Road • Nason, VA 54956
Tel: 520.541.601 • Fax: 520.541.622
www.AppletonSIGN.com

CLIENT:	BAILEY FAMILY DENTAL
STREET ADDRESS:	587 COMMONWEALTH AVE
CITY/STATE:	ROSLAND, VA
SCALE:	3/16" = 1'-0"
DATE:	10/24/15
SALER:	ANDY FISHER
DESIGNER:	MIKE FRASSETTI
GENERAL SPECIFICATIONS:	
VENDOR:	
SIGN TYPE:	
SIGNER FINISH:	
COLOR SCHEDULE:	
1	PAINTED SIGN WITH ALUMINUM LETTERS - FINISH TO BE DETERMINED BY CLIENT
2	ALUMINUM LETTERS TO BE DETERMINED BY CLIENT

REQUIRED ITEMS	
CLEARANCE	
FIELD SIGNAGE	
CURB CUT	
ADDITIONAL COMMENTS	
REVISION SCHEDULE	

DETAILED DESIGN
CAN BE ISSUED UPON APPROVAL

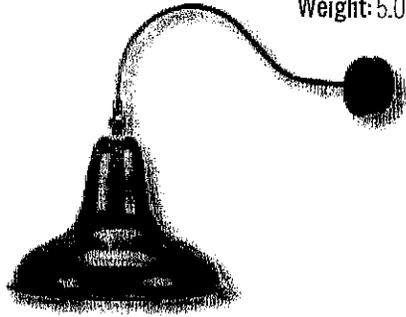
9210 1

**LED GOOSENECK
15-WATT LED
(E-DGIL SERIES)**

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

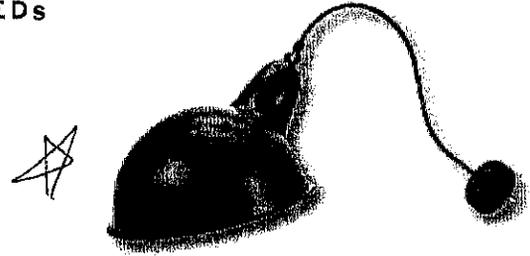
Straight Shroud

Weight: 5.0 lbs.

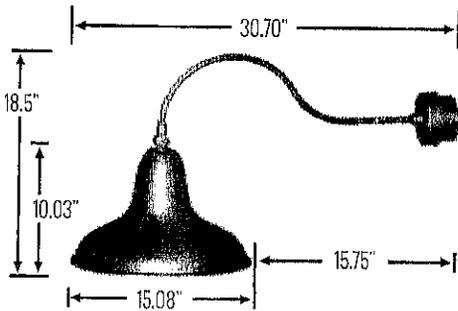


Angled Shroud

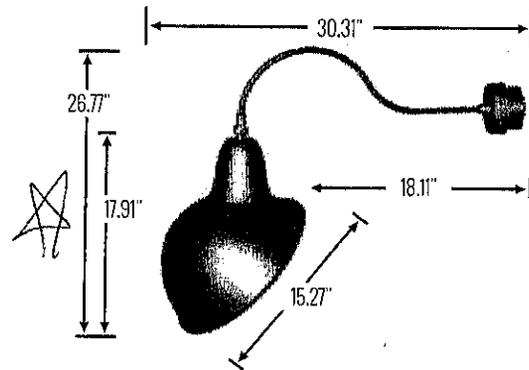
Weight: 5.0 lbs.



Dimensions



Dimensions



Catalog #	Description	Input Voltage	Initial Delivered Lumens	CCT	CRI	50K Hours Projected Lumen Maintenance Factor at 25°C ¹	Comparable To:
E-DGIL13UAK	15W LED Warm White Angled Shroud	120V-277V	1100	3000K	≥70	88%	90W Incandescent
E-DGIL13USK	15W LED Warm White Straight Shroud	120V-277V	1260	3000K	≥70	88%	90W Incandescent

¹ Calculated L₉₀ based on 6,048 hours of LM-80 testing: >36,000 hours



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to ±10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ fixture testing.

1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com

POB HARTLAND LLC
12700 HILLCREST RD STE 158
DALLAS TX 75230

BARK RIVER PROPERTIES
252 E HIGHLAND AVE
MILWAUKEE WI 53202-3131

THOMAS A WRIGHT
MICHAEL S WRIGHT
510 HARTBROOK DR STE 206
HARTLAND WI 53029

CIRCLE J PROPERTIES LLC
PO BOX 131
HARTLAND WI 53029-0131

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

G & W LEASING INC
14340 HICKORY FAIRWAY CT
FORT MYERS FL 33912-7827

THOMAS A WRIGHT
MICHAEL S WRIGHT
12545 W BURLEIGH RD
BROOKFIELD WI 53005

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

Job Address 401 Campus Dr. Hartland, WI 53029			
Lot N/A	Block N/A	Subdivision N/A	Key No. HAV N/A
Owner Lake Country Lutheran High School		EMAIL	Phone 262-367-8600
Address 401 Campus Dr. Hartland		City Hartland	State WI Zip 53029
Contractor Lemberg		Phone 262-781-1500 FAX	EMAIL
Address 4085 N 128th St.		City Brookfield	State WI Zip 53005

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:

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Signs:

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- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
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- 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: _____ Item No. _____

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

PERMIT # _____

JOB LOCATION Lake Country Lutheran High School TAX KEY # _____
OWNER Lake Country Lutheran High School PHONE 262-367-8600
ADDRESS 401 Campus Dr. CITY Hartland STATE WI ZIP 53029
CONTRACTOR Lemberg PHONE 262-781-1500
ADDRESS 4085 N. 128th ST CITY Brookfield STATE WI ZIP 53005

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
Home Of The Lightning

OVERALL DIMENSIONS OF SIGN 4' tall by 27' 7" long COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS Blue

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

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 \$ 4600

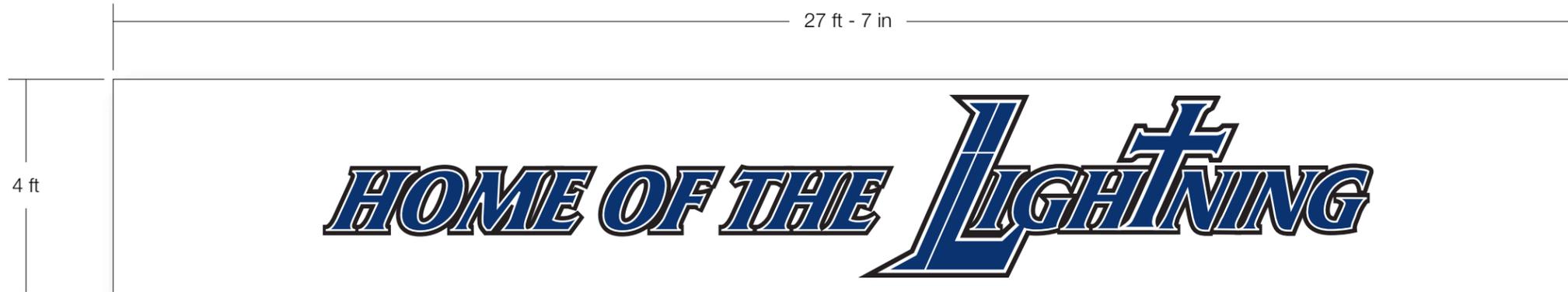
TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS 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 Brian Pritzke DATE 11-4-2015

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

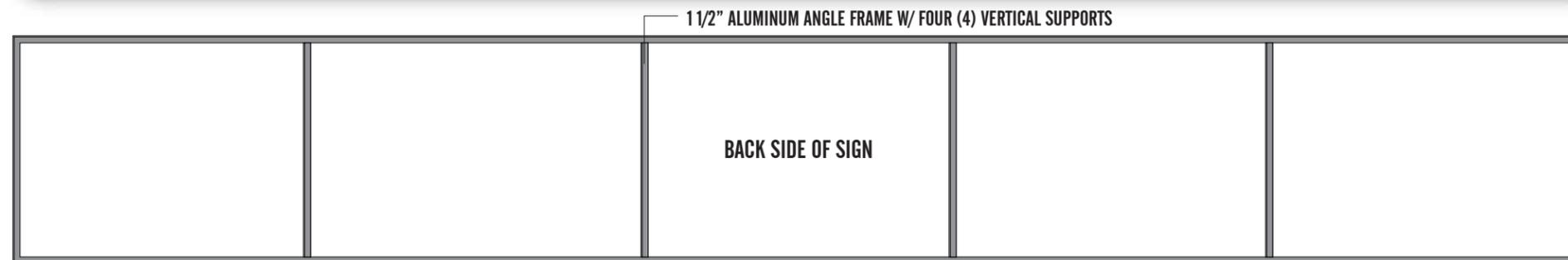
TOTAL FEES: _____ **DATE PAID** _____ **RECEIPT #** _____



NON-ILLUMINATED PANEL SIGN

ONE (1) SINGLE SIDED, NON-ILLUMINATED PANEL SIGN

1/8" ALUMINUM FACE (PAINTED WHITE) W/ 3M VINYL GRAPHICS APPLIED FIRST SURFACE, 1 1/2" ALUMINUM ANGLE RETURNS & VERTICAL SUPPORTS, CLIP MOUNT TO ANGLE UPRIGHTS OF FENCE



SURVEY NEED, ALIGN TO UPRIGHTS OF FENCE



PROPOSED SIGN



EXISTING



4085 North 128th Street, Brookfield, WI 53005
p. 262.781.1500
f. 262.781.1540
www.lembergelectric.com

PROJECT:
LAKE COUNTRY LUTHERAN HIGH SCHOOL
ADDRESS:
401 CAMPUS DRIVE, HARTLAND, WI 53029

DRAWING:	1(4)	REVISION DATE:	9-30-15	REVISION#:	4
DATE:	9-15-15	SALES REP:	Brian Pritzkow		
SCALE:	3/8" = 1'	DESIGNER:	Eric Bailey		

LANDLORD APPROVAL SIGNATURE / DATE:

CLIENT APPROVAL SIGNATURE / DATE:

PAGE #:

1 of 1

STATE OF WISCONSIN DEPT. OF
TRANSPORTATION
C/O DAVE KITZMAN
PO BOX 798
WAUKESHA WI 53187-0798

LUTHERAN HIGH SCHOOL ASSOCIATION
OF GREATER MILW
5201 S 76TH ST
GREENDALE WI 53129

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

PERMIT # _____

JOB LOCATION CAPITAL EQUIPMENT & HANDLING TAX KEY # _____
OWNER GARY HANSEN PHONE 262-369-5500
ADDRESS 1100 COTTONWOOD AVE CITY HARTLAND STATE WI ZIP 53029
CONTRACTOR ABLE SIGNS & LIGHTING PHONE 920-344-6566
ADDRESS W8246 N CRYSTAL LAKE RD CITY BEAVER DAM STATE WI ZIP 53916

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
FOUR LOGOS - CAPITAL EQUIPMENT & HANDLING, UNICARRIERS
FORCLIFT, CLARK FORCLIFT, FACTOR CAT

OVERALL DIMENSIONS OF SIGN SEE DRAWING COLOR OF BACKGROUND N/A
SIZE OF LETTERS IN INCHES SEE DRAWING COLOR OF LETTERS BLUE, BLACK, GREEN & GRAY
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) ACRYLIC

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 14,500.00

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 Christie Scherm DATE 11/6/15

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

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

Job Address 1100 COTTONWOOD AVENUE HARTLAND, WI 53029			
Lot	Block	Subdivision	Key No. HAV
Owner GARY HANSEN		Phone 262-369-5500	
Address 1100 COTTONWOOD AVE city HARTLAND		State WI	Zip 53029
Contractor ABLE SIGNS & LIGHTING		Phone 920-344-6566 FAX 800-950-8881	E-Mail Address SFRANKLIN@ABLESIGN.NET
Address W8246 N CRYSTAL LAKE RD city BEAVER DAM		State WI	Zip 53916

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:

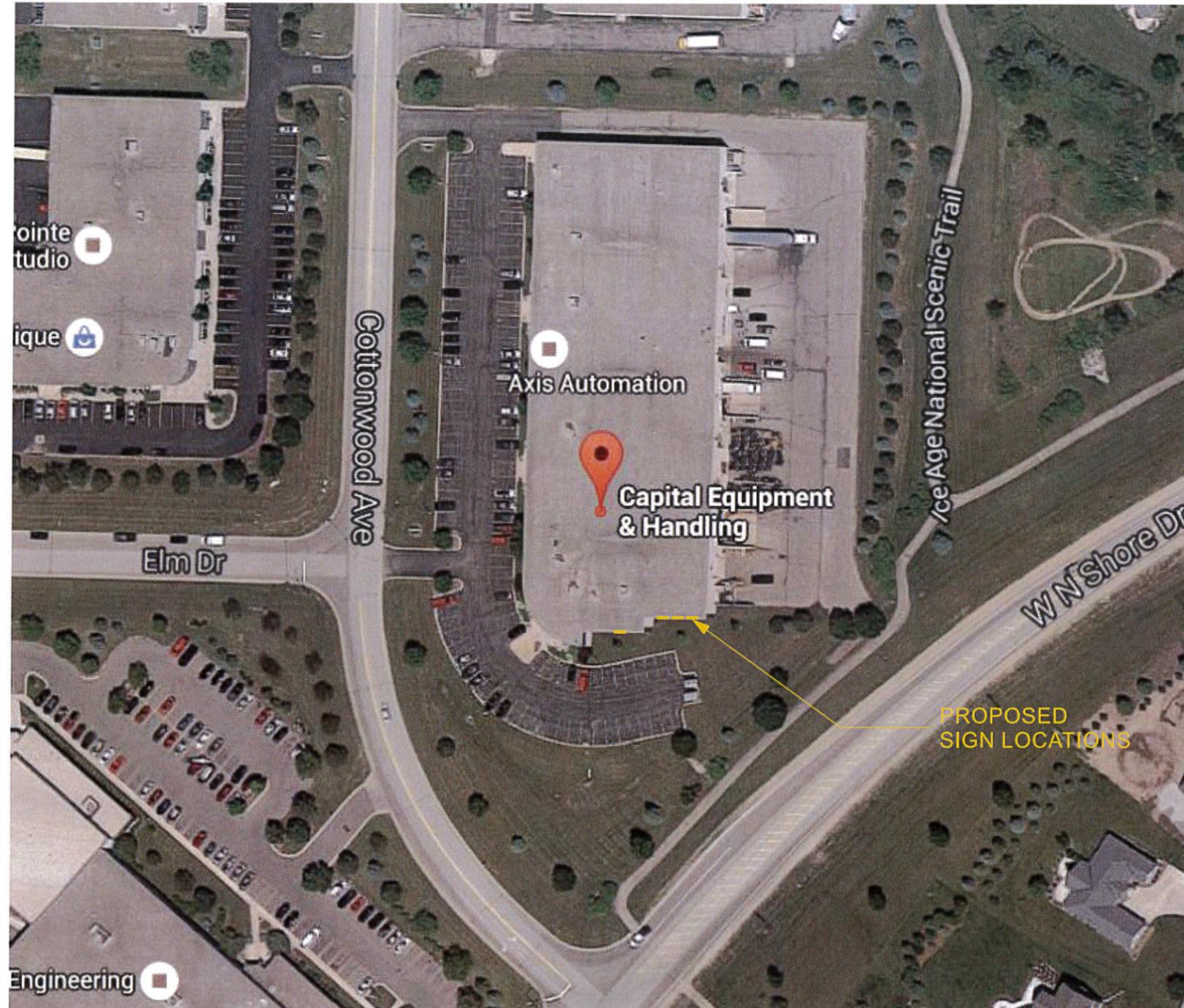
- Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph 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: 11/6/15 Date of Meeting: _____ Item No. _____



SITE PLAN



Able Signs & Lighting
W8246 N Crystal Lake Rd.
Beaver Dam, WI 53916
Date: 10/29/15
Drawing#: **A152901**

Designer: TF
Project
Capital Equipment & Handling
Location
Hartland, WI
Address
1100 Cottonwood Avenue
Revisions

DATE	NOTES
A 11/4/15	- ADD SIGN LOCATIONS
B	
C	
D	
E	

Client Approval
X

CONCEPTUAL DRAWING:
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PROPOSED EXTERIOR ELEVATION SIGNAGE



CAPITAL EQUIPMENT & HANDLING
1100 COTTONWOOD AVENUE
HARTLAND, WI 53029

ESTIMATED SCALE OF PROPOSED SIGNAGE - SOUTH ELEVATION

Scale: 1inch = 36.45inch



EXISTING SOUTH ELEVATION PHOTO - EXISTING SIGNAGE TO BE REMOVED



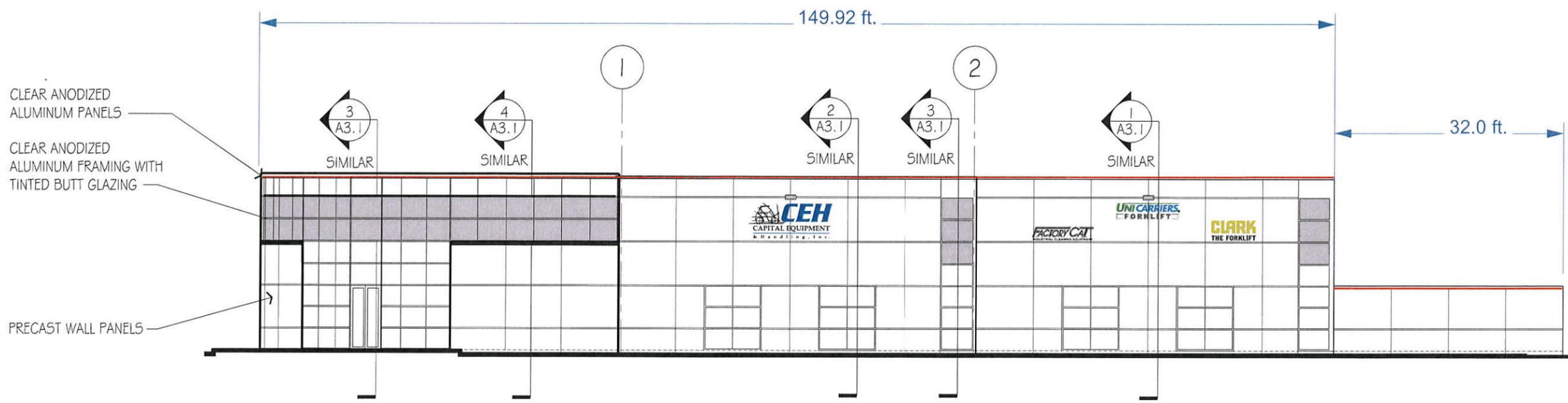
Able Signs & Lighting
W8246 N Crystal Lake Rd.
Beaver Dam, WI 53916
Date: 10/29/15
Drawing#: **A152903**

Designer: TF
Project
Capital Equipment & Handling
Location
Hartland, WI
Address
1100 Cottonwood Avenue
Revisions

DATE	NOTES
A 11/4/15	- ADD LOGOS TO ELEVATION
B 11/4/15	- ADJUST SQUARE FOOTAGE & LOCATION
C	
D	
E	

Client Approval
X

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3 SOUTH ELEVATION
A2.1 SCALE: 1/16" = 1'-0"

RIVER RESERVE HOMEOWNERS
ASSOCIATION INC
C/O JACK WENSTROM
PO BOX 82
HARTLAND WI 53029

JAMES LECLAIR
LYNNETTE LECLAIR
103 TRAILS EDGE
HARTLAND WI 53029

TI INVESTORS OF HARTLAND LLC
710 N PLANKINTON AVE STE 1400
MILWAUKEE WI 53203-2418

COTTONWOOD IV LLC
3885 N BROOKFIELD RD #200
BROOKFIELD WI 53045

COTTONWOOD III LLC
C/O BRIOHN MANAGEMENT LLC
3885 N BROOKFIELD RD STE 200
BROOKFIELD WI 53045

TULSA INVESTORS LLC
C/O T5 REAL ESTATE SOLUTIONS
7475 HUBBARD AVE STE 202
MIDDLETON WI 53562-317

MEMORANDUM

TO: Plan Commission
FROM: David E. Cox, Village Administrator
DATE: November 13, 2015
SUBJECT: Hammer Land Divisions



The agenda for your meeting on Monday includes two items related to the Hammer property. The first action is consideration of a Certified Survey Map to divide a parcel fronting on Lisbon Avenue from the balance of the property. The lot on Lisbon Avenue created by the CSM would contain the existing house while the remainder would be subdivided at a later date using the platting process. The second action on the agenda includes review of the concept presented by the owner's surveyor for the area west of the proposed subdivision as well as continued review of the concept for the proposed subdivision.

Certified Survey Map (CSM)

The CSM to divide the parcel includes creation of a conforming lot fronting on Lisbon Avenue approximately 143 feet wide and 231 feet deep and a total area in excess of 33,000 square feet. These dimensions exceed the minimum for the RS-1 Zoning District. The CSM also includes a dedication of Right of Way for Lisbon Avenue (CTH JK) of 50 feet as well as a 15-foot wide easement to the Village along the east side of the property for drainage and storm sewer, which is evidently needed for the proposed subdivision. The dedication of the Right of Way creates a non-conforming street yard of 17.5 feet instead of the Code-required 40 feet. Additionally, the survey shows that the existing garage is in a non-conforming location by approximately an inch. Neither of these situations are issues from staff's perspective. The Plan Commission may wish to consider whether some sort of walking/emergency access to the proposed subdivision could or should be included in the area of the proposed drainage and storm sewer easement. Notwithstanding any issues with the ultimate development of Lot 2 of the CSM, the document is acceptable for approval by the Village.

Area Plan and Subdivision Concept

Lot 2 of the CSM is the area of the proposed subdivision. As a reminder, the proposed subdivision was presented for conceptual review at the last Plan Commission meeting. The 5.52 acre parcel, which is the size after the CSM split, is proposed as an extension of Eagle Pass and Badger Drive in the Lake Country Meadows subdivision. The concept plan proposed seven new lots, which was initially approved. The Plan Commission did outline some concerns and requirements for the subdivision as it may be presented in the future, which are discussed in more detail below. At the request of the Plan Commission, the owner's representatives have created a sketch plan for dividing the parcels to the west, which total approximately 6 acres. The

sketch shows six lots including five new parcels adjacent to the proposed Hammer subdivision and the existing lot fronting on Merton Avenue. Additionally, the plan shows an easement for a pedestrian access to Merton Avenue. Lot sizes in the sketch area are slightly larger than those in the Hammer subdivision area but remain smaller than Lake Country Meadows. The average size of lots in Lake Country Meadows is 41,634 square feet. The median lot size, which accounts for the large parcels that include environmental areas, is 35,836. On the other hand, the proposed Hammer subdivision includes lots with an average and median size of 26,860 square feet and 26,688 square feet, respectively. The lots in the sketch area have an average and median size of 29,639 and 28,604, respectively.

The Plan Commission should discuss this concept and although it does not need formal approval, it may play a role in the Commission's recommendations for the Hammer property and may, ultimately, be part of an amendment to the Village's Land Use Plan.

Hammer Subdivision Concept – Additional Discussion

Among the matters to be addressed in a future subdivision plan were the design and location of the storm water features, secondary access of some sort to this area as an extension of the Lake Country Meadows neighborhood and perhaps of most significance a requirement that the new subdivision compliment or "mirror" the existing Lake Country Meadows subdivision.

In a letter to the owner and his representative, staff outlined salient points made during the Plan Commission review and a meeting held with Lake Country Meadows property owners. At its meeting, the Plan Commission indicated that the newly proposed subdivision must complement or "mirror" the existing subdivision. Upon review of the covenants and restrictions of the adjoining Lake Country Meadows Subdivision, staff observes some challenges in the concept subdivision design to incorporating the lot and house characteristics of the Lake Country Meadows subdivision into this proposed expansion. For example, lots in the proposed subdivision may be too narrow to accommodate side load garages and appropriate side yards or green space on either side of new houses as is the character (and requirement) for houses in Lake Country Meadows. Certainly, the lots are smaller and narrower than Lake Country Meadows. As detailed above, in general, the proposed lots in the subdivision concept are 25% to 35% smaller than the parcels in Lake Country Meadows.

Additionally, the Commission indicated that the new properties should meet or exceed the building requirements of Lake Country Meadows. I have attached excerpts from the Lake Country Meadows restrictions related to construction. If, in fact, the Plan Commission desires the new subdivision to maintain the same standards as the existing neighborhood, may be appropriate for the proposed subdivision be approved as a legal addition to the Lake Country

Plan Commission
Hammer Land Divisions
November 13, 2015
Page 3

Meadows subdivision, which was contemplated in the Declaration of Restrictions, the pertinent excerpt of which is attached. A brief outline of the process to accomplish that connection may include approval of an amendment to the Declarations by the owners in Lake Country Meadows to include the new area as well as filing of a new declaration incorporating the existing Declarations for the new addition. It may also be appropriate to consider whether the existing unincorporated committee that manages the homeowners association in Lake Country Meadows is sufficient or whether it should become a more permanent incorporated entity, which is the norm today.

As the owner and the development team consider future design of the subdivision, the Commission may wish to provide additional direction based on this review of additional information and the area sketch plan. It is not know when the owner may bring a more finalized proposal forward for the subdivision.

DCPC Review 2

Attachments

cc: President and Village Board
Mike Einweck, Public Works Director
Scott Hussinger, Building and Zoning Official
Ryan Amtmann, Village Engineer
Keith Kindred, SEH, Developer Representative (Via E-mail)
S. Steven Vitale, Valbridge Property Advisors (Via E-mail)
Daniel Hammer, Patricia Hammer Revocable Living Trust (Via E-mail)
Lake Country Meadows HOA, Via Paul Lisius (Via E-mail)

EXCERPT

EXHIBIT C

DECLARATION OF RESTRICTIONS

OF

LAKE COUNTRY MEADOWS

KNOW ALL PERSONS BY THESE PRESENTS; that D. F. TOMASINI CONTRACTORS, INC., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Waukesha, Wisconsin (herein referred to as "Developer" which term shall also include the duly authorized agent of Developer). Developer is the owner of Lake Country Meadows located at Hartland, Wisconsin, being a subdivision more particularly described as follows: See legal description attached (herein referred to as "Lake Country Meadows") and intending to establish a general plan for the use, occupancy and enjoyment of Lake Country Meadows, does hereby declare for the mutual benefit of present and future owners of lands in Lake Country Meadows and any future stages of development added as provided in Section C, below (herein referred to individually as "Owner", collectively as "Owners" and some or all as "Owner(s)"), that Lake Country Meadows shall be subject to the following restrictions:

 A. BUILDING RESTRICTIONS

 1. Lot 41 of Lake Country Meadows Subdivision is specifically excluded from the square footage requirements of this Declaration of Restrictions; all other provisions of these restrictions and covenants are, however, applicable to Lot 41.

2. All lots in Lake Country Meadows are restricted to the erection of a one story, story and one-half, two story or split



level single family residence building and attached garage which will accommodate at least two cars.

3. The minimum size of a one story residence shall be 2000 square feet on the first floor.

4. A story and one-half residence shall have a minimum of 2400 square feet on the upper two floors.

5. A two story residence shall have a minimum of 2400 square feet on the upper two floors with a minimum of 1300 square feet on the first floor,

6. A split-level residence shall have a minimum of 2400 square feet on the upper two floors.

7. The garage must be attached to the residence. The maximum size of a garage shall be 720 square feet. All driveways must be paved within one year of occupancy.

8. The exterior walls of the residence and attached garage must be constructed of brick, stone or wood siding. No aluminum, vinyl or steel siding will be permitted.

9. All roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for rear dormers on a story and one-half residence and other special circumstances if approved in writing by Developer.

10. The residence and attached garage and a sod or seeded lawn in place must be completed within one year from the start of construction.



11. Only one residence may be erected on a lot as a single family residence as defined by the Village of Hartland Zoning Ordinance.

12. The minimum setback from any abutting street right-of-way, side yard and rear yard setbacks shall conform to the Village of Hartland (hereinafter referred to as the "Village") ordinances.

13. There shall be no outside storage of boats, trailers, buses, commercial trucks, campers or other vehicles or items deemed to be unsightly by the Developer.

14. All building plans and exterior design of each residence to be constructed in Lake Country Meadows must be approved by Developer in writing prior to application for a building permit. In addition, original basic site features such as fences, decks, garden structures, satellite dishes, additions and other temporary or permanent structures or elements contributing significantly to the total environmental effect within Lake Country Meadows are subject to the prior written approval of Developer.

15. Where fill is necessary on the building site to obtain the proper topography and finished ground elevation, it shall be fill free of waste material and shall not contain noxious materials that will give off odors of any kind, and all fill material shall be leveled immediately after completion of building. Any excess excavation earth shall be removed from the dwelling site and deposited within the Lake Country Meadows Subdivision where directed by Developer.

A handwritten blue scribble is located at the top left of the page. A vertical blue arrow points downwards from the scribble, extending past the end of the first paragraph.

16. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, or one sign of not more than five square feet advertising the property for sale or rent, or a sign used to advertise the property during the construction and sales period. All signs shall be located within the building setback lines as defined herein.

17. At the time of construction of a residence the Owner shall install at a location designated by the Developer one outdoor electric lamppost with an unswitched photo-electric control type. The style and type of lamppost will be determined by the Developer and will be the same for each Lot. The lamppost shall be maintained by the Owner in a proper operating manner. If the lamppost is not so maintained, maintenance shall be performed by the Lake Country Meadows Homeowner's Association, created pursuant to Section B, below, and the cost of such maintenance shall be an assessment against the Owner, payable within 10 days after the date of the assessment.

18. There shall be no outbuildings, above ground swimming pools, or satellite dish antennas having a diameter in excess of 24 inches. No antenna or satellite dish shall be visible from any roadway or neighboring lot.

19. The Plat establishes drainage easements throughout Lake Country Meadows. These drainage easement areas shall be maintained clean, clear and free of any obstructions or barriers of any kind. Landscaping within these areas shall be restricted to ground cover to inhibit erosion. Any obstructions may be removed by any public

EXCERPT
LAKE COUNTRY MEADOWS RESTRICTIONS

13. Failure of the Association or the Committee to enforce any provision contained in this Declaration, upon the violation thereof, shall not be deemed to be a waiver of the rights to do so, or an acquiescence in any subsequent violation.

14. If the Committee shall fail to discharge its duties under this Declaration within 60 days of written demand by the Village, the Village may discharge the duties of the Committee. The costs of the Village incurred in connection therewith shall be charged to the Owners by the Village by adding to each Owner's real estate tax statement a charge equal to such Owner's pro rata share (the same as such Owner's share of annual assessments as provided in subparagraph B 11(a), above) of such costs.

C. FUTURE STAGES OF DEVELOPMENT OF LAKE COUNTRY MEADOWS

The Developer, its successors and assigns shall have the right to bring within this Declaration future stages of the development of Lake Country Meadows, provided such future states are or become adjacent to the real estate which is or becomes subject to this Declaration or any supplemental declaration. The future stages authorized under this Section shall be added by recording a Supplemental Declaration of Restrictions with respect to the future stages which shall extend the provisions of this Declaration to such future stages and indicate any provisions which differ from the provisions of this Declaration or any prior Supplemental Declaration. Except with respect to increasing the number of Owners and adding to the Common Area, such Supplemental Declarations shall not revoke, modify or add to the covenants

established by this Declaration or any prior Supplemental Declaration.

D. AMENDMENT PROVISIONS

Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by the Owners of lands having at least sixty percent (60%) of the votes in the Association; provided, however, that any such action must also be approved in writing by (i) the Village, and (ii) the Developer so long as it shall be an Owner but not to exceed five (5) years from the date hereof. This Declaration and all amendments shall be executed as required by law so as to entitle it to be recorded, and shall be effective upon recording in the office of the Register of Deeds for Waukesha County, Wisconsin.

E. TERM AND BINDING EFFECT

This Declaration and any amendments shall be in force for a term of 30 years^{*} from the date the Declaration is recorded. Upon the expiration date of such initial 30 year term or any extended term as provided herein, this Declaration shall be automatically extended for a successive term of 10 years, unless prior to the end of the then current term a Notice of Termination is executed by the Owners of at least ninety percent (90%) of all lots and their mortgagees and is recorded in the Office of the Register of Deeds of Waukesha County. This Declaration shall be binding upon and

* INITIAL TERM IS TO AUGUST 2022



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 2 LOT CSM			
Proposed Use RESIDENTIAL		No. of Employees	
Project Location 1112 LISBON AVE.			
Project Name HAMMER CSM			
Owner 40 STEVE VITALE		Phone 262-782-7990	
Address 12660 L. NORTH AVE		City BROOKFIELD	State WI Zip 53005
Engineer/Architect SEH		Phone 414 949 8919	FAX
Address 501 MAPLE AVE		City Delafield	State WI Zip 53018
Contact Person KEITH KINDRED	Phone 262-370 0165	FAX	E-mail KKindred@SEHINC.COM

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:	Date of Meeting:	Return Comments by:
---------------	------------------	---------------------

AARON F KUPHALL
KELLEY J KUPHALL
318 MERTON AVE
HARTLAND WI 53029

ANDREW S JUSTMAN
ASHLEY L JUSTMAN
1036 E CAPITOL DR
HARTLAND WI 53029

BRUCE R RONKE
1621 FIRST AVE N
GREAT FALLS MT 59401

DAVID VANTHIEL
KATHLEEN VANTHIEL
1221 EAGLE PASS
HARTLAND WI 53029

GARY STROMBECK
DAWN STROMBECK
305 BADGER DR
HARTLAND WI 53029

GREGORY SANDEN
KRISTIN SANDEN
1014 LISBON AVE
HARTLAND WI 53029

JEFFREY A ZEMAN
VICKIE L OTTO
225 BADGER DR
HARTLAND WI 53029

KATHLEEN H SCHERER
1131 EAGLES PASS
HARTLAND WI 53029

LAURNA L SCHLIEPP
1104 E CAPITOL DR
HARTLAND WI 53029

MARCIA MORIARTY
2432 N 89TH ST
WAUWATOSA WI 53226

ALFRED HANSEN
KAY HANSEN
330 BADGER DR
HARTLAND WI 53029

ANGELA CORNELL
CHRISTOPHER CORNELL
1031 LISBON AVE
HARTLAND WI 53029-2229

DANIEL KIMMEL
SHARON KIMMEL
1034 LISBON AVE
HARTLAND WI 53029

DIANE B BRANDES 2007 LIVING TRUST
1018 E CAPITOL DR
HARTLAND WI 53029

GEORGE BUCKLEY
KAREN BUCKLEY
238 MERTON AVE
HARTLAND WI 53029

JAMES T SCHWIND
1209 LISBON AVE
HARTLAND WI 53029

JEFFREY G OTT
NANCY J OTT
265 BADGER DR
HARTLAND WI 53029

KELVIN MAAHS
JANE MAAHS
338 MERTON AVE
HARTLAND WI 53029

LORETTA M GRAMBOW
117 TERRACE LN
HARTLAND WI 53029

MARK J HOLZBAUER
KATHLEEN M SHEAHAN
250 BADGER DR
HARTLAND WI 53029

ANDREW KONOPKA
BRANDICE KONOPKA
1161 EAGLE PASS
HARTLAND WI 53029

BARBARA J HAMILTON
1210 LISBON AVE
HARTLAND WI 53029

DAVID FELDMANN
LINDA FELDMANN
1125 LISBON AVE
HARTLAND WI 53029

FREDERICK S SCHINDLER
MELISSA L SCHINDLER
1210 SHELLY LN
HARTLAND WI 53029

GRAUEL LIVING TRUST
C/O REX OR JO ANNE GRAUEL
103 TERRACE LN
HARTLAND WI 53029

JEAN A DONOVAN
1124 LISBON AVE
HARTLAND WI 53029

JENSEN REVOCABLE TRUST
210 MERTON AVE
HARTLAND WI 53029

KENNETH W MAUTZ
1124 E CAPITOL DR
HARTLAND WI 53029

LYNN C HARTZEL
1101 LISBON AVE
HARTLAND WI 53029

MATTHEW R EVERTS
1021 LISBON AVE
HARTLAND WI 53029

MAUREEN L LAWLER
125 TERRACE LN
HARTLAND WI 53029

MICHAEL DIGIACOMO
MARY DIGIACOMO
1130 EAGLE PASS
HARTLAND WI 53029

PATRICIA A OSTERLING
DOROTHY ALLEN
1135 LISBON AVE
HARTLAND WI 53029

PATRICIA HAMMER REV LIVING TRUST
C/O DANIEL HAMMER
960 GOLDEN MEADOW GLN
BROOKFIELD WI 53045-4614

PHILLIP J DOLESHAL
317 NORTH AVE
HARTLAND WI 53029

S ANDERSON RATTLE
1013 LISBON AVE
HARTLAND WI 53029

TERRENCE J DOLAN
290 BADGER DR
HARTLAND WI 53029

THOM SAFFRON
IMELDA SAFFRON
1132 E CAPITOL DR
HARTLAND WI 53029

TJWK REAL ESTATE LLC
C/O TYLER MORSE
W332N6325 COUNTY ROAD C
NASHOTAH WI 53058-9783

TONY R PINK
SUSAN M PINK
1230 SHELLY LN
HARTLAND WI 53029

PAUL LISIUS
1290 SHELLY LANE
HARTLAND WI 53029

CERTIFIED SURVEY MAP NO.

BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T.08N., R.18E.,
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
kkindred@sehinc.com

SURVEY FOR:
STEVEN VITALE
12660 W. NORTH AVE.
BROOKFIELD, WI, 53005

OWNER:
PATRICIA HAMMER
REVOCABLE LIVING TRUST
960 GOLDEN MEADOW GLN.
BROOKFIELD, WI, 53045

LEGEND

- ▣ -- CONC. MON. W/ BRASS CAP FND.
- -- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- -- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- (XXXXX) -- PLATTED BEARING OR DISTANCE

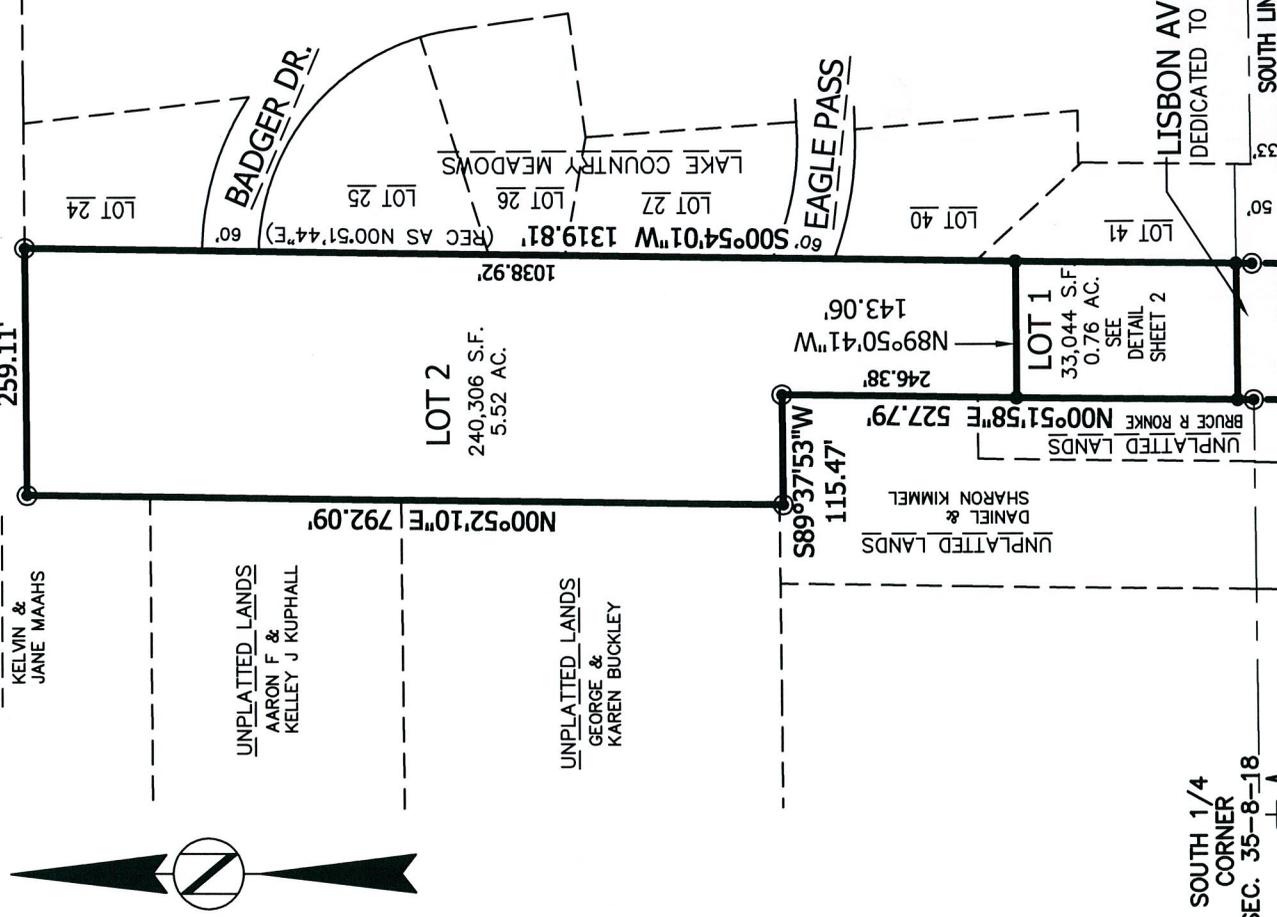
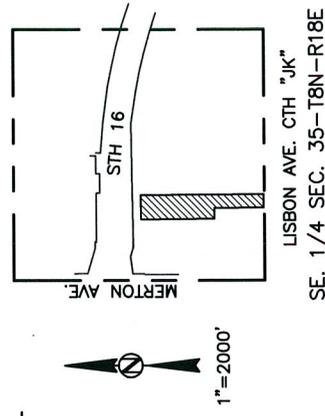
STH "16"
WIDTH VARIES

UNPLATTED LANDS
KELVIN &
JANE MAHNS

UNPLATTED LANDS
AARON F &
KELLEY J KUPHALL

UNPLATTED LANDS
GEORGE &
KAREN BUCKLEY

LOCATION MAP



SOUTH 1/4
CORNER
SEC. 35-8-18

LISBON AVE. C.T.H. "JK"
DEDICATED TO THE PUBLIC FOR STREET PURPOSES

N89°38'04"E 2669.15'

SOUTH LINE OF SE 1/4 SECTION 35 T8N, R18E

LISBON AVE. C.T.H. "JK"
66' ROW (100' PLANNED ROW)

S89°38'04"W
142.90'

SE CORNER
SE 1/4

SEC. 35-8-18

SCALE: 1" = 200'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
GRID NORTH ON THE SOUTH LINE OF THE SE 1/4 OF
SECTION 35-08-18 AS N89°38'04"E.

CERTIFIED SURVEY MAP NO.

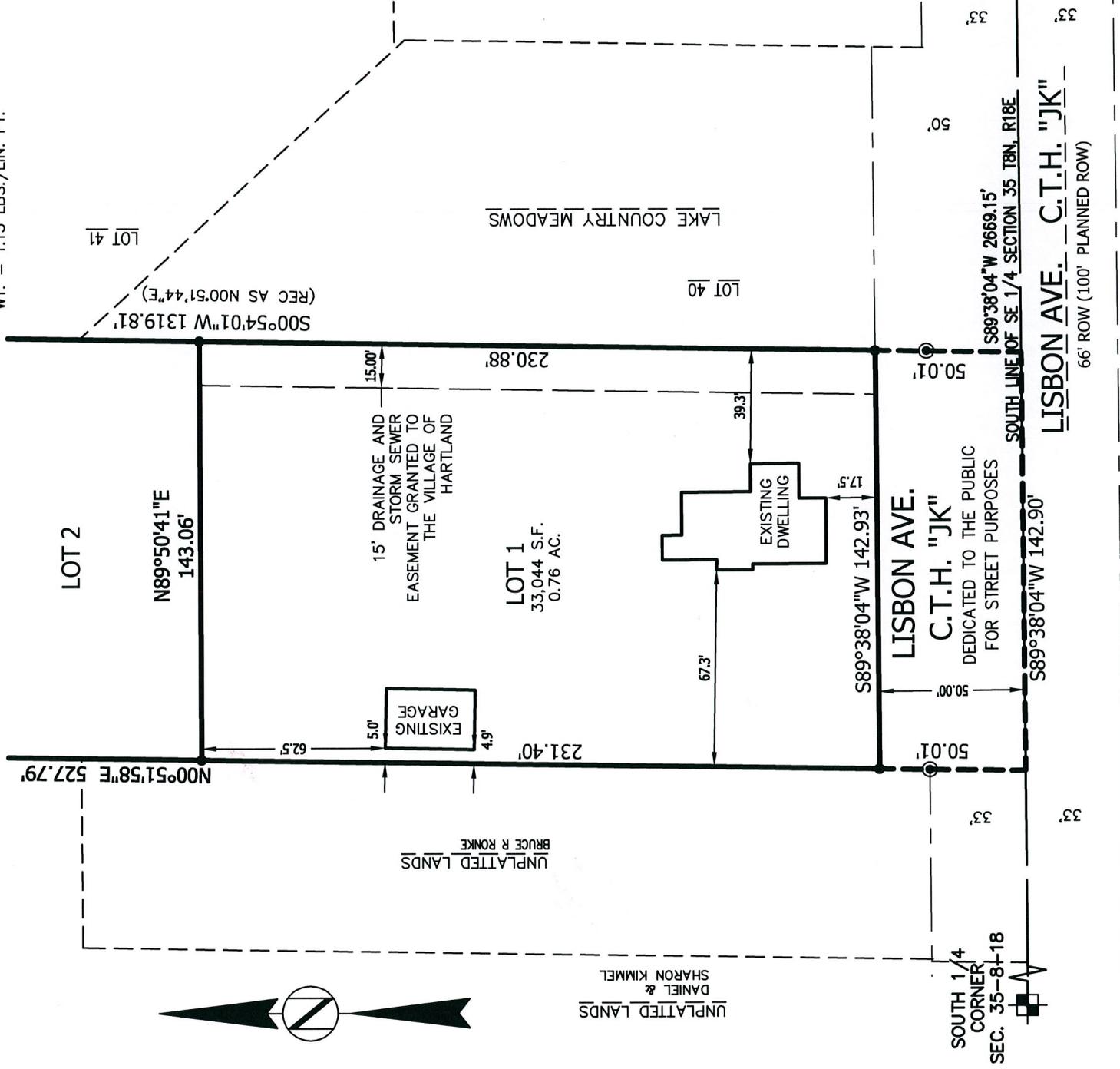
BEING A PART OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 35, T.08N., R.18E.,
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:
STEVEN VITALE
12660 W. NORTH AVE.
BROOKFIELD, WI, 53005

LEGEND

- ▣ - CONC. MON. W/ BRASS CAP FND.
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.



SCALE: 1" = 50'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 35-08-18 AS N89°38'04"E.



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 35, T.08N., R.18E.,
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided, mapped and dedicated that part of the SW. 1/4 of the SE. 1/4 of Section 35, all located in the T.8N., R18E., Village of Hartland, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of Section 35; thence N89°38'04"E, along the South line of the Southeast 1/4 of said Section 35, a distance of 775.53 feet to the point of beginning of the hereinafter described lands; thence N00°51'58"E, 527.79 feet; thence S89°37'53"W, 115.47 feet; thence N00°52'10"E, 792.09 feet; thence N89°39'02"E, 259.11 feet to the West line of Lake Country Meadows; thence S00°54'01"W along said West line, 1319.81 feet to the South line of the Southeast 1/4 of Section 35; thence S89°38'04"W, 142.90 feet to the point of beginning.

Said lands contain 280,496 Sq.Ft. or 6.44 acres.

That I have made such survey, land division and Certified Survey Map by the direction of Patricia Hammer Revocable Living Trust, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Hartland in surveying, dividing and mapping the same.

Dated this 28th day of OCTOBER, 2015.



Keith A. Kindred, PLS S-2082



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 35, T.08N., R.18E.,
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, We hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Village of Hartland

WITNESS the hand and seal of said owner this _____ day of _____
In Presence of:

Patricia Hammer Revocable Living Trust

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the
above named _____ to me known to be the same persons who executed the
foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 35, T.08N., R.18E.,
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Hartland, Patricia Hammer Revocable Living Trust, owner, is hereby approved by the Village Board.

Date: _____ Signed _____
David Lamerand, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Hartland.

Date: _____ Signed _____
Darlene Igl, Village Clerk

PLANNING COMMISSION APPROVAL CERTIFICATE:

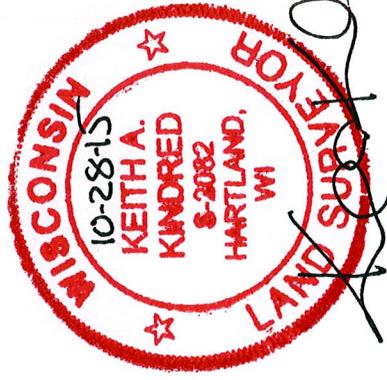
APPROVED, that the Certified Survey Map, in the Village of Hartland, Patricia Hammer Revocable Living Trust, owner, is hereby approved by the Planning Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
David Lamerand, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Planning Commission of the Village of Hartland.

Date: _____ Signed _____
Darlene Igl, Village Clerk





ENGINEERS • ARCHITECTS
 PLANNERS • SCIENTISTS
 501 MAPLE AVENUE
 DELAFIELD, WISCONSIN 53018
 262-646-6855
 WWW.SEHINC.COM

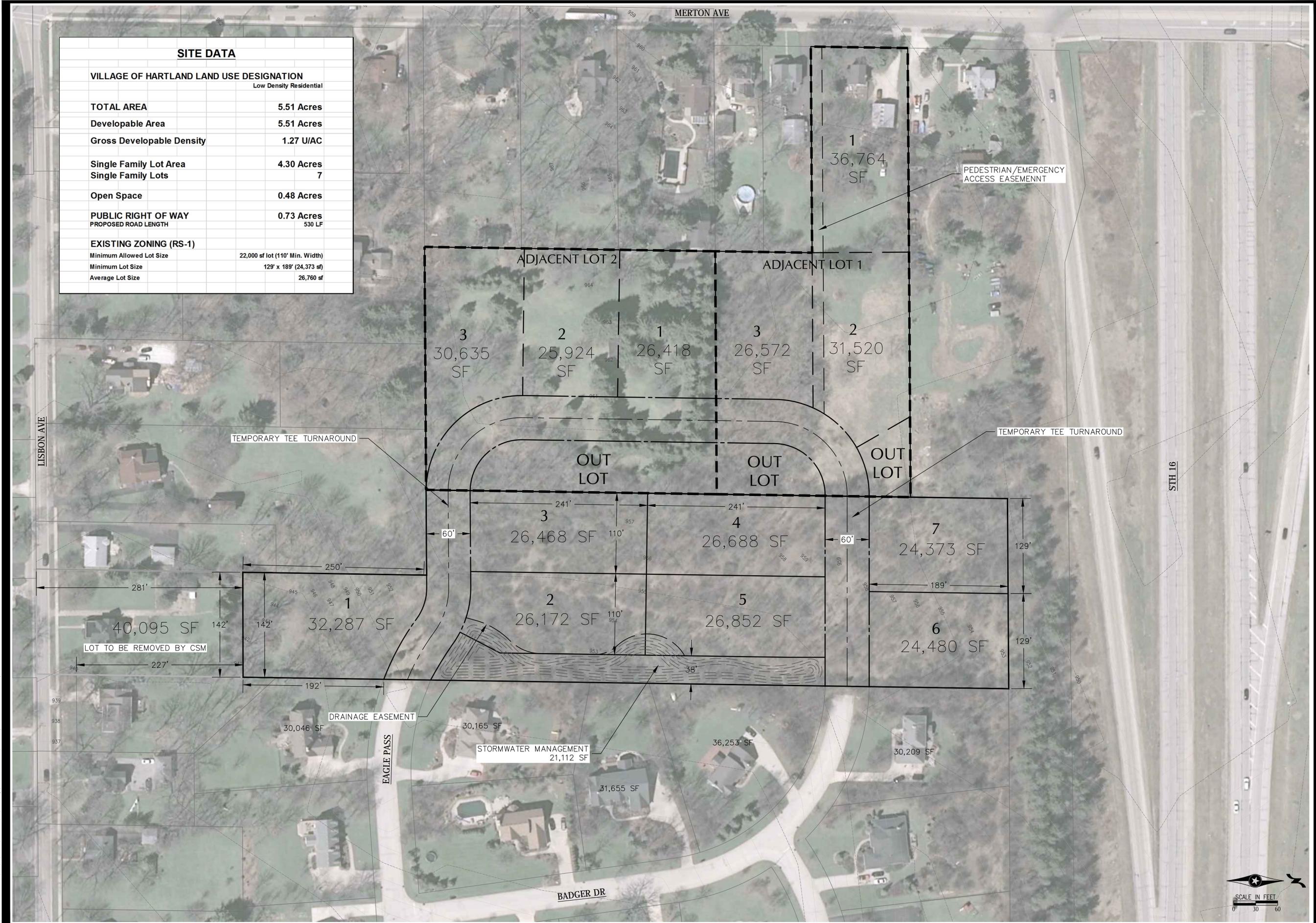


HAMMER PROPERTY
 VILLAGE OF HARTLAND, WISCONSIN
 CONCEPTUAL LAYOUT

PROJECT NUMBER	134186
DATE	OCTOBER 2015
DRAWN BY	DJB
CHECKED BY	RD
REVISION HISTORY	
	10/22/15

SHEET NUMBER	1
OF	1

###



Date: Bunderson - C:\V\W\W\AS\134186\B-Planning\134186_Conceptual_Layou... Wednesday, October 28, 2015 9:52:57 AM

MEMORANDUM

TO: Plan Commission

FROM: David E. Cox, Village Administrator

DATE: November 13, 2015

SUBJECT: Riverwalk CSM



Presented for action by the Plan Commission is the Certified Survey Map that will be used to combine the five parcels and the vacated portion of the Oak Street Right of Way into one parcel for the Riverwalk Development.

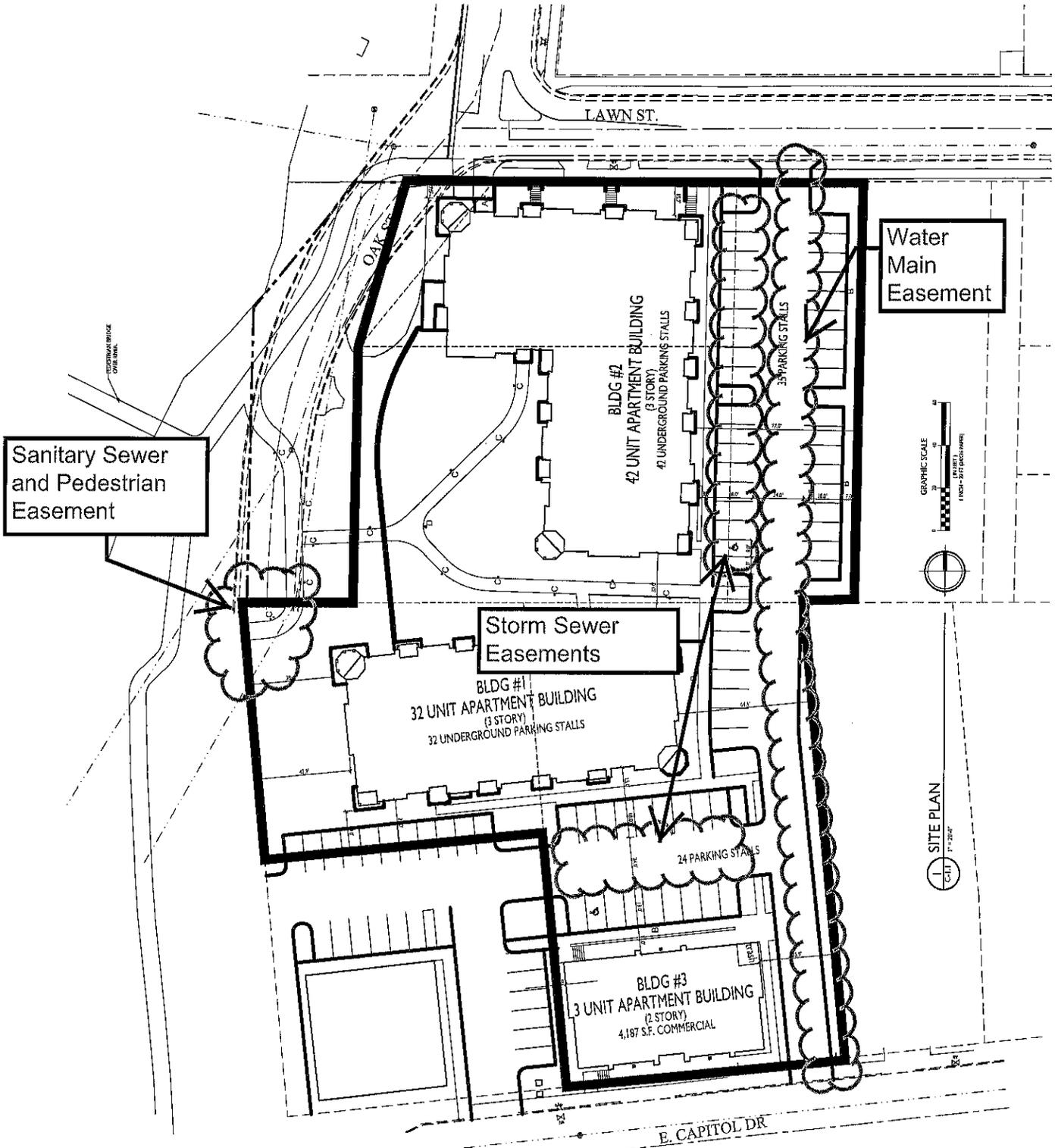
The CSM includes the granting of easements for existing sanitary sewer on the west side of the property as well as new pedestrian access to be created in this location. The document also includes easements for the water main and storm water facilities that will be installed as part of the development.

The document appears to be in order and is consistent with the development plans approved nearly a year ago. The CSM is recommended for approval.

DCCSM Approval

Attachment

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



SITE INDEX SHEET

SITE PLAN	C-1.1
BLDG #1 FLOOR PLAN	C-1.2
BLDG #2 FLOOR PLAN	C-1.3
BLDG #3 FLOOR PLAN	C-1.4
GRADING AND EROSION CONTROL PLAN	C-2.1
PROPOSED SITE LANDSCAPE PLAN	C-2.2
LANDSCAPE PLAN	C-2.3
AS-BUILT	C-2.4

SITE DEVELOPMENT STATISTICS

LOT AREA	10,000 S.F. / 0.23 ACRES
BLDG #1 AREA	10,000 S.F. / 0.23 ACRES
BLDG #2 AREA	10,000 S.F. / 0.23 ACRES
BLDG #3 AREA	10,000 S.F. / 0.23 ACRES
TOTAL BLDG AREA	30,000 S.F. / 0.69 ACRES
TOTAL LOT AREA	10,000 S.F. / 0.23 ACRES
TOTAL GARAGE AREA	10,000 S.F. / 0.23 ACRES
TOTAL GARAGE STALLS	100
TOTAL UNDERGROUND GARAGE STALLS	100
TOTAL SURFACE GARAGE STALLS	0
TOTAL GARAGE STALLS	100
TOTAL GARAGE AREA (S.F.)	10,000
TOTAL GARAGE AREA (ACRES)	0.23
TOTAL GARAGE STALLS PER 1,000 S.F. OF GARAGE AREA	10
TOTAL GARAGE STALLS PER 1,000 S.F. OF LOT AREA	10
TOTAL GARAGE STALLS PER 1,000 S.F. OF BLDG AREA	10
TOTAL GARAGE STALLS PER 1,000 S.F. OF TOTAL AREA	10

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 5, 6, 7, 16 AND 17, TOGETHER WITH VACATED OAK STREET AS VACATED IN RESOLUTION NO. 12-22-14-01, DATED 12-22-2014, ALL IN VILLAGE OF HARTLAND ASSESSOR'S PLAT NO. 1, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T.8N., R.18E., AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 3, T.7N., R.18E., ALL IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

SURVEYOR

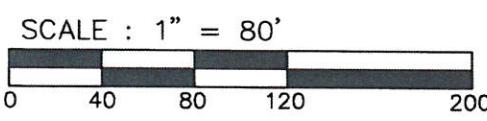
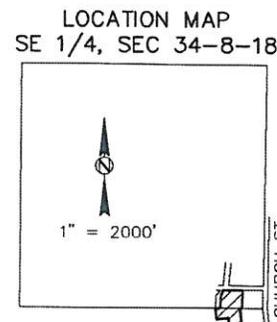
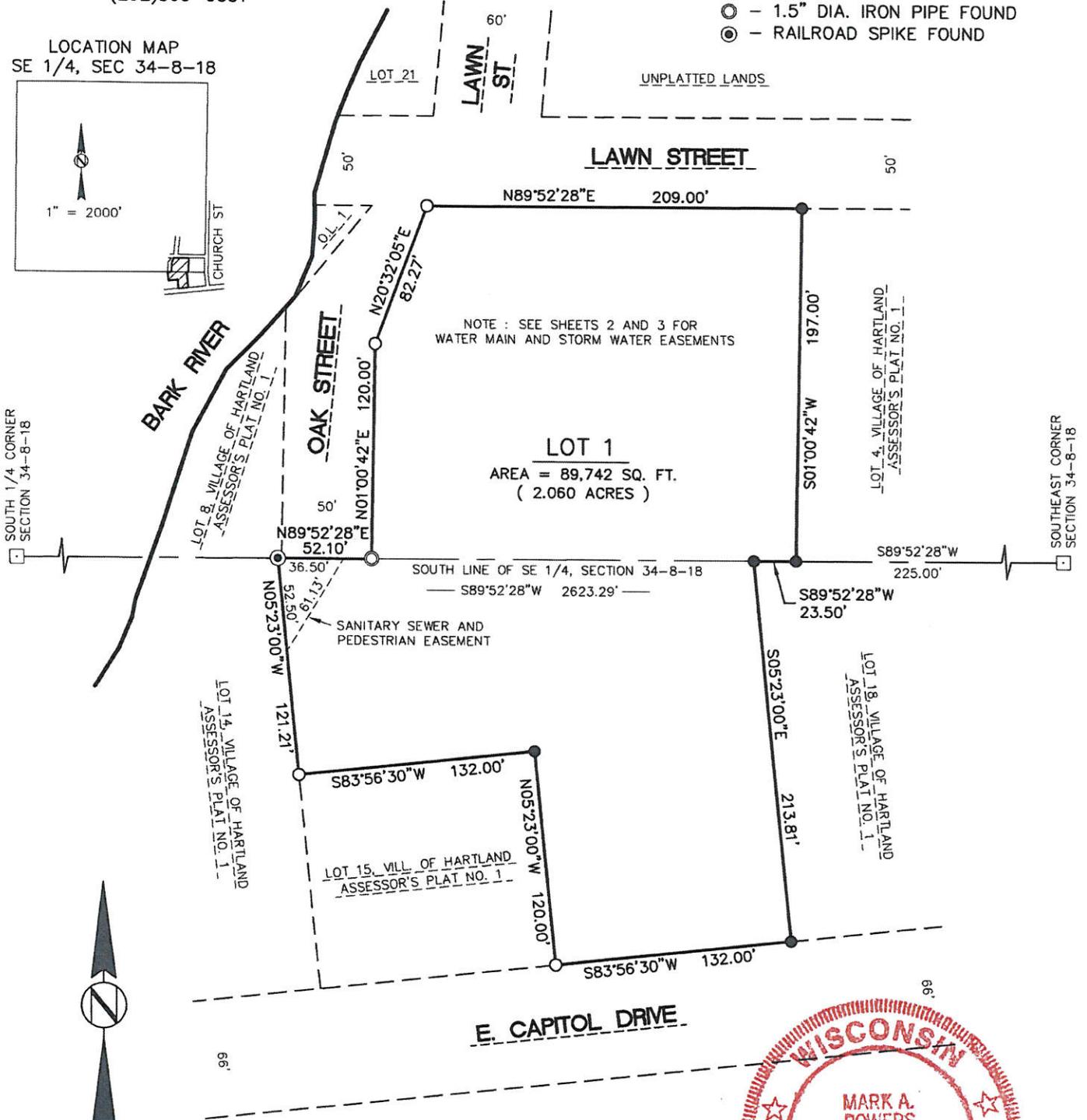
MARK A. POWERS, PLS 1701
LAKE COUNTRY ENGINEERING, INC.
970 S. SILVER LAKE ST., SUITE 105
OCONOMOWOC, WI. 53066
(262)569-9331

SURVEY FOR

JOSEPH D. McCORMICK
411 WEST MAIN STREET
SUITE 106
MADISON, WI. 53703

LEGEND

- ☐ - CONC MON W/ BRASS CAP
- - 1.25" O.D. IRON PIPE SET, 18" LONG, WT. = 1.68 LBS/LIN. FT.
- - 1" DIA. IRON PIPE FOUND
- ⊙ - 1.5" DIA. IRON PIPE FOUND
- ⊙ - RAILROAD SPIKE FOUND



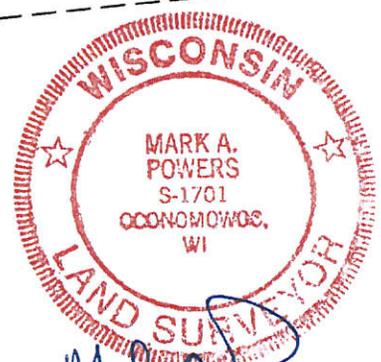
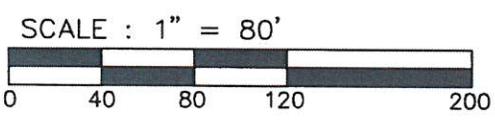
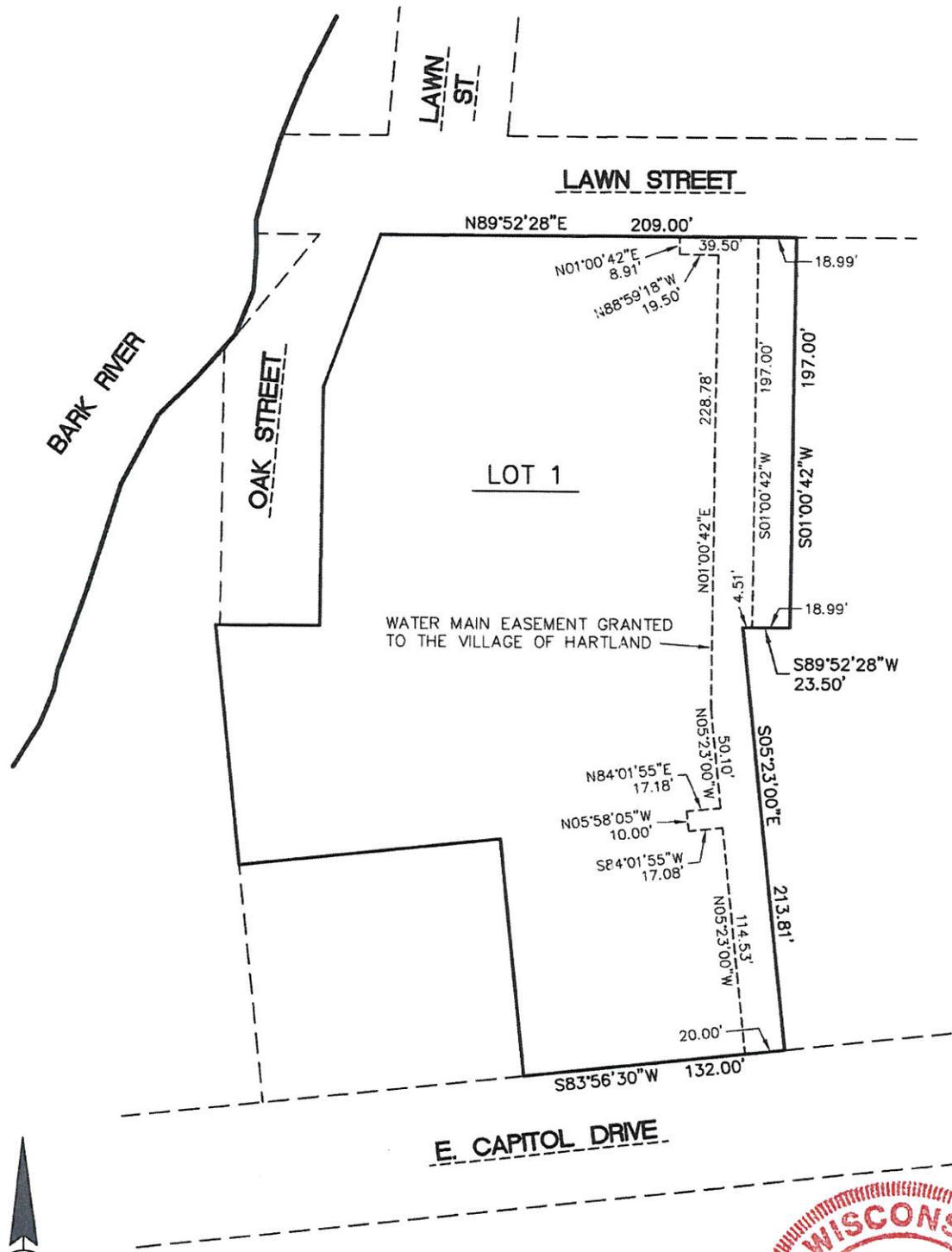
BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SEC. 34-8-18, AS ASSUMED S89°52'28"W



Mark A. Powers
November 12, 2015

CERTIFIED SURVEY MAP NO. _____

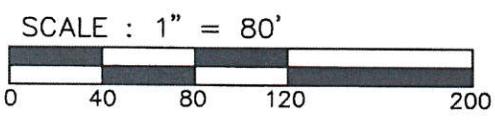
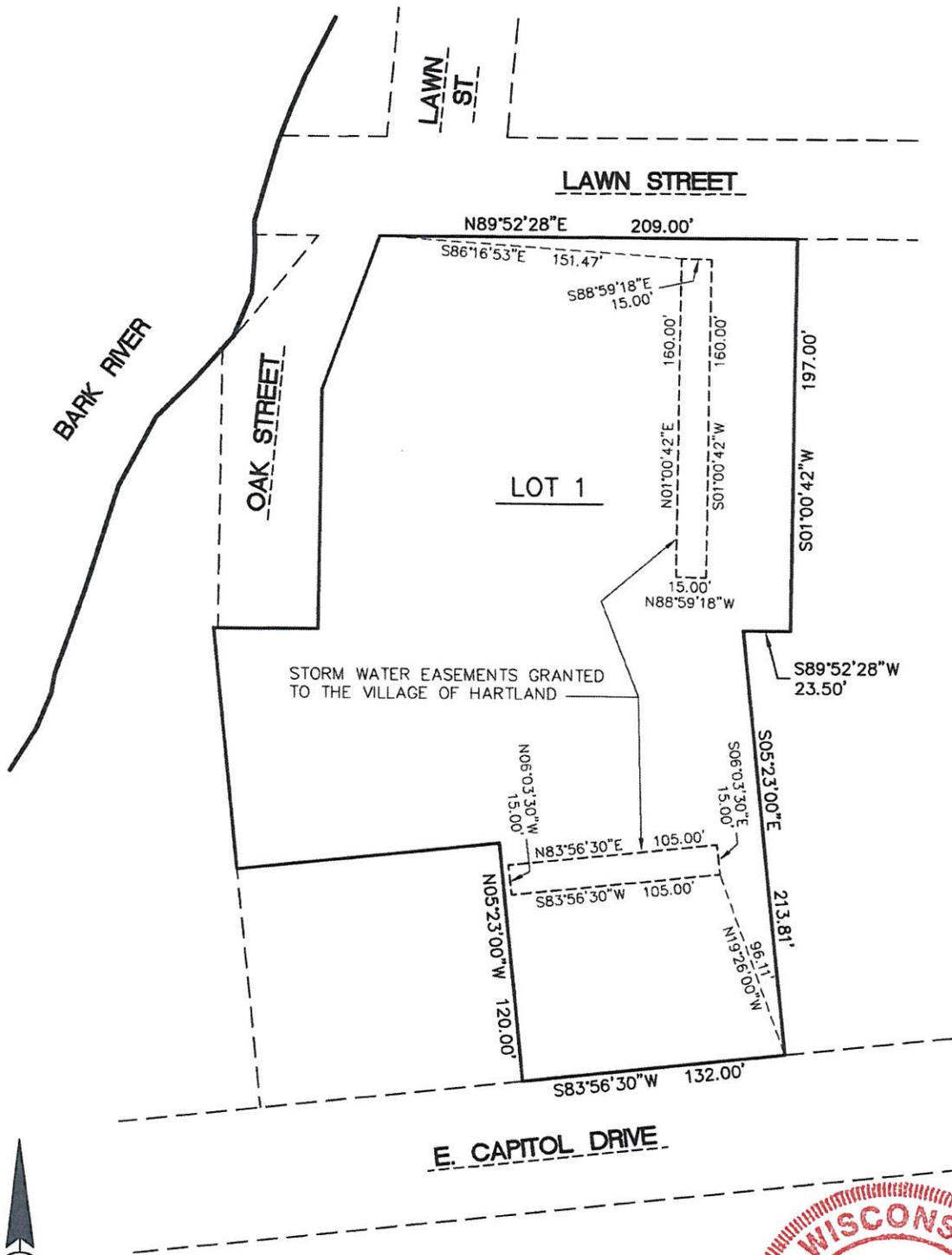
BEING ALL OF LOTS 5, 6, 7, 16 AND 17, TOGETHER WITH VACATED OAK STREET AS VACATED IN RESOLUTION NO. 12-22-14-01, DATED 12-22-2014, ALL IN VILLAGE OF HARTLAND ASSESSOR'S PLAT NO. 1, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T.8N., R.18E., AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 3, T.7N., R.18E., ALL IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN



Mark A. Powers
November 12, 2015

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 5, 6, 7, 16 AND 17, TOGETHER WITH VACATED OAK STREET AS VACATED IN RESOLUTION NO. 12-22-14-01, DATED 12-22-2014, ALL IN VILLAGE OF HARTLAND ASSESSOR'S PLAT NO. 1, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T.8N., R.18E., AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 3, T.7N., R.18E., ALL IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN



Mark A. Powers
November 12, 2015

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 5, 6, 7, 16 AND 17, TOGETHER WITH VACATED OAK STREET AS VACATED IN RESOLUTION NO. 12-22-14-01, DATED 12-22-2014, ALL IN VILLAGE OF HARTLAND ASSESSOR'S PLAT NO. 1, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T.8N., R.18E., AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 3, T.7N., R.18E., ALL IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, MARK A. POWERS, professional land surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped all of Lots 5, 6, 7, 16 and 17, together with vacated Oak Street as vacated in Resolution No. 12-22-14-01, dated 12-22-2014, all in Village of Hartland Assessor's Plat No. 1, located in the SE 1/4 of the SE 1/4 of Section 34, T8N., R18E., and in the NE 1/4 of the NE 1/4 of Section 3, T.7N., R18E., all in the Village of Hartland, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of said Section 34; thence S89°52'28"W, along the South line of said SE 1/4, 225.00 feet to the SE corner of said Lot 5 and the point of beginning of the hereinafter described lands; thence continuing S89°52'28"W, along said South line, 23.50 feet to the NE corner of said Lot 17; thence S05°23'00"E, 213.81 feet to the SE corner of said Lot 17, said point being on the Northerly right-of-way line of East Capitol Drive; thence S83°56'30"W, along said Northerly line, 132.00 feet to the SW corner of said Lot 17; thence N05°23'00"W, 120.00 feet to the SE corner of said Lot 16; thence S83°56'30"W, 132.00 feet to the SW corner of said Lot 16; thence N05°23'00"W, 121.21 feet to the South line of said SE 1/4, said point being the NW corner of said Lot 16; thence N89°52'28"E, along said South line, 52.10 feet to the SE corner of Oak Street, said point being the SW corner of said Lot 7; thence N01°00'42"E, along the East right-of-way line of Oak Street, 120.00 feet to the SW corner of said Lot 6; thence N20°32'05"E, 82.27 feet to the South line of Lawn Street, as extended; thence N89°52'28"E, along said South line, and as extended, 209.00 feet to the NE corner of said Lot 5; thence S01°00'42"W, 197.00 feet to the SE corner of said Lot 5 and the place of beginning. Said lands containing 89,742 sq. ft. (2.060 acres).

THAT I have made such survey, land division, and map by the direction of Joseph D. McCormick, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision regulations of the Village of Hartland in surveying, dividing, and mapping the same.

Dated this 12th day of November, 2015.


Mark A. Powers, P.L.S. 1701



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 5, 6, 7, 16 AND 17, TOGETHER WITH VACATED OAK STREET AS VACATED IN RESOLUTION NO. 12-22-14-01, DATED 12-22-2014, ALL IN VILLAGE OF HARTLAND ASSESSOR'S PLAT NO. 1, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T.8N., R.18E., AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 3, T.7N., R.18E., ALL IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

I, Joseph D. McCormick, owner, hereby certify that I caused said lands to be surveyed, divided, mapped and dedicated, as shown on this map in accordance with the Village of Hartland.

Joseph D. McCormick

STATE OF WISCONSIN
_____ COUNTY

PERSONALLY came before me this _____ day _____, 20____, the above named Joseph D. McCormick, to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Seal)

Notary Public
_____ County, Wisconsin
My commission expires _____

VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Hartland on this _____ day of _____, 20____.

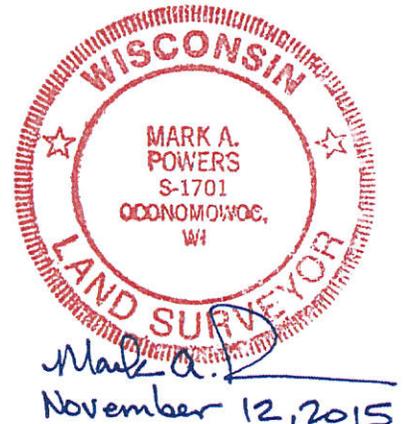
David Lamerand, Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Hartland on this _____ day of _____, 20____.

David Lamerand, Village President

Darlene Igl, Village Clerk



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 5, 6, 7, 16 AND 17, TOGETHER WITH VACATED OAK STREET AS VACATED IN RESOLUTION NO. 12-22-14-01, DATED 12-22-2014, ALL IN VILLAGE OF HARTLAND ASSESSOR'S PLAT NO. 1, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T.8N., R.18E., AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 3, T.7N., R.18E., ALL IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

_____, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, hereby consents to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Joseph D. McCormick owner of said land.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, it's President, and countersigned by _____, it's Secretary (cashier), at _____, Wisconsin, and it's corporate seal to be hereunto affixed this _____ day of _____, 20_____.

In the presence of:

Corporate name

President

Countersigned (Corporate Seal)

Secretary (cashier)

STATE OF WISCONSIN
_____ COUNTY

PERSONALLY came before me this _____ day of _____, 20_____ the above named _____, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by it's authority .

(Seal) _____
Notary Public

County, Wisconsin
My commission expires _____



November 12, 2015